



Location
2 South Mills Street

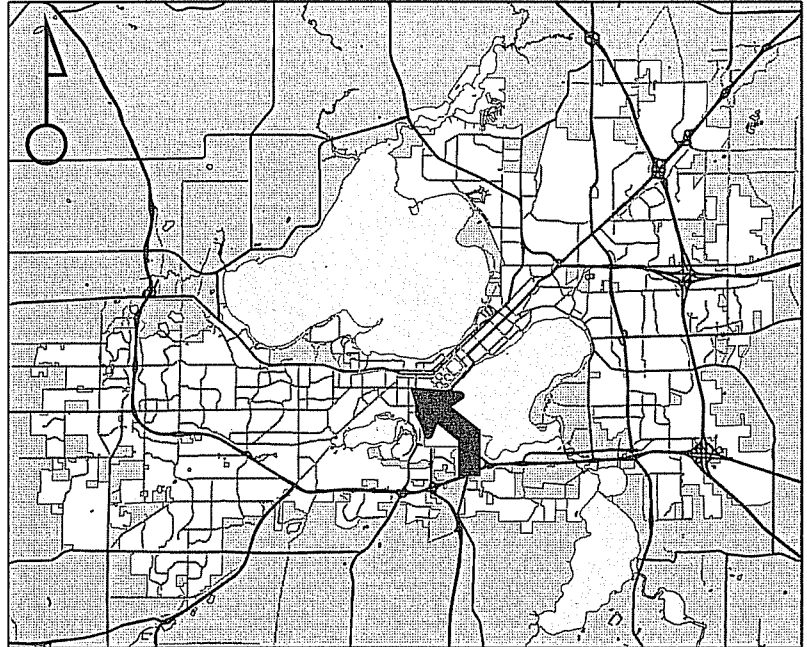
Project Name
Hong Kong Cafe Beer Garden

Applicant
Phillip Leung – Hong Kong Cafe/
Matt Aro – Aro Eberle Architects

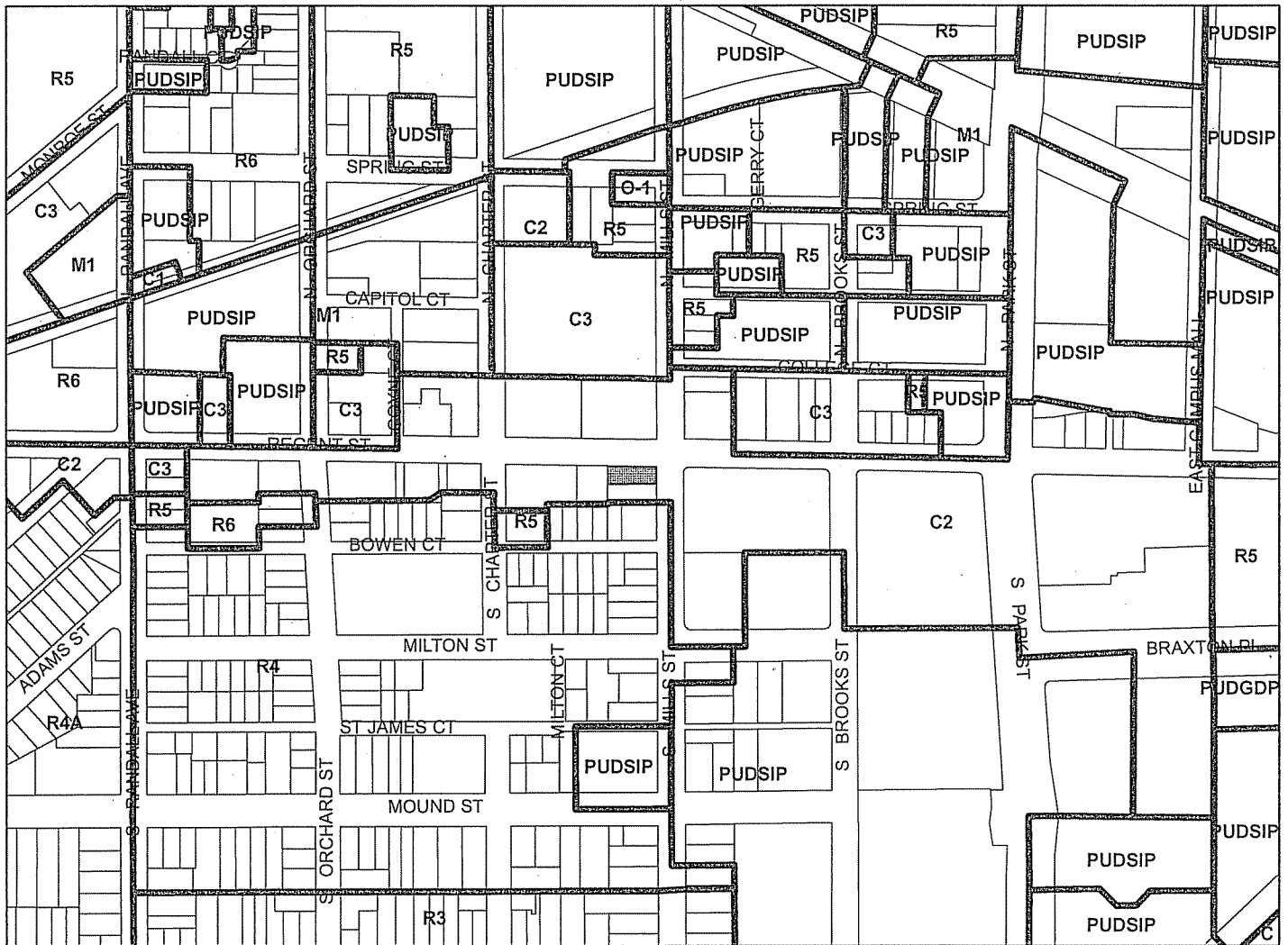
Existing Use
Hong Kong Cafe

Proposed Use
Increase the capacity of beer garden
for events at Camp Randall Stadium

Public Hearing Date
Plan Commission
19 September 2011



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2011





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>183384</u>
Date Received <u>8/3/11</u>	
Received By <u>PDA</u>	
Parcel No. <u>0709-224-0101-6</u>	
Aldermanic District <u>13 SUP. ELLINGSON</u>	
GQ <u>EXIST. CV.</u>	
Zoning District <u>C-2</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>✓</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>—</u>
Alder Notification <u>✓</u>	Waiver <u>YES</u>
Ngrhd. Assn Not. <u>✓</u>	Waiver <u>✓</u>
Date Sign Issued <u>8/2/11</u>	

1. **Project Address:** 2 S. Mills **Project Area in Acres:** .12
Project Title (if any): Hong Kong Cafe

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 Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> 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. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Phillip Leung Company: Hong Kong Cafe
 Street Address: 2 S. Mills City/State: Madison, WI Zip: 53715
 Telephone: (608) 259-1668 Fax: () Email: _____

Project Contact Person: Matt Aro Company: Aro Eberle Architects
 Street Address: 116 King Street, Suite 202 City/State: Madison Zip: 53703
 Telephone: (608) 204-7464 Fax: () Email: aro@aroeberle.com

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 Request for occupant increase for football game events only

Development Schedule: Commencement Fall 2011 Completion Fall 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)
 - **7 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 ½ 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:

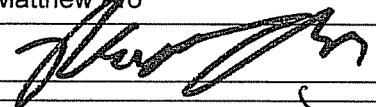
- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their 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

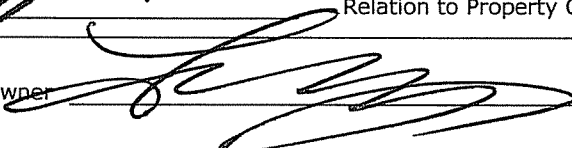
6. Applicant Declarations:

- 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:*
 - Sue Ellingson, 30 day requirement waived via email 7/25
- 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 Stouder Date: 7/29/2011 Zoning Staff: Matt Tucker Date: 7/26/2011
- 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 Matthew Aro Date July 29, 2011

Signature  Relation to Property Owner Architectural consultant

Authorizing Signature of Property Owner  Date 8/2/2011

ARO EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
www.roeberle.com

August 3, 2011

Hong Kong Cafe: Conditional Use Application

Matt Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Letter of Intent for Conditional Use

Mr. Tucker:

Please consider this letter of intent for a Conditional Use for The Hong Kong Cafe, located at 2 South Mills Street and 1107 Regent Street.

Project Overview:

The owner requests a change in the maximum allowed occupant capacity of the football game day outdoor eating area.

Presently, the Hong Kong Cafe operates with inside dining and outdoor dining, take-out and delivery service, and an outdoor eating area on University of Wisconsin home football games. There are no changes proposed for these functions.

Existing Condition

- ❖ Hours of Operation: Sunday-Thursday, 11:00 AM-9:00 PM; Friday-Saturday, 11:00 AM-10:00 PM
- ❖ Occupancy Limit:
 - Interior restaurant: 80 (2 uni-sex restrooms inside)
 - Outdoor dining: 64 (non-football game days, seasonal)
 - Football game day events: 195
- ❖ Off-Street Parking: 3 stalls including one accessible stall (except on football game days)
- ❖ Bicycle Parking: 6 stalls

- ❖ Home Football Game Conditional Use (2009):
 - Outdoor eating area permitted to be open until 8:00 PM, or 10:00 PM for games starting after 5:00 PM.
 - Occupancy Limit: 195.

Proposed Football Game Condition

The proposed "Football Game" site condition is an alteration of the existing conditional use. The indoor restaurant area will operate under the normal hours of operation on home football game days. The outdoor eating area has table and chairs. Ornamental fencing at the outdoor seating area will be removed so as not to create emergency egress obstructions.

Hong Kong Cafe removed an unsightly building (hut) from the 1107 Regent Street lot in 2009. The removal of the hut has generated additional square footage and also provides for a more efficient site layout for the football game condition. Hong Kong Cafe requests that the occupancy be updated from 195 to 310, to match the enclosed site plan. Occupancy calculations are shown below and on the plans. For reference, the IBC code would allow for a "standing room" occupancy limit of 462. The other local establishments who offer an outdoor venue for the home football games operate primarily with "standing room" occupancy limits.

- ❖ Outdoor eating area permitted to be open until 8:00 PM, or 10:00 PM for games starting after 5:00 PM.
- ❖ Occupancy Limit: 310
- ❖ Occupancy Calculations based on the IBC:
 - Total Area, excluding Bathrooms and Service Areas: 2,314 SF
 - Table and Chair: 1 person per 15 SF (935 SF / 15 = 62)
 - Standing Room: 1 person per 5 SF (1,190 SF / 5 = 238)
 - Staff at service area and open areas: 10
 - Total Occupancy: 310

Additional Considerations

- ❖ The Hong Kong Cafe has operated the outdoor eating area for home football games since 2005. The outdoor eating area is family oriented, with seating chairs and tables. In their five years of operation, they have not had complaints from neighbors or police calls.
- ❖ See attached letters of continued support from neighborhood residents.

Thank you for your consideration of this conditional use.

Respectfully submitted,



Aro Eberle Architects, Inc.
Matthew Aro, AIA

HONG KONG CAFE
 2 SOUTH MILLS STREET
 MADISON, WISCONSIN

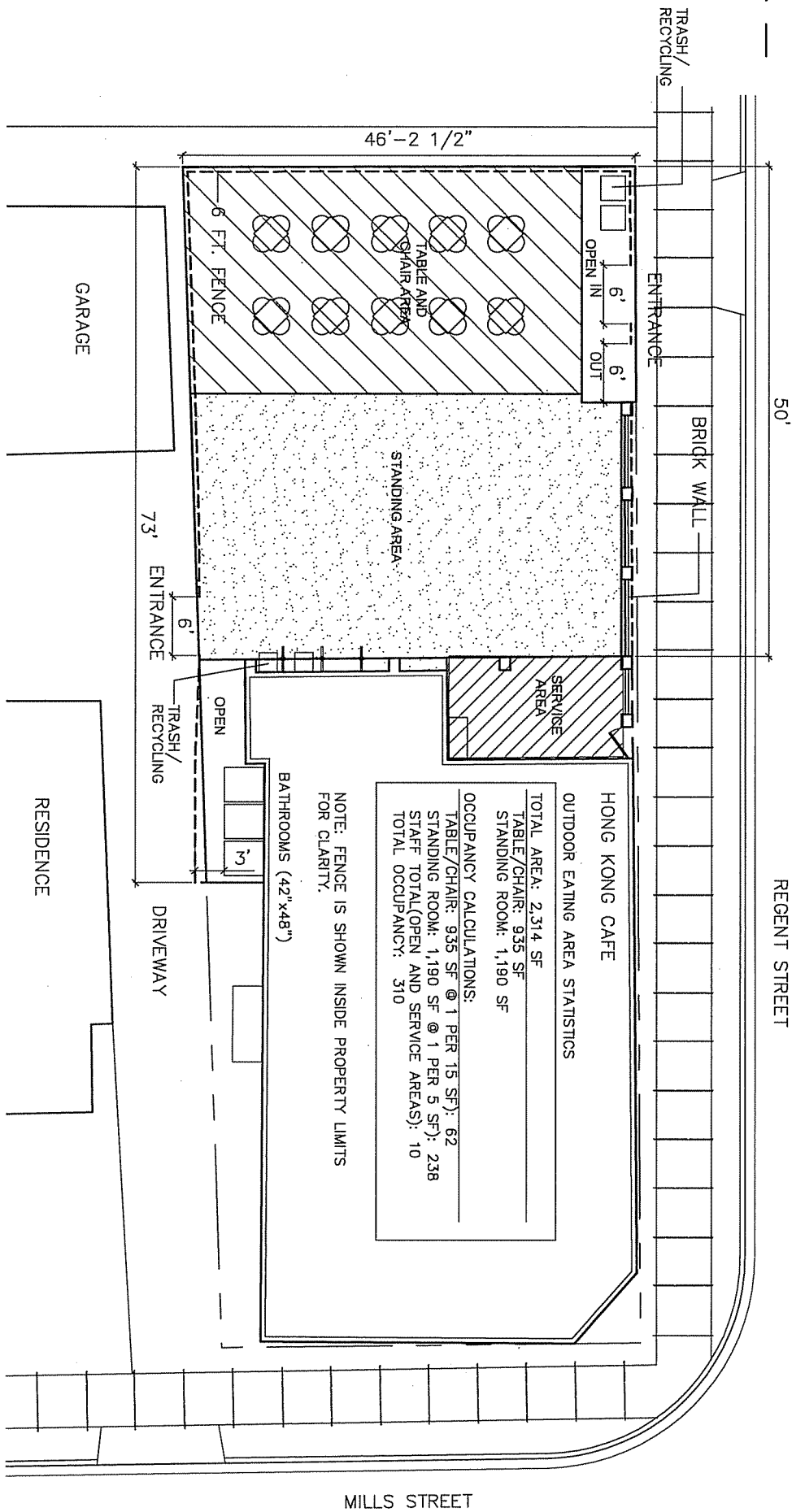
SCALE
 0' 5' 10' 20'



SITE PLAN
 1 AUGUST 2011

ARD EBERLE ARCHITECTS

L-1



July 17, 2011

To Whom It May Concern,

My name is Lawrence R Gessler. I reside at 8 S Mills Street, Madison WI. The establishment of Hong Kong running by Leung family is a good neighbor of mine. Currently, they are constructing an outdoor patio. In the event of Football Saturday Beer Garden, if the capacity of the new outdoor facility can be raise, without any conflict with the city. I will be fully supported of their new facility. They have been great neighbors for many years and the Leung family has never caused me any trouble. If you have any questions, please feel free to contact me at my home address.

Thank you very much for your kind attention,

Sincerely,

A handwritten signature in black ink that reads "Lawrence R. Gessler". The signature is written in a cursive style with a large initial 'L' and a long, sweeping tail.

Lawrence R Gessler

Matt Aro

From: dan.foley@neighborhoodhousemadison.org
Sent: Tuesday, August 02, 2011 10:21 AM
To: aro@aroeberle.com
Subject: Hong Kong Cafe application

Hi Terry,

Thanks for stopping in at Neighborhood House and explaining the plans for your business expansion. It helped to better understand the use and purpose of the expansion.

You have always been a great neighbor to neighborhood house, and we know you operate a great neighborhood business.

We support your plans and know that it will be run well, as a part of your regular business.

I wish you the very best Terry.

Dan Foley