

OK- there has been a lot going on with this property over the past few months, you all will probably hear more about it in the very near future.

Let me summarize the main issues as I understand them:

1. 2-story addition and Conditional Use for outdoor seating area/patio. Earlier this year, a Conditional Use was approved to allow for an outdoor seating area and also 2-story addition to the tavern. The parking lot was also being upgraded. A city façade grant was also approved. Plans attached, named **Echo Plans #1**. Very nice project. Building permits were secured and the building was under construction when crews discovered a problem associated with the adjacent apartment building, something that was not resolvable, and resulted in abandonment of the 2-story addition portion of the project, and the façade grant. Project was scrapped for now, but the owner wanted to continue to upgrade the site and install a outdoor seating patio.

2. Interim patio. Owner applied for an alteration to the approved Conditional Use to place the seating patio where the 2-story addition was proposed, and also planned to upgrade the parking lot. The building was also re-sided and some other improvements were undertaken. An alteration to the approved plan was approved by staff to accommodate this. The approval for the outdoor patio was for 12 months only, so the applicant could go back to the Bassett neighborhood and explain the changes to the project. Maybe back to ALRC also. This CU expires July 2012. Plans attached, named **Echo Plans #2**

3. Current condition, possible expansion. The modified patio has been installed. Susan Bulgrin, co-owner approached me about expanding (doubling) the size of the patio, because it is very popular. I advised the change would be considered "major" and need Plan Commission approval similar to a new Conditional Use. This will require a return visit to the Bassett neighborhood folks, Ald. Verveer, Plan Commission, ALRC. I have not heard back about this yet.

4. Football Saturday beergarden. I learned earlier this week that an application was submitted to use the patio and parking lot for a "football Saturday" beergarden, which is an entirely different Conditional Use than the year-round outdoor patio approval from earlier this year. I called Susan and advised that a CU would not be possible to approve in time for this football season, and she indicated they will work in it for the 2012 season, if they decide they want to try for it.

Matt.