

Date of Aerial Photography : Spring 2010



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	<u>550 -</u> Receipt No. <u>129878</u>
Date Received	<u>3/21/12</u>
Received By	<u>hgp</u>
Parcel No.	<u>0709-231-2522-7</u>
Aldermanic District	<u>4 - VERVEER</u>
GQ	<u>EX-CUP</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>3/21/12</u>

1. Project Address: 554 West Main Street Project Area in Acres: .13 acre
Project Title (if any): Echo Tap & Grill

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD</u> or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Patrick Rynes, Susan Bulgrin, Katherine Bulgrin Company: Echo on Main Inc
Street Address: 554 West Main St. City/State: Madison, Wisconsin Zip: 53703
Telephone: (608) 256-6928 Fax: () Email: susan.bulgrin@gmail.com

Project Contact Person: Susan Bulgrin Company: Echo Tap & Grill
Street Address: 554 West Main Street City/State: Madison, Wisconsin Zip: 53703
Telephone: (608) 256-6928 Fax: () Email: susan.bulgrin@gmail.com

Property Owner (if not applicant): Same
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Expand present patio, approve exterior of building, approve temporary outdoor canvas structure - winter

Development Schedule: Commencement May 2012 Completion July 2012

CONTINUE →

5. Required Submittals:

- Site 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:
 - ~~Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)~~
 - 14 ~~Seven (7) copies~~ of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (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:** \$ _____ 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.
- A **Zoning Text** must accompany all 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 the: _____ 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:
 2/22/12 ALD: VERVEER & BASSETT N' HOO
 - 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: T. PARKS Date: _____ Zoning Staff: M. TUCKER Date: _____
- 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 Susan Bulgrin Date 03-20-12
 Signature Susan Bulgrin Relation to Property Owner Owner
 Authorizing Signature of Property Owner _____ Date _____

April 19, 2012

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

Re: Addendum to March 22, 2012 application

To Whom it May Concern:

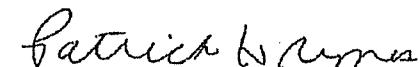
In addition to the request for expanding the size of our patio, we would also like to ask for extended hours for our patio usage. The current conditional permit allows customers to eat and drink on our patio until 9pm on Sunday – Thursday, and 10 pm on Friday and Saturdays. We would request an hour extension for each day, so our patrons could enjoy the patio until 10 pm Sunday – Thursday, and 11 pm on Friday and Saturdays. There is always a wait staff person watching these areas to monitor customer behavior, as well as to check IDs.

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

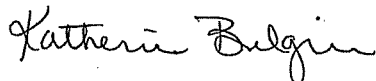
Sincerely,



Susan Bulgrin



Patrick Rynes



Katie Bulgrin

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.

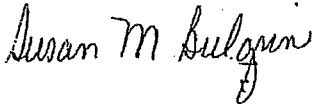
The temporary tent like structure would be directly adjacent to the patio exit door and would be used during the winter months to shield patrons from inclement weather conditions. The structure would be a stable metal frame with canvas walls and plastic windows, and the dimensions would be 14 feet wide 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.

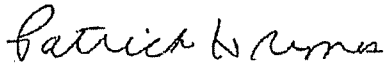
Thank you for considering the request to expand the outdoor patio, use the temporary canvas outdoor structure during cold months, and approve the exterior construction of our present building.

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

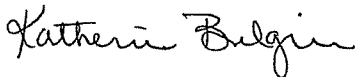
Sincerely,



Susan Bulgrin



Patrick Rynes



Katie Bulgrin

SITE PLAN GENERAL NOTES:

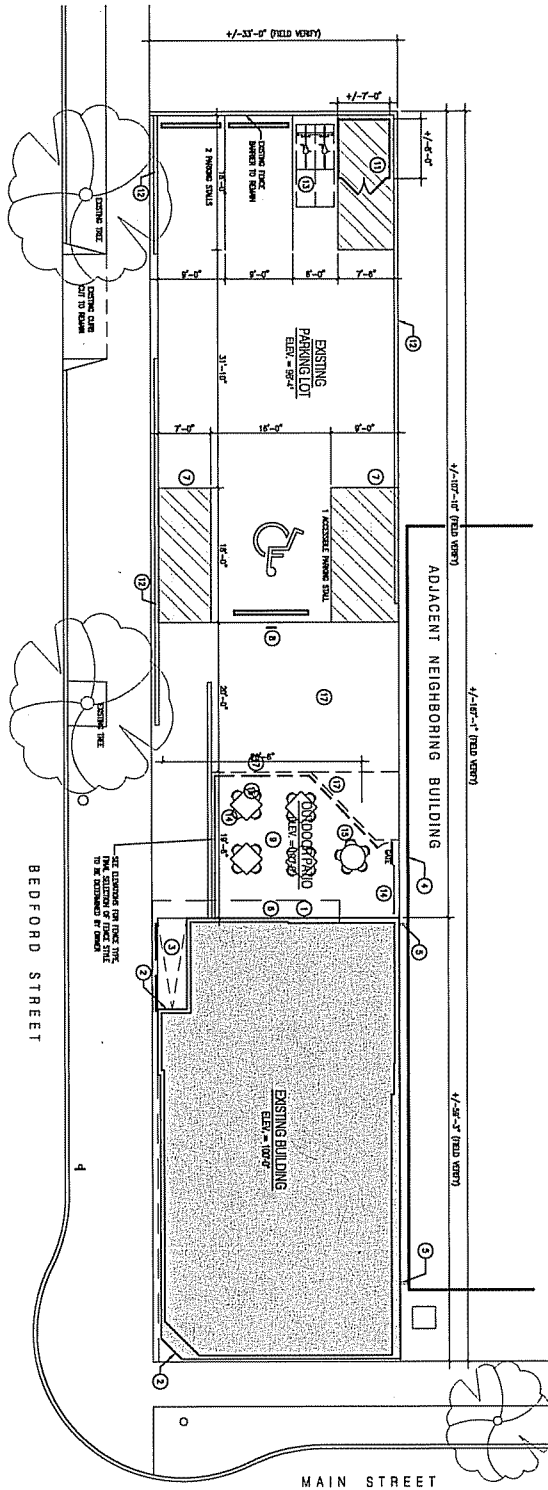
- A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.
- B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK
- C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN. IMPACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
- D. VERIFY CURRENT UTILITY LOCATIONS, CONFRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.

KEYED SITE PLAN NOTES:

- 1 EXISTING UTILITY METERS TO REMAIN
- 2 EXISTING ENTRY STOOP TO REMAIN
- 3 EXISTING ACCESSIBLE RAMP AND HANDRAIL TO REMAIN
- 4 PROTECT ADJACENT BUILDING DURING CONSTRUCTION
- 5 EXISTING FENCE FOR SECURITY TO LIMIT ACCESS TO SPACE BETWEEN ADJACENT EXISTING BUILDING
- 6 EXISTING DOOR FROM RESTAURANT/BAR INTERIOR TO PATIO
- 7 STRIPING ON RESURFACED PARKING LOT TO DEVOTE OPEN AREA ADJACENT TO ACCESSIBLE STALL
- 8 ACCESSIBLE PARKING SIGNAGE
- 9 EXISTING CONCRETE PATIO SLAB TO REMAIN
- 10 NEW CONCRETE PATIO SLAB AND THICKENED EDGE CURB. COORDINATE SLOPE AND FINISH OF NEW SLAB AND EXISTING ASPHALT SURFACE TO MEET ACCESSIBILITY STANDARDS FOR ACCESS FROM PROPOSED BUILDING ADDITION AND PARKING LOT. MAXIMUM RAMP SLOPE NOT TO EXCEED 1" IN 12'-0"
- 11 EXISTING TRASH ENCLOSURE TO REMAIN
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- 13 EXISTING BICYCLE RACK TO REMAIN
- 14 EXISTING FENCE AT PATIO, THIS SIDE TO REMAIN
- 15 SALVAGE AND RELOCATE PORTION OF EXISTING FENCE.
- 16 NEW LOCATION OF FENCE. CONTRACTOR TO VERIFY EXISTING SALVAGED COMPONENTS AND SUPPLEMENT AS NEEDED TO ACHIEVE FINAL CONFIGURATION.
- 17 SAWCUT AND REMOVE EXISTING ASPHALT AND CONCRETE CURB AS NEEDED TO PREP FOR NEW CONCRETE SLAB TO BE PLACED FLUSH AND LEVEL WITH EXISTING PATIO SLAB.

OUTDOOR SEATING:

CURRENT: (4) 1-TOPS; (1) 5-TOP
= 20 PEOPLE
PROPOSED: (8) 4-TOPS; (2) 5-TOPS
= 40 PEOPLE



1 SITE PLAN - EXISTING / AS-BUILT
1/16" = 1'-0"



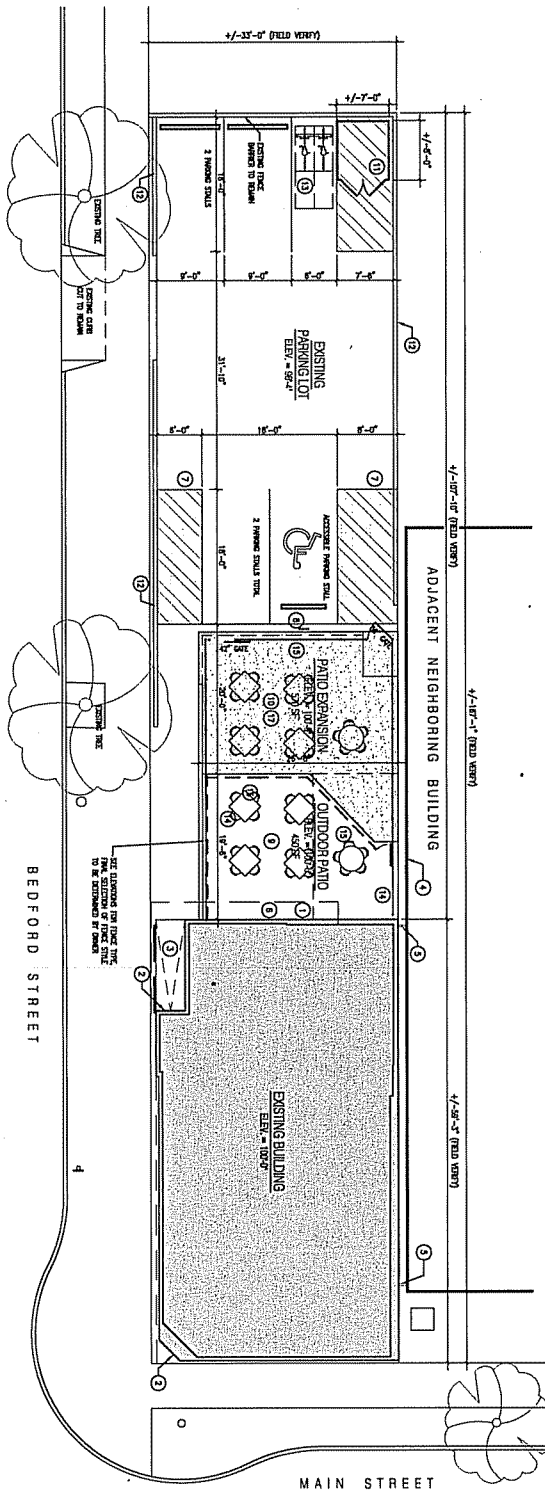
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OUTDOOR SEATING:
 CURRENT: (4) T-TOPS; (1) S-TOP
 = 20 PEOPLE
 PROPOSED: (8) 4-TOPS; (2) 5-TOPS
 = 40 PEOPLE



2 SITE PLAN - PROPOSED PATIO ENLARGEMENT

1/16" = 1'-0"



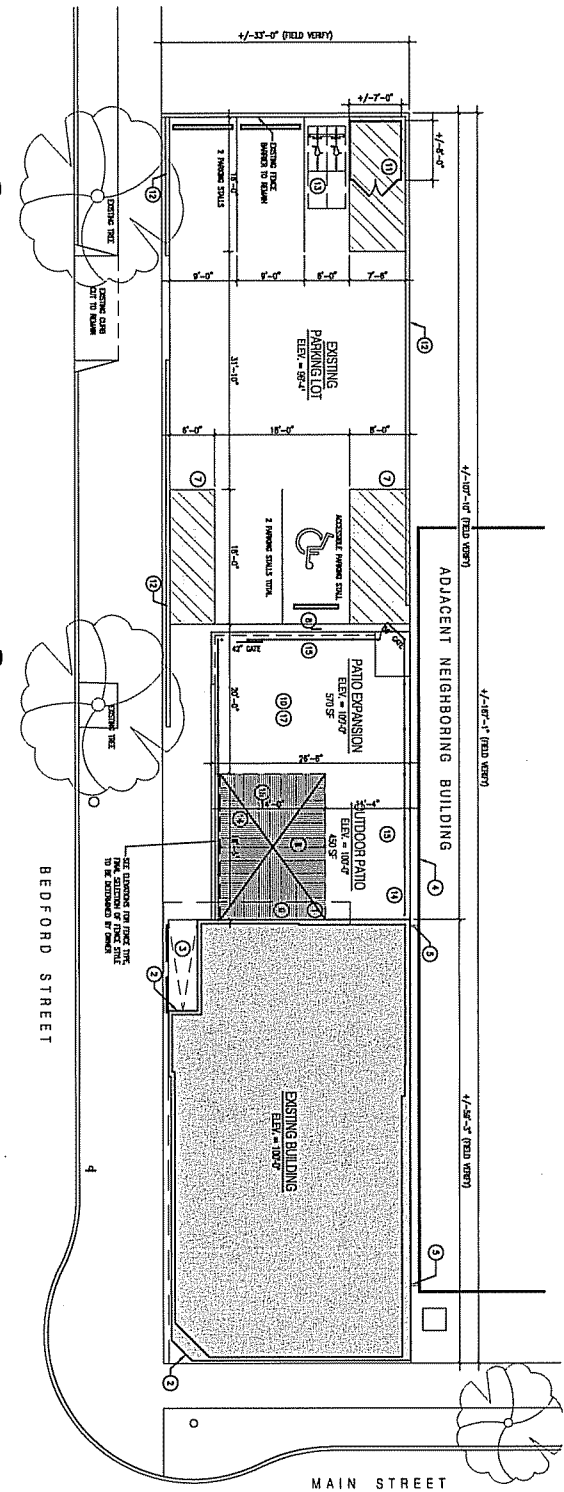
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OUTDOOR SEATING:
 CURRENT: (4) 1-TOPS; (1) 5-TOP
 = 20 PEOPLE
 PROPOSED: (8) 4-TOPS; (2) 5-TOPS
 = 40 PEOPLE



3

SITE PLAN - PROPOSED PATIO ENLARGEMENT W/ TENT



1/16" = 1'-0"

GENERAL PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING (M/E/P) CODE.
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GENERAL WINDOW/DOOR NOTES:

1. ALL WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE.
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CONSTRUCTION FINISHING NOTES:

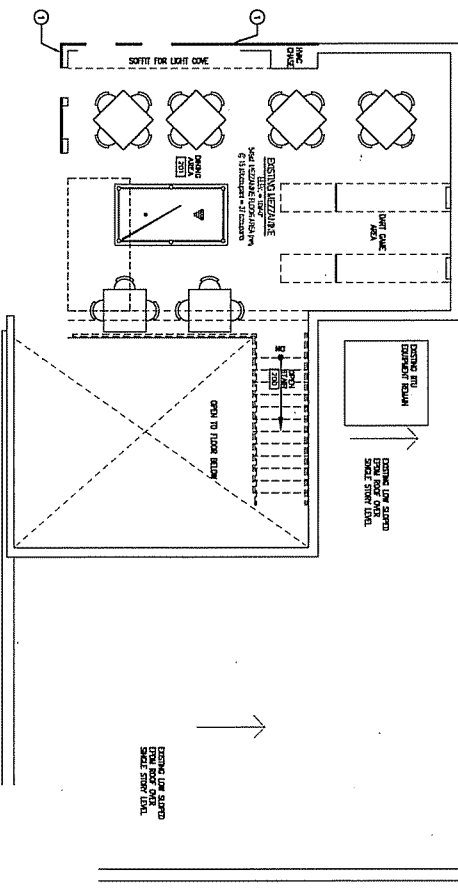
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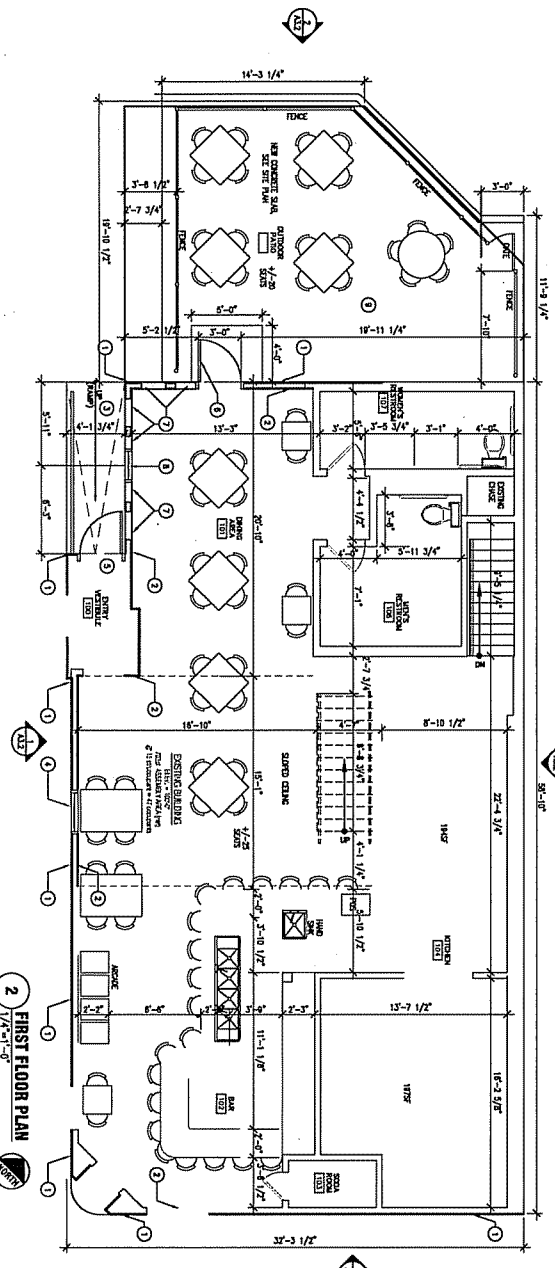
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NOTE: IN ACCORDANCE TO MECHANICAL CODES, ALL MECHANICAL ROOMS SHALL BE PROVIDED WITH THE APPROPRIATE MECHANICAL SYSTEMS.

1 MEZZANINE LEVEL PLAN
1/4\"/>



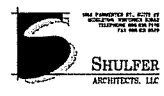
2 FIRST FLOOR PLAN
1/4\"/>

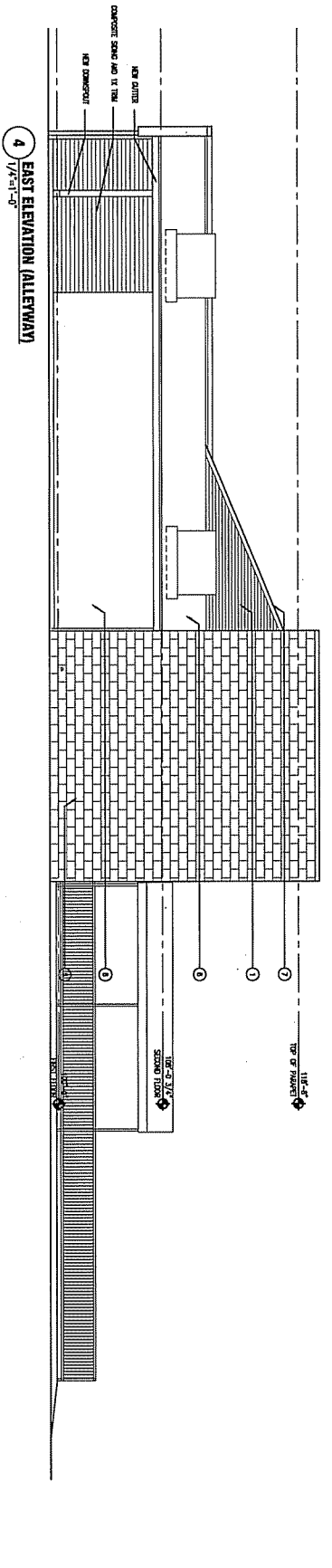
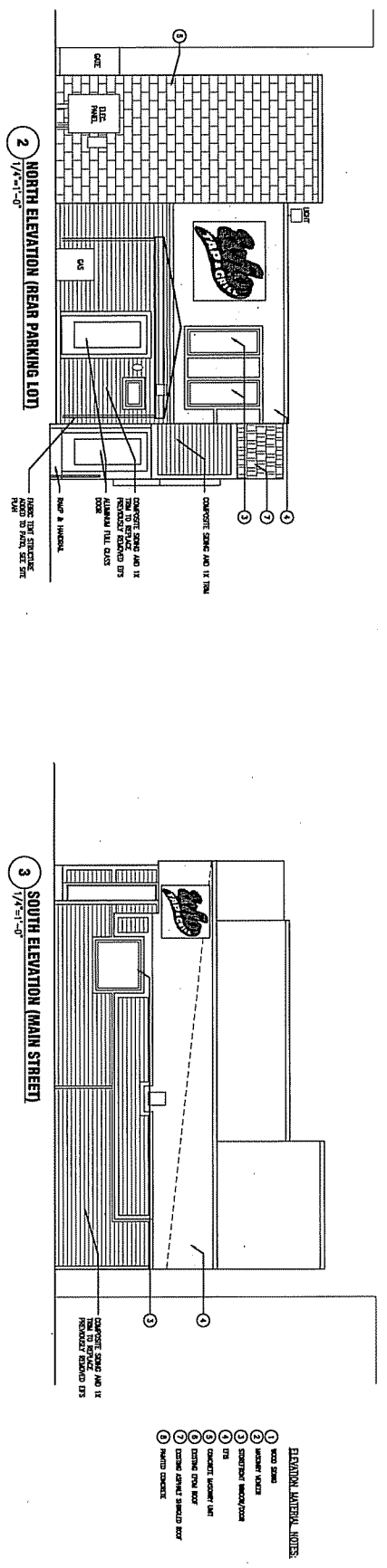
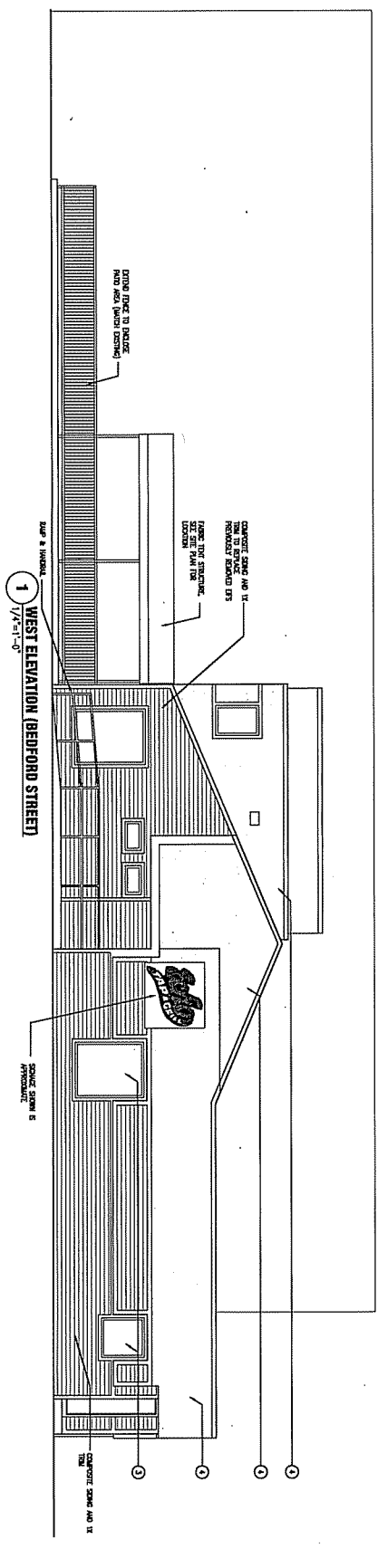
A2.3

DATE: 01/11/2011
PROJECT: ECHO TAP RENOVATION AND EXPANSION
PLAN: FLOOR PLANS

FLOOR PLANS
CURRENT CONDITIONS

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





- ELEVATION MATERIAL LEGEND:
- 1 ROOF SHINGLES
 - 2 MASONRY BRICK
 - 3 CONCRETE BRICKWORK
 - 4 GYPSUM BOARD
 - 5 CONCRETE BLOCKWORK
 - 6 EXTERIOR PAINT
 - 7 EXTERIOR PAINT
 - 8 ALUMINUM SIDING
 - 9 ALUMINUM SIDING

NO DIMENSIONS SHOWN ARE TO BE CONSIDERED AS THE BASIS FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.

A3.2

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

SHULFER
 ARCHITECTS, LLC



Shed Design Patio Canopy

Friday, January 20, 2012
Gallagher Tent & Awning

Salesperson: John Gallagher
Above rendering is not to scale-for visual concept only:
Above colors are not a true representation of the fabric: