

March 21, 2012

Madison Plan Commission
215 Martin Luther King Jr Blvd, Room LL-100
Madison, Wisconsin, 53701-2985

To Whom it May Concern:

The Echo Tap & Grill, co-owned by Susan Bulgrin, Patrick Rynes and Katie Bulgrin, is submitting an application for the approval of an expansion of the current patio, and the use of a temporary tent-like structure covering a portion of the patio during winter months.

The 0.13 acre property, located at 554 W. Main Street, was recently remodeled by Findorff Construction in the summer of 2011, during which we updated the interior and exterior of the building. Due to unforeseen issues with the adjoining property, modifications to the original plan had to be made. On the 1,966 square foot interior, the building was structurally reinforced, the plumbing, electrical and kitchen were updated, windows were added on the bottom level, and the dining areas were given a cleaner appearance, including the addition of 17 televisions. On the exterior, the façade was painted after removing the artificial stone facing, the parking lot was reconfigured, and a 472 square foot patio was added.

We are currently requesting to increase the size of the outdoor patio seating area by an additional 480 square feet, into the parking lot area originally slated for a larger expansion of the building. The patio expansion, designed by Shufler Architecture will be completed by Daniels Construction, with Joe Daniels acting as the general contractor. The patio will be a larger rectangular shape enclosed by painted iron fencing, identical to what is already in place. The expanded patio would have two gate entrances/exits on the parking lot side of the enclosure. The gate farthest from Bedford Street will be large enough for wheelchair use. The patio furniture and landscaping in the interior of the enclosure will be completed by The Bruce Company from Middleton, WI.

The Echo Tap & Grill is a bar and restaurant which currently employs 19 people, with over half working more than 30 hours each week. In addition to the three owners, there are four managers: Christopher Aragon, Troy Cox, Joseph Selbo and Anthony Steinhauer. We operate seven days a week; Sunday – Thursday 9 am – 2 am, and Friday – Saturday 9 am – 2:30 am. On each of these days, our kitchen is open from 10:30 am – close. There are no residential units on the property. The general business use for the patio is for food and beverage service during the spring, summer and fall months. We currently have 3 parking stalls on the property, one being handicapped accessible. We are attempting to reconfigure that space.

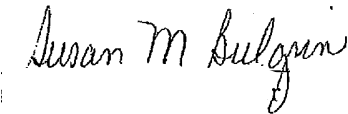
The temporary tent like structure would be directly adjacent to the patio exit door and would be used during the winter months to shield patrons from inclement weather conditions. The structure would be a stable metal frame with canvas walls and plastic windows, and the dimensions would be 14 feet wide and 19.5 feet deep. The canopy has been designed by Gallagher Tent & Awning, who would also build and install the structure. The functions of the structure are: to limit drafts in the dining area from the opening and closing of the door, to serve as a sheltered space for smokers, and to reduce the outdoor noise from patrons. The structure would be removed during the warmer months and stored off-site.

The timeline we are proposing is to begin the patio expansion construction in May 2012, and to finish July 2012. The awning structure would be built during the summer or fall months, but not installed until cold weather.

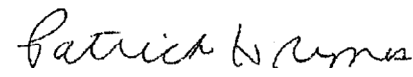
Thank you for considering the request to expand the outdoor patio, use the temporary canvas outdoor structure during cold months, and approve the exterior construction of our present building.

For further information, please contact Patrick Rynes at 608-256-6928, Susan Bulgrin at 608-235-3733 or Katie Bulgrin at 919-451-7112.


Sincerely,



Susan Bulgrin



Patrick Rynes



Katie Bulgrin