



Location  
2 South Mills Street/1107 Regent Street

Project Name  
Hong Kong Cafe

Applicant  
Terry Leuhg - Hong Kong Cafe/  
Christopher Thiel - Thiel Studio

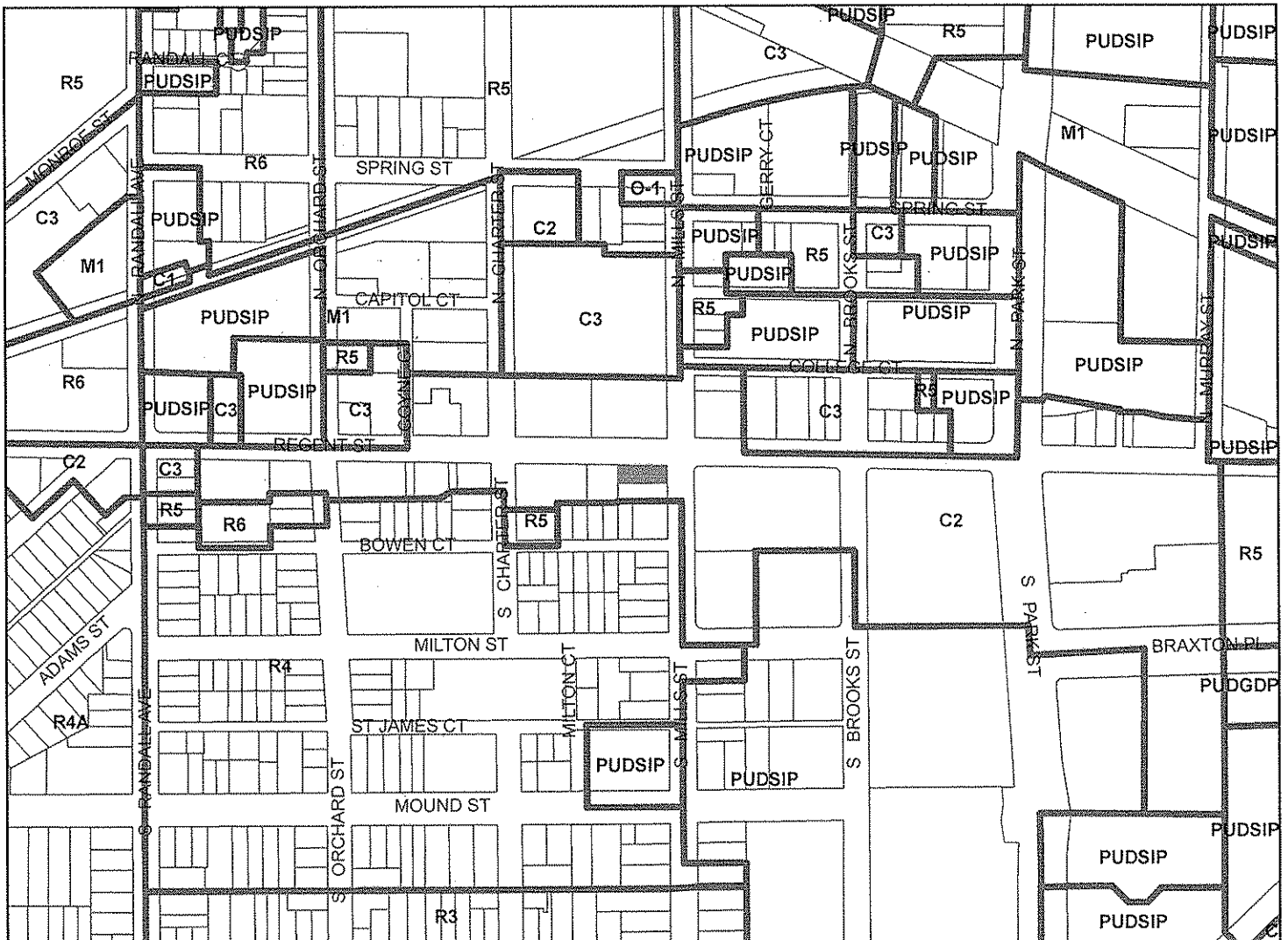
Existing Use  
Hong Kong Cafe

Proposed Use  
Outdoor Eating Area for Restaurant  
and Expansion of Existing Football  
Beer Garden

Public Hearing Date  
Plan Commission  
26 July 2010



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 July 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

*- no notification fee*

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$500.00</u>	Receipt No. <u>110746</u>
Date Received <u>6/9/10</u>	
Received By <u>SLK</u>	<u>0102-4</u>
Parcel No. <u>0709-224-0101-6</u>	
Aldermanic District <u>B Julia Kerr</u>	
GQ <u>ZBA/ALC/ext. CU</u>	
Zoning District <u>C2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>6/9/10</u>	

1. Project Address: 2 S. MILLS ST. / 1107 PEARSON ST. 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"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TERRY LEUNG Company: HONG KONG CAFE  
 Street Address: 2 S. MILLS ST. City/State: MADISON, WI Zip: 53715  
 Telephone: (608) 259-1668 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: CHRISTOPHER THIEL Company: THIEL STUDIO  
 Street Address: 828 S. BROOKS ST. City/State: MADISON, WI Zip: 53715  
 Telephone: (608) 215-6474 Fax: ( ) Email: CTHIEL@THIELSTUDIO.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: CONDITIONAL USE FOR SUMMER  
OUTDOOR DINING AREA AND FOOTBALL HOME GAME OUTDOOR DINING AREA.  
BADGER

Development Schedule: Commencement FALL 2010 Completion FALL 2010 / SPRING 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: \$500** 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](mailto: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:  
ALDER KERR, GREENBUSH NEIGHBORHOOD ASSOCIATION 5/19/2010
- 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: H. STUBER Date: 5/18/10 Zoning Staff: M. TUCKER Date: 5/18/10
- 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 CHRISTOPHER THIE Date 9 JUNE 2010  
 Signature [Signature] Relation to Property Owner CONSULTANT

Authorizing Signature of Property Owner [Signature] Date 9 JUNE 2010

WAIVER BY ALDER



9 June 2010

## 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 project involves the addition of a new outdoor dining area, the addition of vehicular parking, the addition of bicycle parking, and an alteration to an existing conditional use to operate an outdoor eating area. City of Madison Zoning and Planning staff recommended that the proposed project be combined into one conditional use.

Presently, the Hong Kong Cafe operates with inside dining, take-out and delivery service, and an outdoor eating area on University of Wisconsin home football games. The proposed project will have three site conditions: "Summer", "Winter" and "Football Game." Site plans are included for each condition.

### Existing Condition

- ❖ Hours of Operation: Sunday-Thursday, 11:00 AM-9:00 PM; Friday-Saturday, 11:00 AM-10:00 PM
- ❖ Occupancy Limit: 80 (2 uni-sex restrooms inside)
- ❖ Off-Street Parking: None.
- ❖ Bicycle Parking: None.
  
- ❖ Home Football Game Conditional Use (2006):
  - Outdoor eating area permitted to be open until 8:00 PM, or 10:00 PM for games starting after 5:00 PM.
  - Occupancy Limit: 131.

### Summer Condition

The proposed "Summer" site condition will change from the existing condition with the addition of outdoor dining. The hours of operation will remain the same. The outdoor dining area will be enclosed with a permanent brick wall along Regent Street, and semi-permanent ornamental fencing on the south and west sides. The seating area will have a removable canopy structure.

- ❖ Hours of Operation: Sunday-Thursday, 11:00 AM-9:00 PM; Friday-Saturday, 11:00 AM-10:00 PM
- ❖ Occupancy Limit: 80 indoor; 64 outdoor (2 uni-sex restrooms inside)
- ❖ Off-Street Parking: One Disabled (Van Accessible) Stall.
- ❖ Bicycle Parking: Six.

### Winter Condition

The proposed "Winter" site condition is the same as the existing site conditions, with the addition of the Regent Street brick wall and increased vehicular and bike parking. The hours of operation will remain the same. The canopy cover and ornamental fencing will be removed.

- ❖ Hours of Operation: Sunday-Thursday, 11:00 AM-9:00 PM; Friday-Saturday, 11:00 AM-10:00 PM
- ❖ Occupancy Limit: 80 indoor; none outdoor (2 uni-sex restrooms inside)
- ❖ Off-Street Parking: Three (including one disabled).
- ❖ Bicycle Parking: Six.

### 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. The overhead canopy will remain in-place; the ornamental fencing 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 131 to 195, to match the new site conditions. Occupancy calculations are shown below and on the plans. In comparison, 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: 195

- ❖ Occupancy Calculations based on the IBC:
  - Total Area, excluding Bathrooms and Service Areas: 2,314 SF
  - Table and Chair: 1 person per 15 SF (2,000 SF / 15 = 133)
  - Standing Room: 1 person per 5 SF (314 SF / 5 = 62.8)
  - Total Occupancy: 195

**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 four years of operation, they have not had complaints from neighbors or police calls.
- ❖ The proposed plans were presented to the Greenbush Neighborhood Council on Monday, June 7, 2010. The council voted unanimously to approve the three site plan conditions.

**Owner:**  
 Terry Leung  
 Hong Kong Cafe  
 2 S. Mills Street  
 Madison, WI 53715

**Architect:**  
 Matthew Aro  
 Aro Eberle Architects  
 116 King Street, Ste. 202  
 Madison, WI 53703

**Landscape Architect:**  
 Christopher Thiel  
 Thiel Studio  
 828 S. Brooks St.  
 Madison, WI 53715

Thank you for your consideration of this conditional use.

Respectfully submitted,



Christopher V. Thiel, ASLA, LEED AP  
 Principal

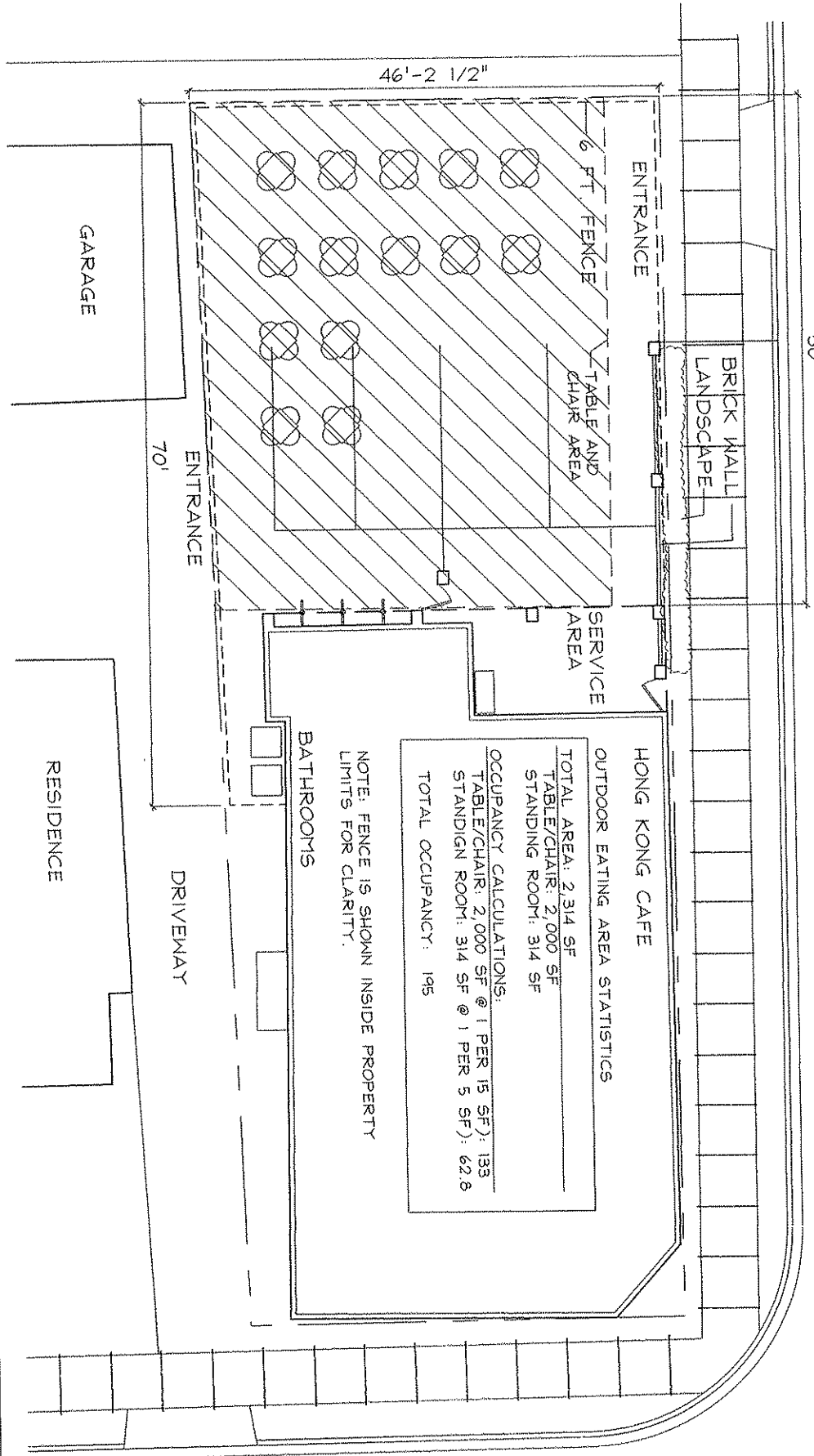
Cc: Terry Leung, Hong Kong Cafe  
 Matthew Aro, Aro Eberle Architects



50'

REGENT STREET

6



46'-2 1/2"

ENTRANCE

6 FT FENCE

TABLE AND CHAIR AREA

BRICK WALL LANDSCAPE

ENTRANCE

GARAGE

SERVICE AREA

HONG KONG CAFE

OUTDOOR EATING AREA STATISTICS

TOTAL AREA: 2,314 SF  
 TABLE/CHAIR: 2,000 SF  
 STANDING ROOM: 314 SF

OCCUPANCY CALCULATIONS:  
 TABLE/CHAIR: 2,000 SF @ (1 PER 15 SF): 133  
 STANDING ROOM: 314 SF @ (1 PER 5 SF): 62.8  
 TOTAL OCCUPANCY: 195

NOTE: FENCE IS SHOWN INSIDE PROPERTY LIMITS FOR CLARITY.

BATHROOMS

DRIVEWAY

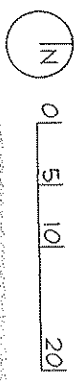
RESIDENCE

MILLS STREET

SITE PLAN  
**HONG KONG CAFE**  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
 "FOOTBALL GAME"

9 JUNE 2010





24'

25'-11 1/2"

REGENT STREET

BRICK WALL  
LANDSCAPE

HONG KONG CAFE

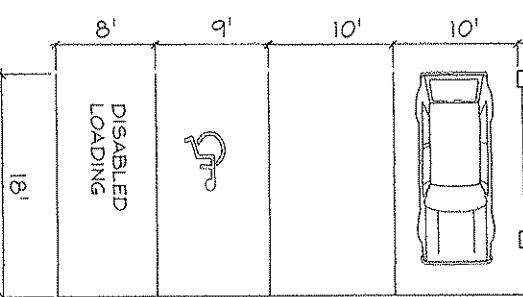
BIKE RACKS  
(6 BIKES)

DRIVEWAY

RESIDENCE

GARAGE

46'-2 1/2"



SITE PLAN  
**HONG KONG CAFE**  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
 "WINTER" PARKING

9 JUNE 2010



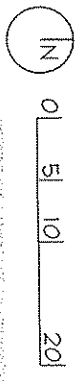
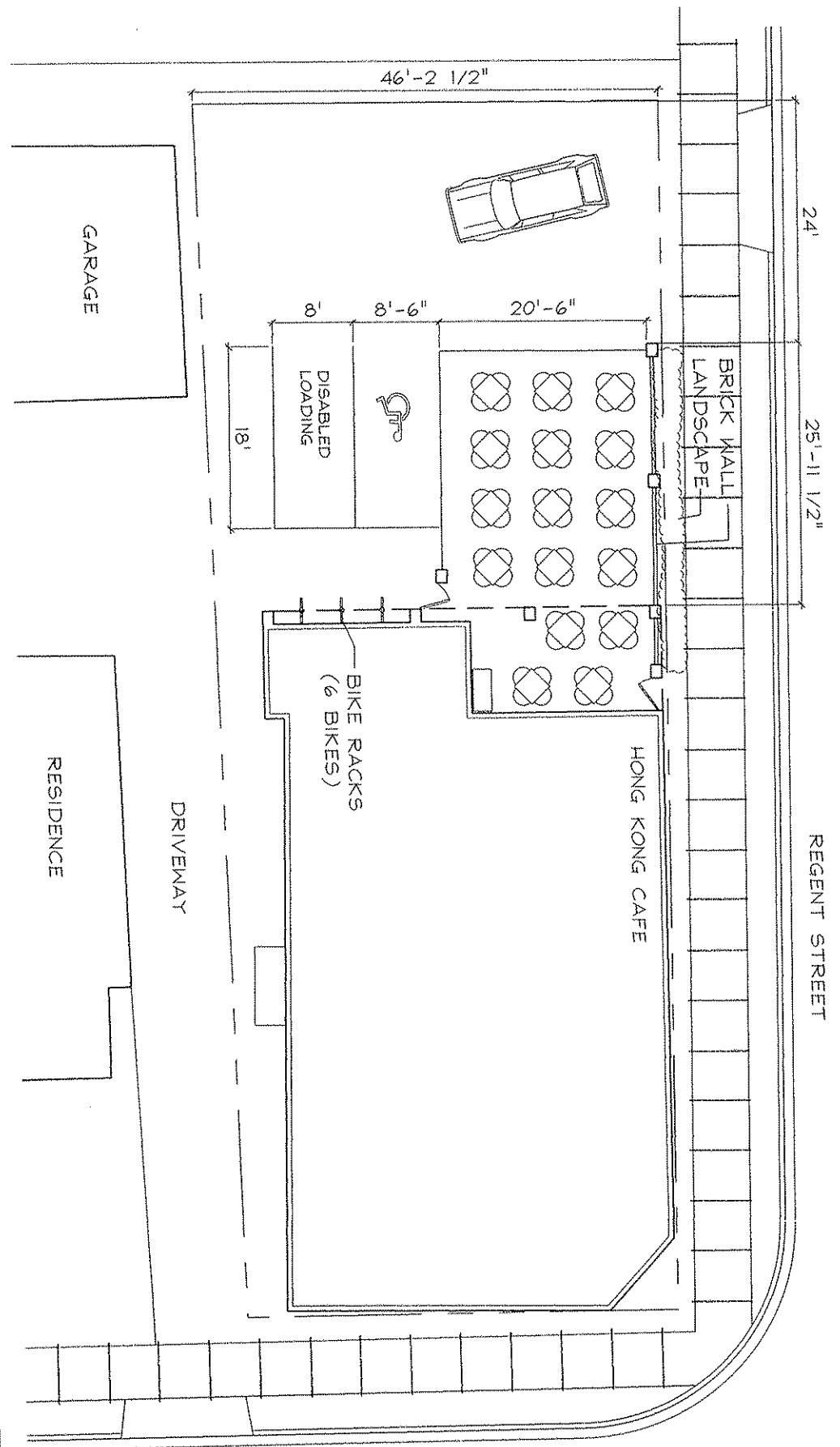
**ARD EBERLE ARCHITECTS**



MILLS STREET

SITE PLAN  
**HONG KONG CAFE**  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
 "SUMMER" OUTDOOR DINING  
 9 JUNE 2010



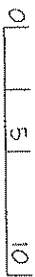
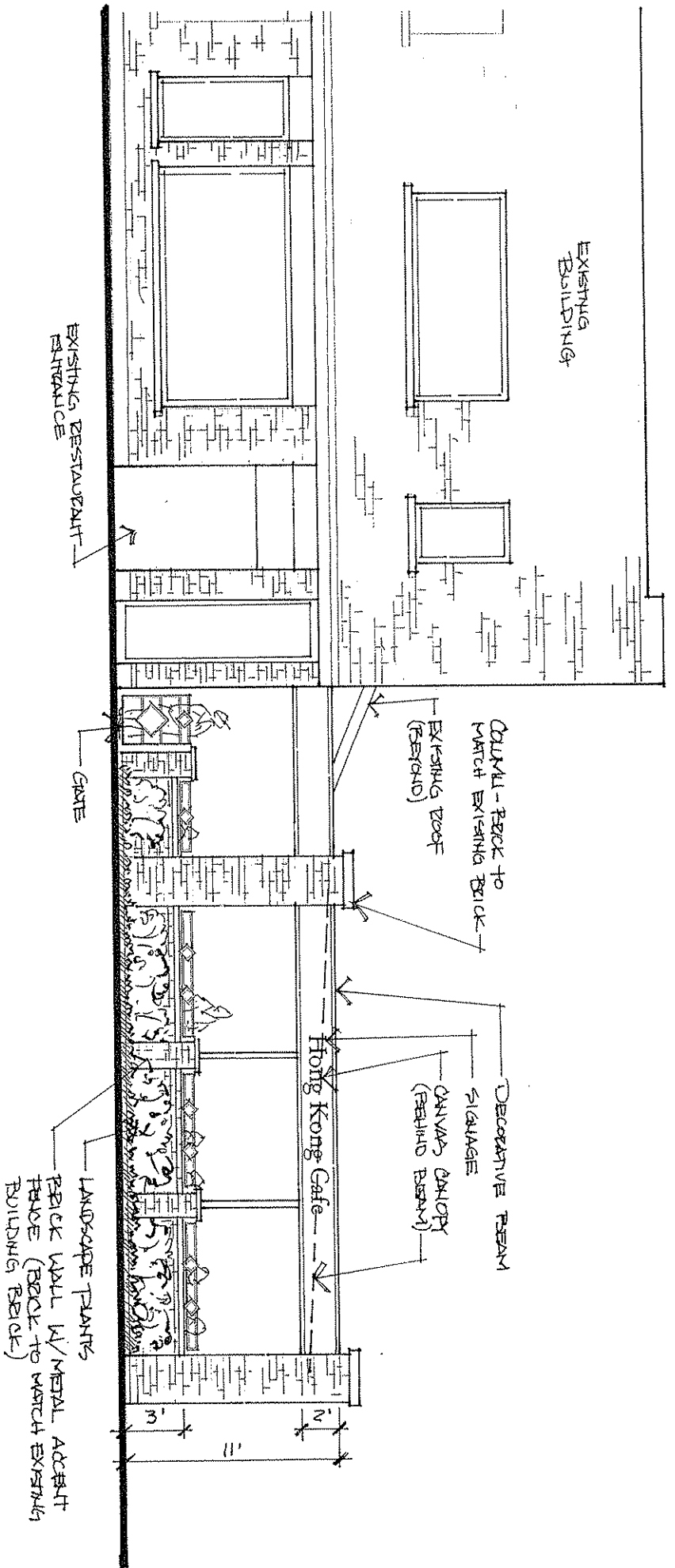
**ARD EBERLE ARCHITECTS**

**niel STUDIO**

SITE PLAN  
**HONG KONG CAFE**  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
**WEST ELEVATION**

9 JUNE 2010



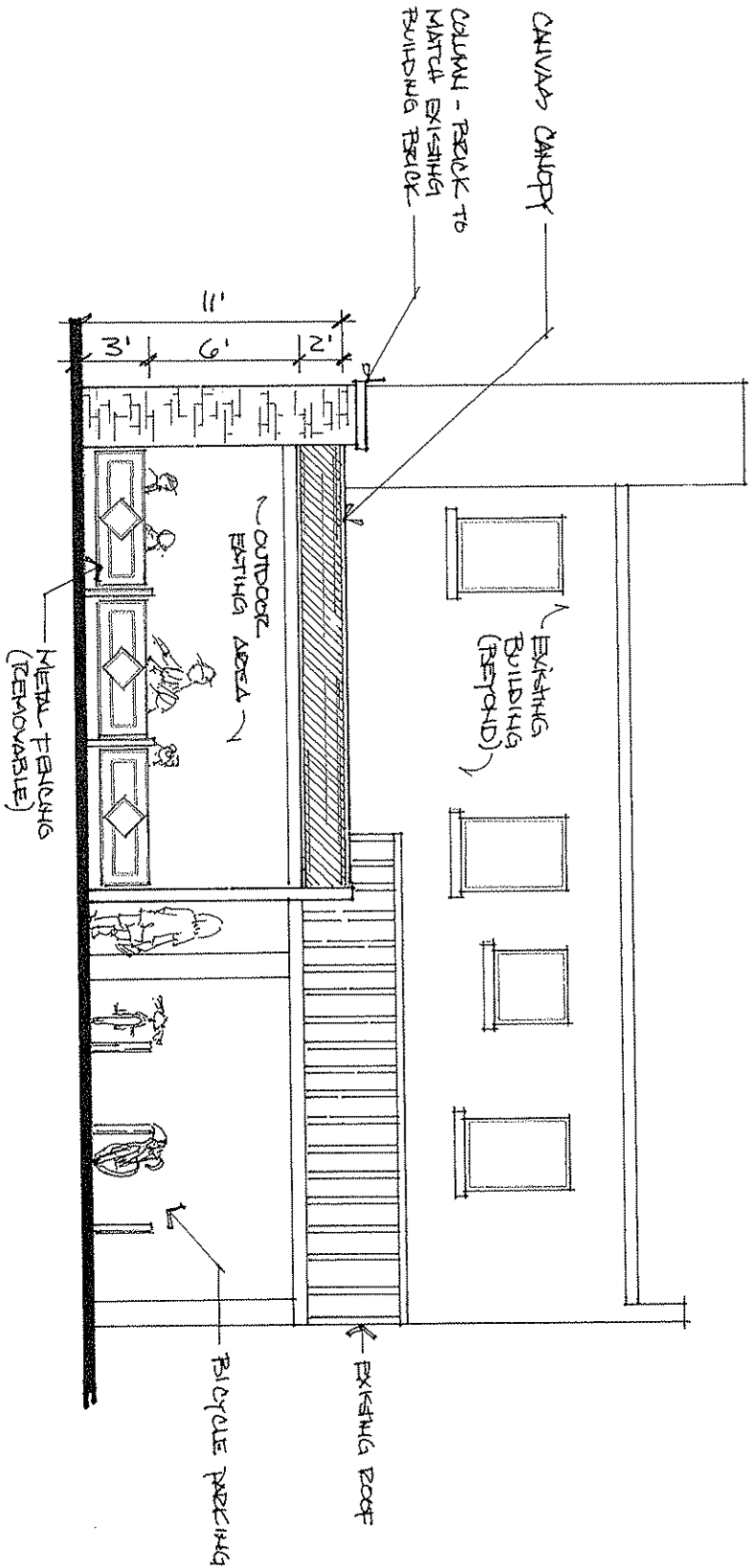
AND EBERLE ARCHITECTS



SITE PLAN  
 HONG KONG CAFE  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
 WEST ELEVATION

9 JUNE 2010



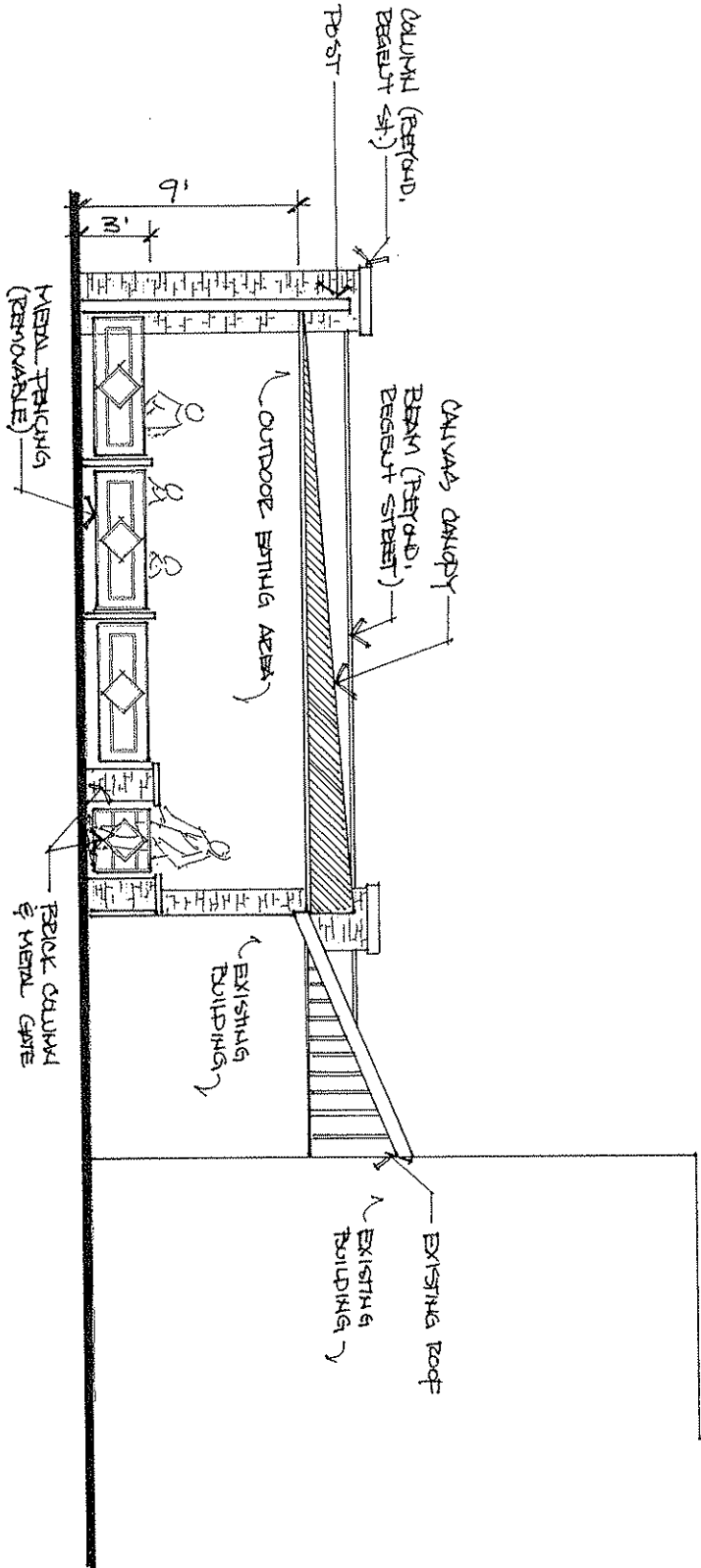
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SITE PLAN  
**HONG KONG CAFE**  
 2 SOUTH MILLS STREET  
 MADISON, WISCONSIN

CONDITIONAL USE PLAN  
**SOUTH ELEVATION**

9 JUNE 2010



ARD EBERLE ARCHITECTS

thru  
STUDIO

## Stouder, Heather

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**From:** Caitlin Seifert [caitlinseifert54@gmail.com]  
**Sent:** Tuesday, July 20, 2010 12:52 PM  
**To:** Stouder, Heather  
**Cc:** amy rountree  
**Subject:** Fwd: [greenbushneighborhood] June 10 GNA Council Meeting Minutes

Hi Heather,

The Greenbush council voted in support of Hong Kong Cafe's conditional use modification. We believe Hong Kong Cafe is a responsible establishment and that their requests are reasonable.

Thanks very much for your confirmation,  
Caitlin

----- Forwarded message -----

**From:** **Nate Warnke** <nwarnke@tds.net>  
**Date:** Tue, Jun 22, 2010 at 7:14 PM  
**Subject:** [greenbushneighborhood] June 10 GNA Council Meeting Minutes  
**To:** [greenbushneighborhood@yahoogroups.com](mailto:greenbushneighborhood@yahoogroups.com)  
**Cc:** Christopher Thiel <[cthiel@thielstudio.com](mailto:cthiel@thielstudio.com)>

Greenbush Neighborhood Association Council meeting minutes for June 10, 2010.

The 11 member GNA Council met to discuss the following items:

All council members present.

Hong Kong Café:

Landscape Designer Chris Theil and Terry, owner of Hong Kong Café, came to discuss changes to Hong Kong Café including an adjustment to their seasonal outdoor use permit to include a summer outdoor patio for eating. The current permit allows for use of the parking lot on badger game days. This change would allow a modest increase in the number of people on badger game days, but would also include a summer patio in a portion of the parking lot for spring/summer/fall usage for dining. Plans were shown which showed small wall along Regent street, an awning used over the patio and tables within the patio. The new patio would be contained in the current parking lot which is on the west side of the building. In winter, the patio would be turned into two additional parking spaces. Discussion revealed that Hong Kong Café has no desire to change the type of use during badger games, focusing on an eating area within the beer garden for pre game and no interest in the post game crowd. Council reviewed the plan and voted unanimously to support Hong Kong Café in their application to extend the license for seasonal outdoor use.

Kleif Park:

JUNE 12, 2010

To Whom It May Concerns:

I, Lawrence R. Bessie home owner of 8 South Mills Street (adjacent to the Hong Kong Café) offer my support of the proposed site plans and conditional use.

Lawrence R. Bessie