

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Chico's Villa Tap - Permanent Variance Request - Public Comment  
**Date:** Monday, June 7, 2021 11:48:25 AM

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**From:** Ethington, Ruth <REthington@cityofmadison.com> **On Behalf Of** Planning  
**Sent:** Monday, June 7, 2021 11:44 AM  
**To:** Punt, Colin <CPunt@cityofmadison.com>  
**Subject:** FW: Chico's Villa Tap - Permanent Variance Request - Public Comment

**From:** leonie dolch <[leoniedolch@gmail.com](mailto:leoniedolch@gmail.com)>  
**Sent:** Monday, June 07, 2021 9:54 AM  
**To:** Planning <[planning@cityofmadison.com](mailto:planning@cityofmadison.com)>  
**Subject:** Chico's Villa Tap - Permanent Variance Request - Public Comment

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To whom it may concern,

I am writing in support of the proposed/requested permanent variance for Chico's Villa Tap (the Villa), specifically the outdoor seating proposal.

I live on Sheridan Street on the north side of Madison, just a few blocks from the Villa. My wife has lived in our house for about 25 years, and I have lived there for 13 years. I work as an attorney, and my wife is a disabled former special education teacher.

Before Christopher "Chico" Warren bought the Villa in 2011, it was not a great place to be. My wife and I did not feel comfortable there, as the clientele were shady at best. There was evidence of undesirable behavior regularly on display at the bar, and we generally avoided the Villa.

When Chico bought the bar, things changed dramatically. Not only did he physically clean up the bar, but he also cleaned up the clientele. He was hyper-aware of who was in his business and what behaviors they were engaged in while there. He worked hard to ensure that undesirable people and conduct were not present at the bar.

Now, 10 years later, Chico has ensured that our beloved north side neighborhood has a local bar where everyone in the neighborhood feels welcome and safe. Chico created an atmosphere for all, from a middle-aged neighbor with cognitive disabilities who enjoys the community of the Villa while sipping on a daily glass of Pepsi, to an octogenarian with no family to speak of who nurses a single bottle of beer each evening while enjoying fellowship and friends, to everyone in between. The crowd at the Villa consists of queer people and straight people, blue collar and white collar workers, folks with not much money to speak of and folks with objectively well-padded bank accounts. The Villa is a place to go meet with friends, grab

delicious food, and watch a ball game.

Chico is an incredibly talented and committed business owner who takes his role in the community very seriously. Of course, as a business owner, he is interested in the bottom line of his business profits, but more than that, he is interested in ensuring that his integrity remains intact and that his customers have every reason in the world to want to return to his business.

I am confident that, if his outdoor seating proposal is approved, Chico will act responsibly as he has from the very beginning of his tenure at the Villa. He will ensure that anybody who sits outside comports with his expectations for his neighborhood landmark, and he will ensure that both his customers and his surrounding neighbors can be proud of and happy for his business.

Thank you for your time,  
Leonie Dolch

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Outdoor Seating Area At 2302 Packers Avenue  
**Date:** Thursday, June 3, 2021 9:00:06 AM

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Colin Punt  
Planner

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**From:** Ethington, Ruth **On Behalf Of** Planning  
**Sent:** Thursday, June 03, 2021 6:58 AM  
**To:** Punt, Colin <[CPunt@cityofmadison.com](mailto:CPunt@cityofmadison.com)>  
**Subject:** FW: Outdoor Seating Area At 2302 Packers Avenue

**From:** Patrick Hasburgh <[patrick.hasburgh@gmail.com](mailto:patrick.hasburgh@gmail.com)>  
**Sent:** Wednesday, June 02, 2021 9:44 PM  
**To:** Planning <[planning@cityofmadison.com](mailto:planning@cityofmadison.com)>  
**Subject:** Outdoor Seating Area At 2302 Packers Avenue

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Dear Madison Planning Commission,

I am out of town for the June 21st hearing so I am writing to you in support of the "Conditional Use For Outdoor Eating Area" for the Villa Tap, at 2302 Packers Avenue.

The Villa Tap is not only a popular local bar that – under new ownership – has improved the building inside and out, eliminated police calls that were all too common just a few years ago, and introduced a menu beloved by the community that includes a Friday Fish Fry that consistently ranks as one of the best in Madison. As someone who lives just a couple blocks from the Villa Tap, I have absolutely no concerns about their planned expansion of outdoor dining, in fact I wholeheartedly support it. Chico has taken a run-down dive bar and transformed it into a welcoming community gathering space. The great food and service at the Villa Tap is now well known all around Madison and allowing the Villa Tap to expand its offerings will allow even more people to enjoy this wonderful community resource.

Please allow the Villa Tap to expand their outdoor dining. I'm sure you won't regret it.

Thank you for your time.

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Patrick Hasburgh  
608.692.3459