



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550 ⁰⁰ Receipt No. 117347
Date Received	1/19/11
Received By	JL
Parcel No.	0709-231-2522-7
Aldermanic District	4 - Michael Verwey
GQ	CU/ALC hold
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text NA
Alder Notification	Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	1/19/11

1. Project Address: 551 WEST MAIN STREET Project Area in Acres: _____

Project Title (if any): ECHO TAP

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: _____ to _____
Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:

- Ex. Zoning: _____ to PUD/PCD-GDP
 Ex. Zoning: _____ to PUD/PCD-SIP
 Amended Gen. Dev. Amended Spec. Imp. Plan

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: PATRICK RYNES Company: ECHO TAP

Street Address: 551 WEST MAIN STREET City/State: MADISON, WI Zip: 53703

Telephone: (608) 256-6928 Fax: () Email: echotap@charter.net

Project Contact Person: DAN CROW Company: KSW CONSTRUCTION

Street Address: 5457 MCKEE RD. (SUITE 107) City/State: MADISON, WI Zip: 53719

Telephone: (608) 271-8360 Fax: (608) 271-8370 Email: DAN C@KSWCONSTRUCTION.COM

Property Owner (if not applicant): SAME AS APPLICANT

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Existing tavern and restaurant proposing a new outdoor patio area.

Development Schedule: Commencement Spring 2011 Completion Summer 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - ~~7~~ **copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - (14) • **copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: HEATHER STOUVER Date: 01/11/11 Zoning Staff: PAT ANDERSON Date: 01/11/11

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name PATRICK H. PRINCES Date 1.16.11
 Signature Patrick H. Princes Relation to Property Owner SAME

Authorizing Signature of Property Owner P. H. Princes Date 1.16.11

City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd
Madison, Wi 53701
January 17, 2011

Dear Member of the Plan Commission,

The Echo Tap & Grill desires to provide seasonal outdoor seating on the north side of the previously approved plans in the area described as "new concrete slab" now shown as outdoor patio.

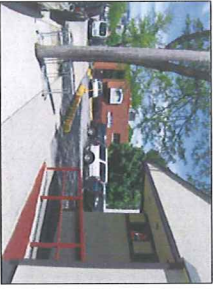
- The outdoor seating area will consist of additional tables not to exceed 20 additional seats.
- This area will be fully surrounded by a 4 foot wrought iron fence with access that meets all fire codes.
- The Façade Improvement Grant Staff Team managed by Percy Brown and the Urban Design Commission has approved the granting of \$20,000 of façade grant project money for Echo Tap & Grill renovation.
- The combined capacity of the outdoor seating area (20 seats) and the previously approved renovations (125 seats) to the Echo Tap & Grill will not exceed the current capacity of 145 granted by the fire department and ALRC.
- No amplified outdoor sound will be included in outdoor seating area.
- New outdoor lighting of the outdoor seating area will be coordinated with the planned exterior safety and security lighting of the approved structure and parking lot.
- Owner Patrick Rynes met with the Basset Neighborhood Association on June 14 to present and introduce the planned renovations which included the site plan shown
- with an outdoor patio. The plans were received favorably by the neighbors with some offering suggestions for new menu items after the renovation.
- Alder Mike Verveer was unable to attend the June 14 meeting but owner Patrick Rynes has sought his advice and input and received the same throughout the application process. Alder Verveer lives directly across the street from the Echo Tap & Grill.
- The Echo Tap & Grill is currently open from 9:30 a.m. until 2:00 a.m. everyday. One of the primary reasons for renovating the Echo is to be able to provide a breakfast service which the owner anticipates will begin sometime between 7:00 a.m. and 9:00 a.m. Expectations are that the outdoor patio area will be available for patrons during normal operating hours.
- The Echo Tap & Grill has been at the corner of Main and Bedford streets for 75 years and has been owned operated by three generations of the Hausladen/ Rynes family. It was mentioned at the meetings of the Basset Street Neighborhood Association and the Urban Design Commission by members of those bodies that a tasteful outdoor seating area would enhance and complete the beautifying aspects of the renovation.

Sincerely,

Patrick Rynes
Owner



EXISTING REAR BUILDING FACADE, PROPOSED LOCATION FOR NEW OUTDOOR PATIO AREA



EXISTING PARKING LOT VIEW TOWARDS NEIGHBORING BUILDING



EXISTING PARKING LOT VIEW TOWARDS BUILDING



EXISTING REAR OF BUILDING



EXISTING MAIN ENTRY DOOR AT REAR OF BUILDING



AERIAL IMAGE OF SITE



VIEW OF SITE FROM WEST WASHINGTON AVENUE

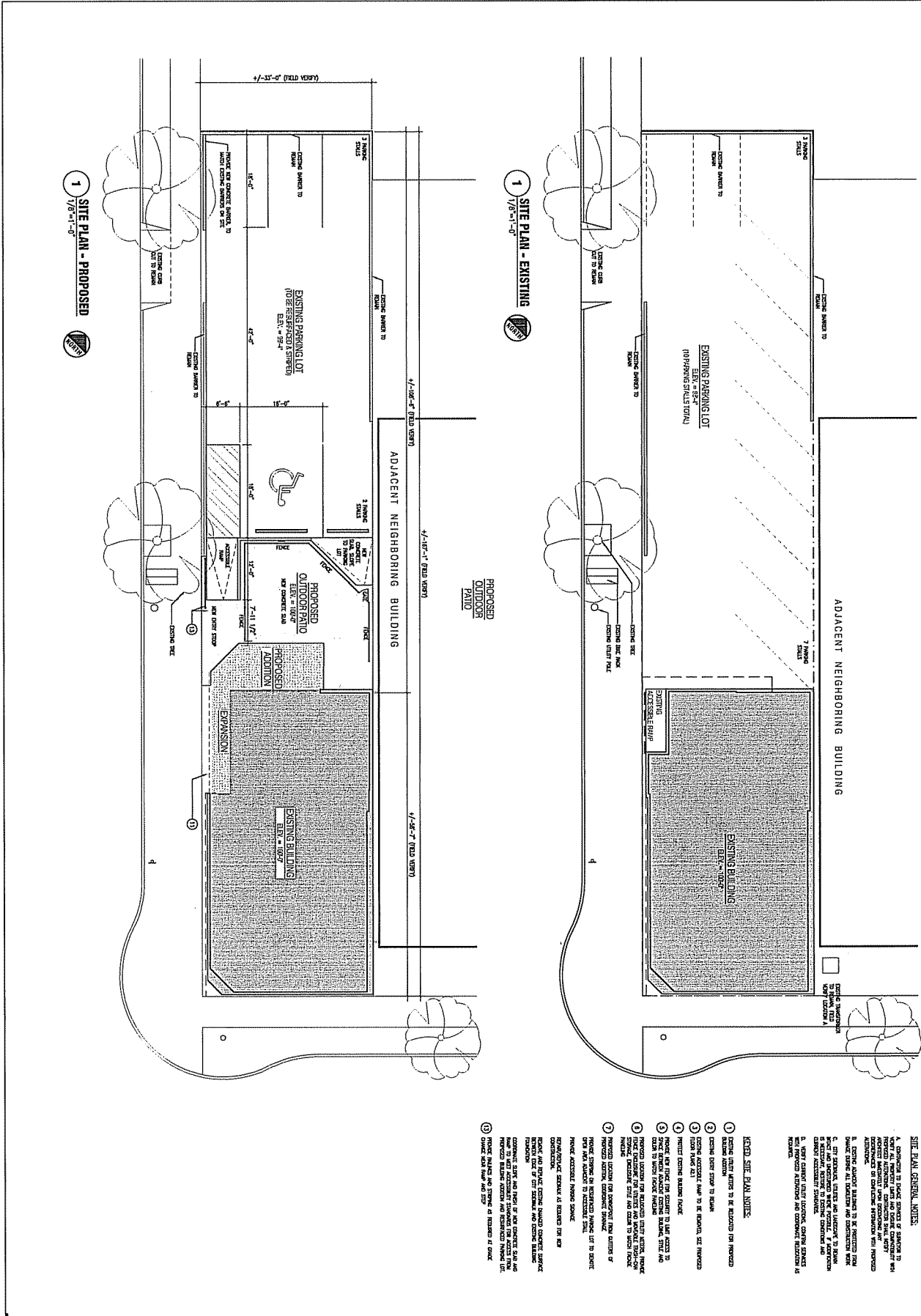
EXISTING BUILDING IMAGES

ECHO TAP
 RENOVATION AND EXPANSION
 554 WEST MAIN STREET
 MADISON, WI



A0.3

01/10/2011
 OUTDOOR PATIO REVIEW
 04/18/2011
 CONDITIONAL USE REVIEW



1 SITE PLAN - PROPOSED
 1/8" = 1'-0"

1 SITE PLAN - EXISTING
 1/8" = 1'-0"

ADJACENT NEIGHBORING BUILDING

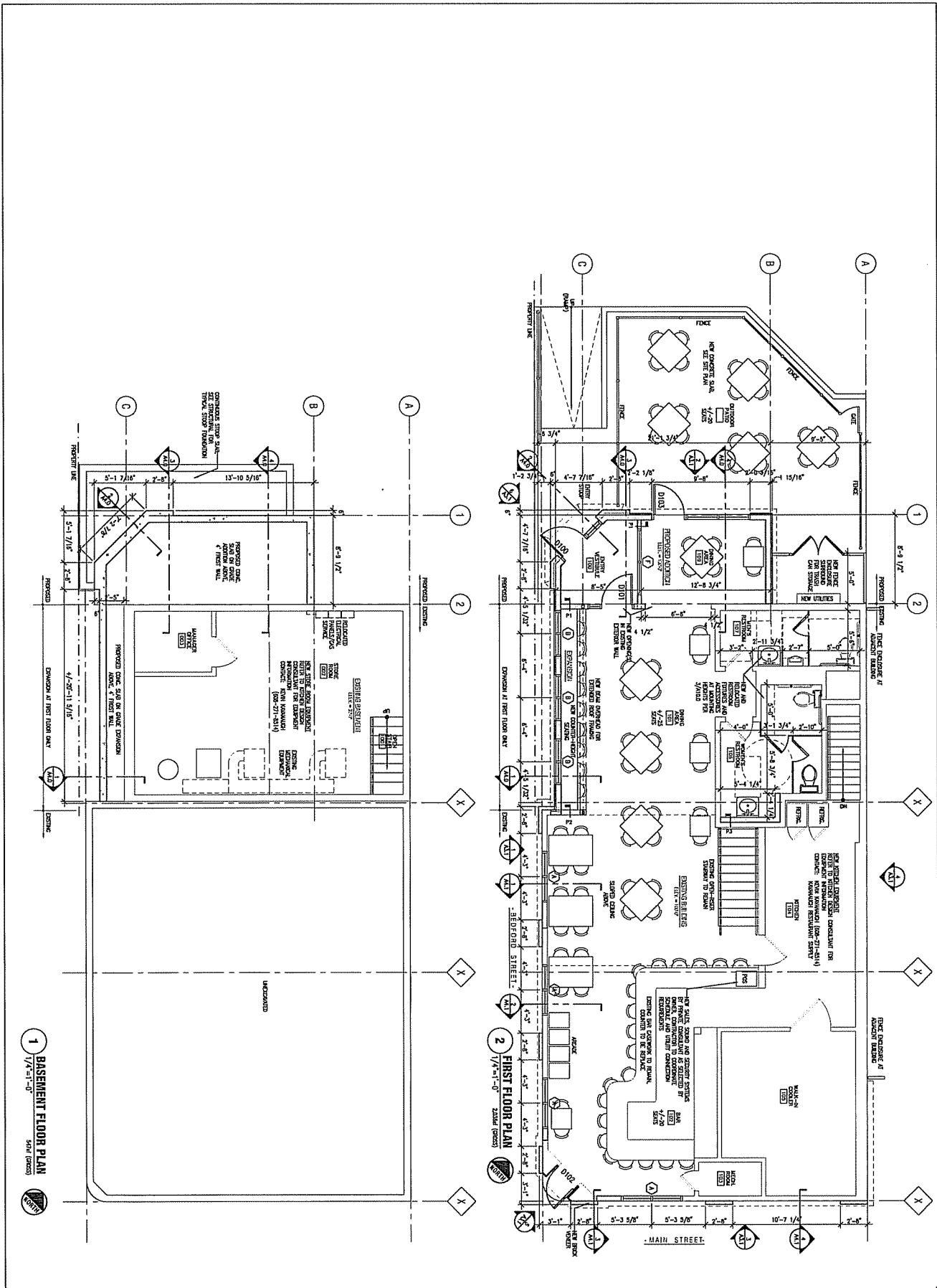
ADJACENT NEIGHBORING BUILDING

SITE PLAN GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR CONSTRUCTION.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR CONSTRUCTION.

- KEYED SITE PLAN NOTES:**
1. EXISTING DRIVEWAY TO BE RELOCATED PER PROPOSED PLAN.
 2. EXISTING DRIVEWAY TO BE RELOCATED PER PROPOSED PLAN.
 3. EXISTING DRIVEWAY TO BE RELOCATED PER PROPOSED PLAN.
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 9. EXISTING DRIVEWAY TO BE RELOCATED PER PROPOSED PLAN.
 10. EXISTING DRIVEWAY TO BE RELOCATED PER PROPOSED PLAN.

<p>SITE PLANS EXISTING & PROPOSED</p>	<p>ECHO TAP RENOVATION AND EXPANSION 534 WEST MAIN STREET MADISON, WI</p>	<p>SHULFER ARCHITECTS, LLC</p>
<p>08/03/2010 FIN REVIEW 02/22/2010 USER REVIEW-1 02/22/2010 USER REVIEW-2 11/04/2010 FOR CONSTRUCTION 12/21/2010 ZONING RESUBMITTAL 01/10/2011 FOR CONSTRUCTION 01/10/2011 ZONING RESUBMITTAL 01/10/2011 FOR CONSTRUCTION 01/10/2011 ZONING RESUBMITTAL</p>	<p>A1.0</p>	<p>13</p>



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"
5/16" (CROSS)

2 FIRST FLOOR PLAN
1/4" = 1'-0"
2/32" (CROSS)

A2.1

04/20/2010
 FID REVIEW
 10/27/2010
 UIC REVIEW-2
 11/02/2010
 FID REVIEW
 01/14/2011
 CONDITIONAL UIC REVIEW

**FLOOR PLANS
PROPOSED**

ECHO TAP
 RENOVATION AND EXPANSION
 554 WEST MAIN STREET
 MADISON, WI



