

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
June 1, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to operate an outdoor eating area adjacent to an existing restaurant located at 1107 and 1111 Regent Street – “Hong Kong Café” – on University of Wisconsin home football game Saturdays.
2. Applicable Regulations: Section 28.09 requires that outdoor eating areas obtain a conditional use permit.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: Hong Kong Café, Terry Leung, 2 East Mifflin Street, Madison, WI 53715; Lee, Kilkelly, Paulson and Younger, S.C., Chad Koplien, 1 West Main Street, Madison, WI 53701.
2. Status of Applicants: Owner and agent.
3. Development Schedule: The applicant intends to provide this service beginning this fall.
4. Parcel Location: Southwest corner of Regent Street and South Mills Street intersection, 13th Aldermanic District, Madison Metropolitan School District.
5. Existing Zoning: C2 General Commercial District.
6. Existing Land Use: Restaurant parking lot.
7. Surrounding Land Use and Zoning: This site is surrounded by a mix of non-residential uses zoned C2 along Regent Street and predominantly higher density residential zoned R5 and R4 to the south along South Mills Street and Bowen Court.
8. Adopted Land Use Plan: Cc-X Community Commercial Mixed-Use District.
9. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served with the full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

14

ANALYSIS, EVALUATION AND CONCLUSION:

The owner of this property wishes to operate an outdoor service area for food and beer sales on days of UW home football games. The proposed outdoor eating area is now an open space parking area that serves the restaurant behind two small metal buildings along Regent Street. This proposal is similar to about a dozen or so other outdoor eating areas that have been approved along Regent Street and Monroe Street for operation in conjunction with UW home football games.

The application contains two site plans for the outdoor drinking area. One of the site plans shows a "D.J. station" on the property. The Planning Unit is very concerned about the proximity of this outdoor drinking area to nearby residential properties. One of the main complaints that the Department has received regarding these uses relates to amplified music or live entertainment. In particular, other outdoor drinking areas on the south side of Regent Street, including the former Oak Crest Tavern and the Copper Grid have generated a number of complaints related to noise emanating from the outdoor eating and drinking area. If this application is approved with no conditions related to amplified music, staff believe that this use will generate complaints from nearby residential properties. Staff would prefer that no outdoor amplified music be allowed on this site.

At the time of the drafting of this staff report, staff have asked the applicant to clarify the proposal for the final site plan for the outdoor eating and drinking area. Staff have requested that the applicant bring the site plan to the Plan Commission meeting to present to the Commission.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this application subject to the input at the public hearing and the same conditions that the Plan Commission has imposed on all other outdoor eating areas on days of University of Wisconsin home football games. The applicable conditions are as follows:

1. Hours of operation for University of Wisconsin football games. The outdoor eating area shall be open no later than 8:00 p.m. For games with kick-off after 5:00 p.m. the outdoor eating area shall be open no later than 10:00 p.m.
2. Outdoor music. No outdoor amplified recorded or live music is allowed unless modified by the Plan Commission.
3. Alcohol License Review Committee. The Alcohol License Review Committee has established conditions for the operation of outdoor eating areas that sell beer. These conditions are applicable to this application. The applicant shall obtain all necessary approvals from the Alcohol License Review Committee in order to sell beer on this site.
4. Stadium concerts/other events. The application makes no reference to being open for stadium concerts or other Camp Randall events. If it is the applicant's intent to operate at these times, the application should be modified to make this reference.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 6/7/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1107 & 1111 Regent St.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. All fire and life safety—including but not limited to—exiting and safe capacity codes shall be complied with.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

June 9, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1107 and 1111 Regent Street – Conditional Use – Outdoor Eating Area for Special Events Hong Kong Cafe**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Outdoor Eating shall show height of fence with a setback of 2 or 3 ft from the public sidewalk the length of the service area separating the public sidewalk. This service area should have one or two 6 to 10 ft. wide entrances to the outdoor service area for customers. The public sidewalk is narrow at this point and adequate wide entrances to accommodate customer access as not to block the sidewalk. All information shall be shown or noted on the plan.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: Outdoor Eating area at a scaled drawing of 1" = 20'.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Chad Koplien
Fax: 608-256-6273
Email: dkoplien@leelikelly.com

DCD:DJM:dm

Kathleen H. Ruphard

From: Chad W. Koplien
Sent: Monday, April 25, 2005 2:02 PM
To: rtowle@cityofmadison.com
Subject: Re: Hong Kong Cafe Beer Garden Application and Diagram

Attachments: SFX4F9.pdf; SFX4F7.pdf



SFX4F9.pdf (28 KB) SFX4F7.pdf (29 KB)

Hi Ron:

Thank you for meeting with us this morning regarding the above. We appreciate the time you took to explain the conditional use permit application process.

Immediately, as we understand it, we are to provide a written notification to our client's alderperson and any know neighborhood associations.

Our client has had multiple discussions regarding this project with former Alder, Andy Heidt while Andy was still an alder. I spoke with Andy today, and he is going to be sending a letter to the current Alder, Isadore Knox, Jr. to discuss the background of this project. It is my understanding that Andy will copy the Zoning Department with that letter.

I will be assisting my client in filling out the application, and getting it filed shortly. In the meantime, should you or your colleagues have any questions or concerns, please do not hesitate to email or call.

Chad W. Koplien
Lee, Kilkelly, Paulson & Younger, S.C.
Attorneys and Counselors at Law
One West Main Street
P.O. Box 2189
Madison, WI 53701-2189
(608) 256-9046

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EXHIBIT A

Lee, Kilkelly, Paulson & Younger, S.C.

Lester C. Lee, Founder
1907-1988

ATTORNEYS AT LAW
Established 1934

Robert G. Lee
H. Robert Kilkelly
Loren R. Paulson
Jeffrey W. Younger
Thomas H. Brush
Paul W. Schwarzenbart
Robert O. Grulke
Scott A. Seid
Chad W. Koplien
Scott M. Fuhr

May 10, 2005

VIA HAND DELIVERY

Alderman Isadore Knox, Jr.
210 Martin Luther King, Jr. Blvd.
Room 417
Madison, WI 53703

**RE: Notice of Hong Kong Café's Application for a Beer Garden Permit
Our File No.: 4164.16274**

Dear Alderman Knox:

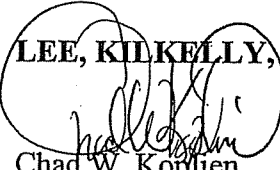
It is my understanding that you have spoken at length with former Alderman Andy Heidt and Mr. Anthony Brown regarding the Hong Kong Café beer garden endeavors. As you know, during the past six or more months, our client, Hong Kong Café has met with former Alderman Heidt when he was in office, as well as the Greenbush Neighborhood Association regarding the beer garden project.

Given my conversations with these contacts, as well as our previous phone calls and correspondences, it is our understanding that you have no objection to the project, and also are agreeable to waiving the City Planning Department's requirement of a 30 day notice as a condition precedent to filing for a conditional use permit. Given the time constraints, we will rely on these contacts and conversations as such.

If this is not the case, or if you have any questions or concerns, by all means, please contact me at once at 256-9046 or the email address under my signature. I appreciate your courtesies and service.

Very truly yours,

LEE, KILKELLY, PAULSON & YOUNGER, S.C.


Chad W. Koplien

e-mail: ckoplien@leekilkelly.com

cc: Hong Kong Café

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Lee, Kilkelly, Paulson & Younger, S.C.

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Chad W. Koplien
Scott M. Fuhr

May 10, 2005

Greenbush Neighborhood Association
Attn: Amy Rountree
1110 #C Mound St.
Madison, WI 53715

RE: Hong Kong Café - Application for Beer Garden
Our File No.: 4164.16274

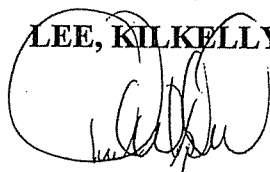
Dear Amy:

This letter will confirm our various conversations regarding the above-referenced matter. This will also confirm that you, as an authorized agent of the Greenbush Neighborhood Association, are waiving the 30-day notice requirement required by the Madison City Planning Department relative to a conditional use permit for the above-described use. You have indicated that you do have concerns regarding amplification, etc. and rest assured, our client will comply with all existing codes and will work hand-in-hand with the neighborhood association to make sure that those concerns are fully addressed.

In the interim, should you have any questions or concerns, please do not hesitate to contact me. Again, thank you for your assistance in this matter.

Very truly yours,

LEE, KILKELLY, PAULSON & YOUNGER, S.C.



Chad W. Koplien

e-mail: ckoplien@leekilkelly.com

cc: Hong Kong Café

E:\C16\16274\Greenbush-1.khr.wpd

Kathleen H. Ruphard

From: Chad W. Koplien [ckoplien@leekilkelly.com]
Sent: Monday, May 09, 2005 4:04 PM
To: 'Amy Rountree or Chris Murphy'
Cc: Kathleen H. Ruphard
Subject: RE: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]

Thank you Amy! You are awesome. I will send a letter confirming the same. Call me with any questions or concerns.

Chad W. Koplien
Lee, Kilkelly, Paulson & Younger, S.C.
Attorneys and Counselors at Law
One West Main Street
P.O. Box 2189
Madison, WI 53701-2189
(608) 256-9046

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From: Amy Rountree or Chris Murphy [mailto:amychris@merr.com]
Sent: Monday, May 09, 2005 4:00 PM
To: 'Chad W. Koplien'
Cc: aheidt@chorus.net
Subject: RE: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]

Hi Chad:

Nobody objected or even said boo.

I'm happy to sign a letter saying whatever works for you, whether it is stating that you have contacted the NA or whether it states that we are waiving the 30 day notice.

Sorry about the confusion. I'm still working out what is required from NA's for things like this, and I know that the infrequency of Neighborhood Association meetings can make it hard to get through all the hoops.

My address is 1110 C Mound St, Madison WI 53715.

--Amy Rountree

-----Original Message-----

From: Chad W. Koplien [mailto:ckoplien@leekilkelly.com]
Sent: Monday, May 09, 2005 11:48 AM
To: aheidt@chorus.net; amychris@merr.com
Cc: Kathleen H. Ruphard
Subject: RE: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]
Importance: High

Amy and Andy:

I assume no neighbors objected to taking this off the agenda? Let me know and thank you for all of your help!

Chad W. Koptien
Lee, Kilkelly, Paulson & Younger, S.C.
Attorneys and Counselors at Law
One West Main Street
P.O. Box 2189
Madison, WI 53701-2189
(608) 256-9046

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From: aheidt@chorus.net [mailto:aheidt@chorus.net]
Sent: Wednesday, May 04, 2005 6:15 PM
To: ckoptien@leekilkelly.com
Subject: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]

Dear Neighborhood folks:

We have a really tight agenda for our meeting on May 11, two really good speakers talking about things we're interested in. But there's a lot going on.

I am wondering, for those of you out there who are representatives for us on various committees (JSECAC, Game day committee, and any others I am forgetting), if you have anything you need to report at this meeting. Would you please contact me if you do need to report or discuss something?

Also, there is an item on the agenda currently about the Hong Kong Café's concept for a beer garden. It has been discussed before at the neighborhood association, and folks seemed to think it was okay, with a few concerns about level of music generated by the garden (they have said they will not have music, just the game broadcast at a not-very-loud level). If I don't hear from anyone, I'm going to contact the restaurant owner and/or his lawyer to say that we won't need to have this on the agenda.

So please e-mail or call (257-9778) if you have concerns about either of the items above.

Thanks,
Amy

Yahoo! Groups Links

- To visit your group on the web, go to:
<http://groups.yahoo.com/group/greenbushneighborhood/>
- To unsubscribe from this group, send an email to:
greenbushneighborhood-unsubscribe@yahoogroups.com

Kathleen H. Ruphard

From: Chad W. Koplien [ckoplien@leekilkelly.com]
Sent: Thursday, May 05, 2005 11:46 AM
To: Kathleen H. Ruphard
Subject: FW: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]

P&F

Chad W. Koplien
Lee, Kilkelly, Paulson & Younger, S.C.
Attorneys and Counselors at Law
One West Main Street
P.O. Box 2189
Madison, WI 53701-2189
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From: aheidt@chorus.net [mailto:aheidt@chorus.net]
Sent: Wednesday, May 04, 2005 6:15 PM
To: ckoplien@leekilkelly.com
Subject: [Fwd: [greenbushneighborhood] Neighborhood meeting agenda]

Dear Neighborhood folks:

We have a really tight agenda for our meeting on May 11, two really good speakers talking about things we're interested in. But there's a lot going on.

I am wondering, for those of you out there who are representatives for us on various committees (JSECAC, Game day committee, and any others I am forgetting), if you have anything you need to report at this meeting. Would you please contact me if you do need to report or discuss something?

Also, there is an item on the agenda currently about the Hong Kong Café's concept for a beer garden. It has been discussed before at the neighborhood association, and folks seemed to think it was okay, with a few concerns about level of music generated by the garden (they have said they will not have music, just the game broadcast at a not-very-loud level). If I don't hear from anyone, I'm going to contact the restaurant owner and/or his lawyer to say that we won't need to have this on the agenda.

So please e-mail or call (257-9778) if you have concerns about either of the items above.

Thanks,
Amy

April 28, 2005

Andy Heidt
108 S. Mills Street
Madison, WI 53715

RE: Hong Kong Café Outdoor Beer Garden Proposal on Football Saturdays

To whom it may concern,

When I represented the 13th District on the Madison Common Council, I had numerous conversations with the owner, Terry Leung regarding his desire to have a eating and drinking area adjacent to his excellent restaurant. I responded positively if neighbors, particularly the homeowner next door consented to the request. This has been the case. Unfortunately there were many delays in getting a lease agreement for the space finalized.

The request was also subject of preliminary discussion AT A FALL Greenbush Neighborhood Association meeting. Neighbors, like myself, are always appreciative of Terry's generosity to neighborhood events and especially Neighborhood House Community Center. Their primary concerns were over amplification. Mr. Leung seemed desirous to accommodate neighbor's concerns. He will be meeting with neighborhood association folks on May 11 to further discuss the matter.

I am in complete support of his proposal. Please feel free to contact me with any questions. My number is 258-9727 or by email aheidt@chorus.net

Sincerely,

Andy
Andrew F. Heidt

Kathleen H. Ruphard

From: Chad W. Koplien
Sent: Wednesday, April 27, 2005 12:32 PM
To: amychris@merr.com
Subject: Re: Hong Kong Cafe-Beer Garden Issue/Greenbush Neighborhood Association

Hi Amy:

I have been in contact with Andy Heidt with regard to Hong Cafe's desire to develop a beer garden in its adjacent parking lot, to go into effect solely for Badger Football games.

It is my understanding that you, Andy, and the Association have met in the past few months with Terry from the Hong Kong Cafe and discussed this issue. Andy indicated that there will be a meeting on May 11th to discuss possible concerns regarding hours of operation, noise, and security/alcohol management issues, and Terry would be eager to meet and discuss these concerns at length.

I personally would not be available in the evening of May 11th, but I would be available anytime between 7 AM and 5 PM. If the meeting will take place in the evening, Terry will be there, and I will try to make sure another attorney in our office is there as well. In advance of the meeting, if you would like to meet to discuss any concerns, I would also be more than happy to accommodate your calendar. If there are any specific questions that you would like detailed answers to that you know of right now, feel free to send those via email, and I will provide you with a written response.

Our client is proud to be in the Greenbush Neighborhood, and looks forward to working with you, and addressing all questions and concerns.

Thank you so much for your time.

Chad W. Koplien
Lee, Kilkelly, Paulson & Younger, S.C.
Attorneys and Counselors at Law
One West Main Street
P.O. Box 2189
Madison, WI 53701-2189
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4/27/2005

Kathleen H. Ruphard

From: Chad W. Koplien [ckoplien@leekilkelly.com]
Sent: Wednesday, April 27, 2005 7:55 AM
To: Kathleen H. Ruphard
Subject: FW: Re: Notice to Greenbush Neighborhood Association: Hong Kong Cafe Beer Garden Application and Diagram

Attachments: SFX4F9.pdf; SFX4F7.pdf



SFX4F9.pdf (28 KB) SFX4F7.pdf (29 KB)

Katy:

Please fax this to Terry with a cover letter indicating that he should plan on attending this meeting.

Chad W. Koplien

Lee, Kilkelly, Paulson & Younger, S.C.

Attorneys and Counselors at Law

One West Main Street

P.O. Box 2189

Madison, WI 53701-2189

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-----Original Message-----

From: aheadt@chorus.net [mailto:aheadt@chorus.net]
Sent: Wednesday, April 27, 2005 6:48 AM
To: Chad W. Koplien
Cc: amyChris@merr.com
Subject: Re: Re: Notice to Greenbush Neighborhood Association: Hong Kong Cafe Beer Garden Application and Diagram

Chad,

The Association is hoping that Terry can come to their May meeting on 5/11. You can contact Amy to cement a time. There has been several situations of renter "beer houses" that has generated conflict and concerns in the Greenbush. However, neighbors know Terry and what he brings to the 'hood, so I would anticipate that questions will center around hours of operation, noise, and security/alcohol management issues.

Please let Amy or I know if you have any questions.

Andy

>
> From: "Chad W. Koplien" <ckoplien@leekilkelly.com>
> Date: 2005/04/25 Mon PM 07:14:53 GMT

> To: <aheidt@itis.com>
> Subject: Re: Notice to Greenbush Neighborhood Association: Hong Kong
> Cafe
Beer Garden Application and Diagram
>
> Good Afternoon Andy:
>
> Thank you so much for taking my call this morning regarding the Hong
> Kong Cafe Beer Garden project.
>
> I know that my initial call to you was to obtain a letter for our
> client outlining previous discussions Hong Kong Cafe had with you in
> your capacity as an Alder for the City of Madison. We appreciate your
> help in that regard.
>
> Additionally, for the conditional use permit process, the zoning
> department also requires that the applicant notify known neighborhood
> associations of the application 30 days prior to making the application.
> It is my understanding that the Greenbush Neighborhood Association is
> the primary association in District 13, and upon my review of
> Association's website, I saw your email listed as a contact.
>
> I thought that I would send you the notice given your listing. I was
> also wondering, if there is no objection to our client's plans,
> whether the Association would be willing to waive the 30 day notice requirement?
>
> Let me know if that would be appropriate. Again, thank you for your
> time and assistance.
>
> Very Truly Yours,
>
> Chad W. Koplien
> Lee, Kilkelly, Paulson & Younger, S.C.
> Attorneys and Counselors at Law
> One West Main Street
> P.O. Box 2189
> Madison, WI 53701-2189
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Lee, Kilkelly, Paulson & Younger, S.C.

FILE COPY

Lester C. Lee, Founder
1907-1988

ATTORNEYS AT LAW
Established 1934

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H. Robert Kilkelly
Loren R. Paulson
Jeffrey W. Younger
Thomas H. Brush
Paul W. Schwarzenbart
Robert O. Grulke
Scott A. Seid
Chad W. Koplien
Scott M. Fuhr

April 26, 2005

Alderman Isadore Knox, Jr.
210 Martin Luther King, Jr. Blvd.
Room 417
Madison, WI 53703

**RE: Notice of Hong Kong Café's Application for a Beer Garden Permit
Our File No.: 4164.16274**

Dear Alderman Knox:

Attached please find our client's, Hong Kong Café, Application for a Beer Garden Conditional Use Permit and Liquor License. As part of the conditional use permit process, the City of Madison requires us to notify you of our client's intended use thirty (30) days prior to making the formal application for the conditional use permit.

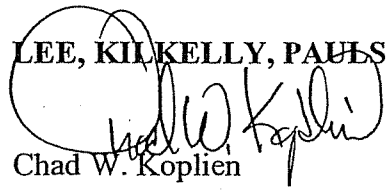
It is our understanding that our client has had significant discussions with former alder, Andy Heidt, with regard to this project. I have spoken with Andy and he has indicated that he did not foresee any problems with this project or objections to it from either his office or the Greenbush Neighborhood Association.

It is also my understanding that Andy is going to be sending you a letter regarding the same, and we would respectfully request, given this background, that you would agree to a waiver of the thirty (30) day requirement. If you do not have an objection to the waiver of the thirty (30) day requirement, I would ask that you sign the enclosed waiver drafted as a courtesy, and place it in the self-addressed, stamped envelope.

Please do not hesitate to contact me by phone or email should you have any questions or concerns whatsoever. We certainly appreciate your service and look forward to working with you.

Very truly yours,

LEE, KILKELLY, PAULSON & YOUNGER, S.C.


Chad W. Koplien

e-mail: ckoplien@leekilkelly.com

cc: Hong Kong Café
Tom Brush

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Kathleen H. Ruphard

From: Chad W. Koplien [ckoplien@leekilkelly.com]
Sent: Tuesday, April 26, 2005 11:56 AM
To: Kathleen H. Ruphard
Subject: FW: Re: Notice to Greenbush Neighborhood Association: Hong Kong Cafe Beer Garden Application and Diagram

Attachments: SFX4F9.pdf; SFX4F7.pdf



SFX4F9.pdf (28 KB) SFX4F7.pdf (29 KB)

Chad W. Koplien

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-----Original Message-----

From: aheidt@chorus.net [mailto:aheidt@chorus.net]
Sent: Monday, April 25, 2005 10:11 PM
To: Chad W. Koplien
Cc: amyChris@merr.com
Subject: Re: Re: Notice to Greenbush Neighborhood Association: Hong Kong Cafe Beer Garden Application and Diagram

Chad,

Amy Roundtree is the primary contact. She is at AmyChris@merr.com. This issue was discussed earlier this year at a Greenbush meeting (actually in the fall) and there was support except that there was a desire to limit any amplification to essentially the game on the radio with no PA.

I'll copy Amy with this missive and I am sure you will hear from her.

Andy

>
> From: "Chad W. Koplien" <ckoplien@leekilkelly.com>
> Date: 2005/04/25 Mon PM 07:14:53 GMT
> To: <aheidt@itis.com>
> Subject: Re: Notice to Greenbush Neighborhood Association: Hong Kong
> Cafe
> Beer Garden Application and Diagram

>
> Good Afternoon Andy:
>
> Thank you so much for taking my call this morning regarding the Hong
> Kong Cafe Beer Garden project.
>
> I know that my initial call to you was to obtain a letter for our
> client outlining previous discussions Hong Kong Cafe had with you in
> your capacity as an Alder for the City of Madison. We appreciate your
> help in that regard.
>
> Additionally, for the conditional use permit process, the zoning
> department also requires that the applicant notify known neighborhood
> associations of the application 30 days prior to making the application.
> It is my understanding that the Greenbush Neighborhood Association is
> the primary association in District 13, and upon my review of
> Association's website, I saw your email listed as a contact.
>
> I though that I would send you the notice given your listing. I was
> also wondering, if there is no objection to our client's plans,
> whether the Association would be willing to waive the 30 day notice requirement?
>
> Let me know if that would be appropriate. Again, thank you for your
> time and assistance.
>
> Very Truly Yours,
>
> Chad W. Koplien
> Lee, Kilkelly, Paulson & Younger, S.C.
> Attorneys and Counselors at Law
> One West Main Street
> P.O. Box 2189
> Madison, WI 53701-2189
> (608) 256-9046
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>

Kathleen H. Ruphard

From: Chad W. Koplien
Sent: Monday, April 25, 2005 2:15 PM
To: aheadt@itlis.com
Subject: Re: Notice to Greenbush Neighborhood Association: Hong Kong Cafe Beer Garden Application and Diagram

Attachments: SFX4F9.pdf; SFX4F7.pdf



SFX4F9.pdf (28 KB) SFX4F7.pdf (29 KB)

Good Afternoon Andy:

Thank you so much for taking my call this morning regarding the Hong Kong Cafe Beer Garden project.

I know that my initial call to you was to obtain a letter for our client outlining previous discussions Hong Kong Cafe had with you in your capacity as an Alder for the City of Madison. We appreciate your help in that regard.

Additionally, for the conditional use permit process, the zoning department also requires that the applicant notify known neighborhood associations of the application 30 days prior to making the application. It is my understanding that the Greenbush Neighborhood Association is the primary association in District 13, and upon my review of Association's website, I saw your email listed as a contact.

I though that I would send you the notice given your listing. I was also wondering, if there is no objection to our client's plans, whether the Association would be willing to waive the 30 day notice requirement?

Let me know if that would be appropriate. Again, thank you for your time and assistance.

Very Truly Yours,

Chad W. Koplien
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