

CITY OF MADISON

Proposed Conditional Use

Location: 1107 & 1111 Regent Street

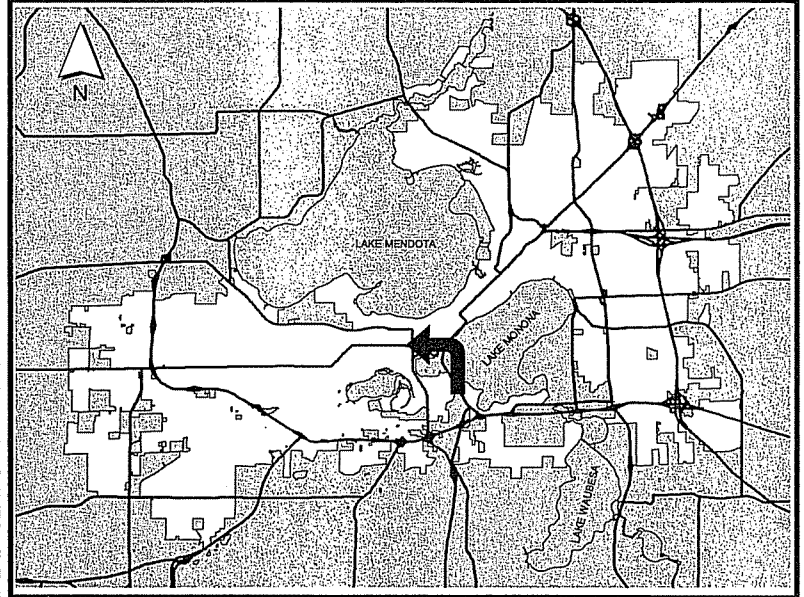
Project Name: Hong Kong Cafe

Applicant: Terry Leung - Hong Kong Cafe/
Chad Koplien - Lee, Kilkelly, Paulson & Younger SC

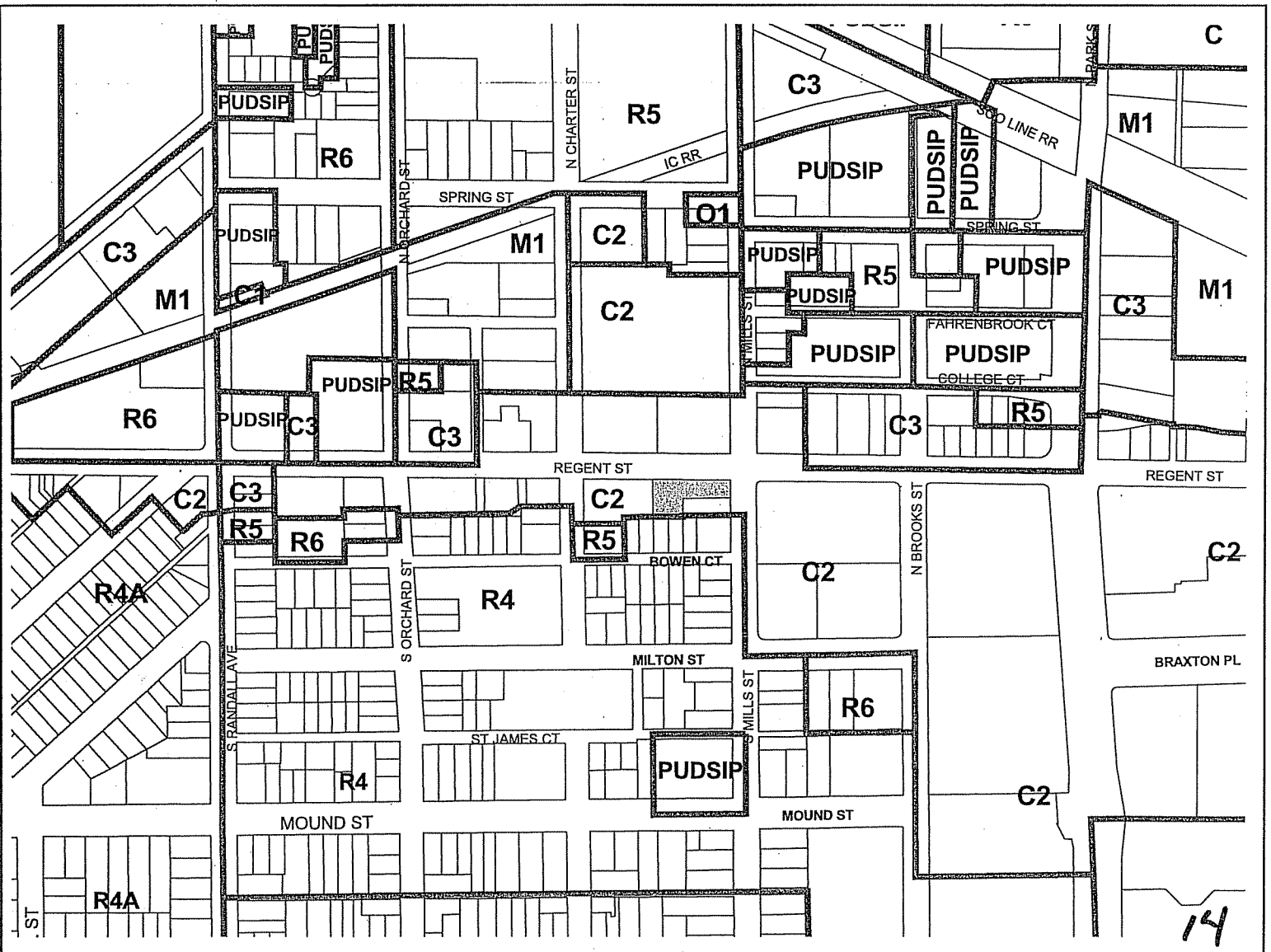
Existing Use: Restaurant

Proposed Use: Outdoor Eating Area for
Special Events

Public Hearing Date:
Plan Commission 20 June 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

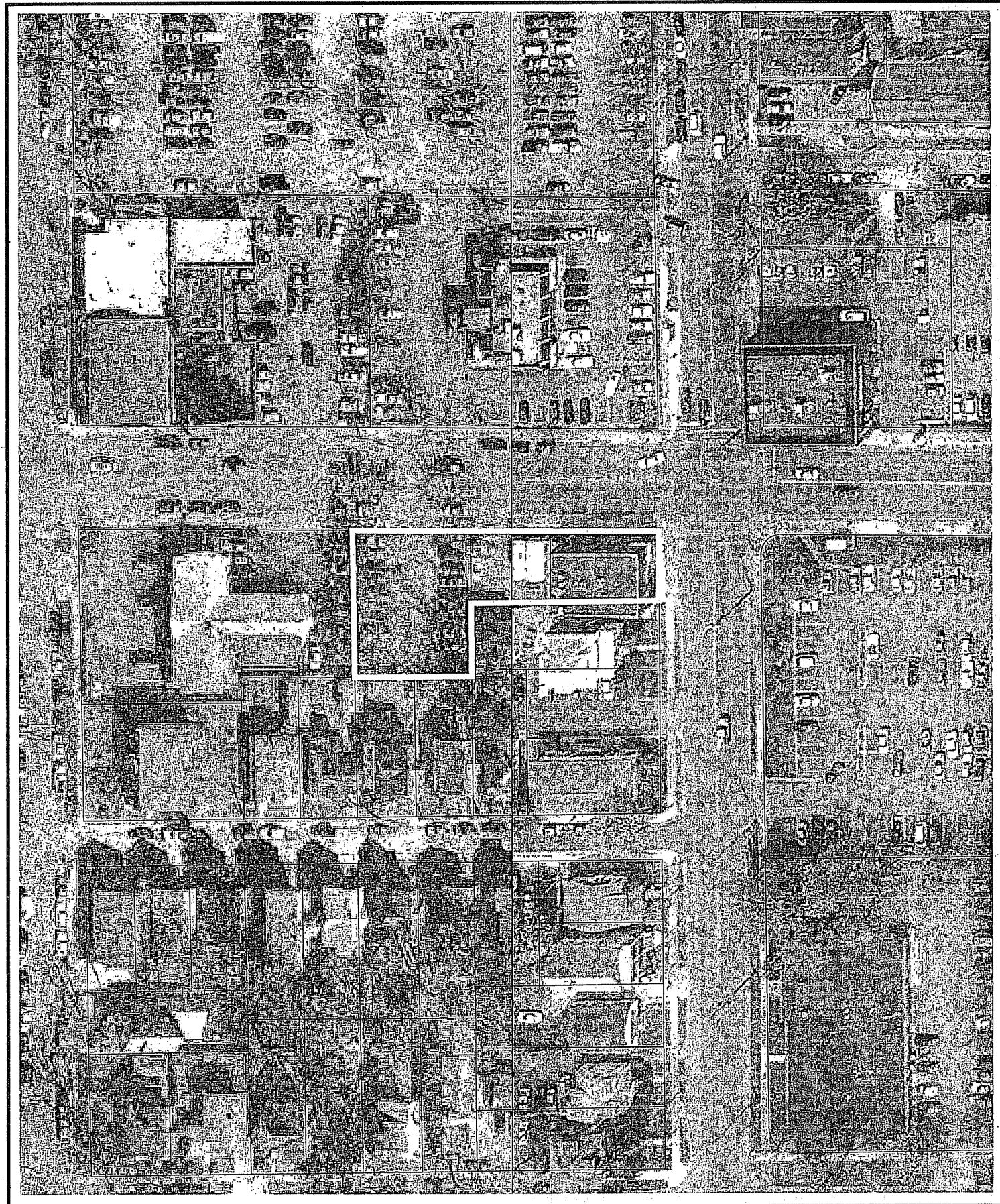


1107 & 1111 Regent Street

0

200 Feet

Date of Aerial Photography - April 2000 & 2003



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$ 550⁰⁰ Receipt No. 60727
 Date Received 5-11-05
 Received By R Toole
 Parcel No. 0709-224-0101-6
 Aldermanic District 13, Isadore Knox, Jr.
 GQ _____
 Zoning District C2
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: Parking lots located at 1111 Regent Street and 1107 Regent Street **Project Area in Acres:** less than 1 acre
Project Title (if any): Hong Kong Cafe Beer Garden

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: Terry Leung Company: Hong Kong Cafe
 Street Address: 2 S. Mills Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 259-1668 Fax: (608) 259-0368 Email: _____

Project Contact Person: Chad W. Koplien Company: Lee, Kilkelly, Paulson & Younger, S.C.
 Street Address: One West Main St, 7th Floor City/State: Madison, WI Zip: 53701-2189
 Telephone: (608) 256-9046 Fax: (608) 256-6273 Email: ckoplien@leekilkelly.com

Property Owner (if not applicant): D&E Hogan
 Street Address: 1050 Regent Street City/State: Madison, WI Zip: 53715

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The applicant intends to use the parking lot adjacent to its restaurant for a beer and food garden solely during the Badger football season.

Development Schedule: Commencement N/A Completion N/A

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)
- **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 but not limited to, including: 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. **See letter accompanying application

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. Exhs 1, 2, & 3

Filing Fee: \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Andy Heidt, Isadore Knox, Jr., Greenbush Neighborhood Association (See Ex. 4)

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 Counter and Planning Unit staff; note staff persons and date.

Planner Bill Roberts Date 5/5/05 | Zoning Staff Ron Towle Date 4/25/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Terry Leung Date 5-9-05
Authorized agent of

Signature [Signature] Relation to Property Owner of D&E Hogan, LLC

Authorizing Signature of Property Owner [Signature] Date 5-9-05

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

Mr. Ron Towle
Mr. Bill Roberts
Department of Planning & Development
Inspection Unit
215 Martin Luther King Jr., Blvd.
P.O. Box 2984
Madison, WI 53701-2984

**RE: Letter of Intent - Hong Kong Café
Our File No.: 4164.16274**

Dear Mr. Towle and Mr. Roberts:

Thank you for meeting with us on Monday, April 25, 2005 with regard to our client's, Hong Kong Café, project to develop a beer garden. As you know, I have emailed you a preliminary copy of the plan and a copy of the Application for a liquor license for the same. After meeting with you, you explained in detail the Land Use Application and the various requirements that our client must perform prior to submitting the Application.

Please note that according to the Department's conditional use permit instruction sheet, our meeting with you on April 25, 2005 would meet the first requirement. Attached as Exhibit A is a copy of the email that I sent to Mr. Towle confirming that meeting and describing our client's goals. Additionally, on May 5, 2005, I spoke with Mr. Bill Roberts with regard to meeting the requirement that our client meet with a planner prior to submitting the Application. Mr. Roberts was very helpful and indicated that the concerns that the Department would have concern the amplification of live music, the requirement of notice to the various neighborhood associations and alderperson, trash receptacles, the fencing requirements, and other odds and ends. He indicated that our teleconference will satisfy the requirement that we meet with the planner.

The second requirement is a letter notifying the alderperson and all known neighborhood and business associations thirty days prior to submittal of the Application. As we discussed in our meeting, our client has been in contact over the past six months with the previous alderperson, Andy Heidt, and with the Greenbush Neighborhood Association. To err on the side of caution, we have also sent a letter regarding the same to the current alderperson, Isadore Knox, Jr. It is also my understanding that Mr. Heidt has sent a letter to Alderperson Knox, and I have been in contact with his office as well with regard to the Hong Kong Café beer garden issue. These notifications are attached as Exhibit B.

May 10, 2005
Page 2

As per the filing sheet that you provided, the due date is noon on May 11, 2005. We are hand-delivering this Application to meet that filing requirement. As per the requirement of a PDF file of the documents, we have emailed those to you.

We also enclose the \$500 application fee for a conditional use permit. Additionally, included within that check payable to the City Treasurer, is the \$50 for reimbursing the City to prepare and mail the hearing notice to adjacent rental occupants.

Should you have any questions or concerns, or if you or the Department have identified that we have failed to provide required information or documentation, please let us know at your earliest convenience.

Respectfully submitted,

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

Chad W. Koplien khr

Chad W. Koplien

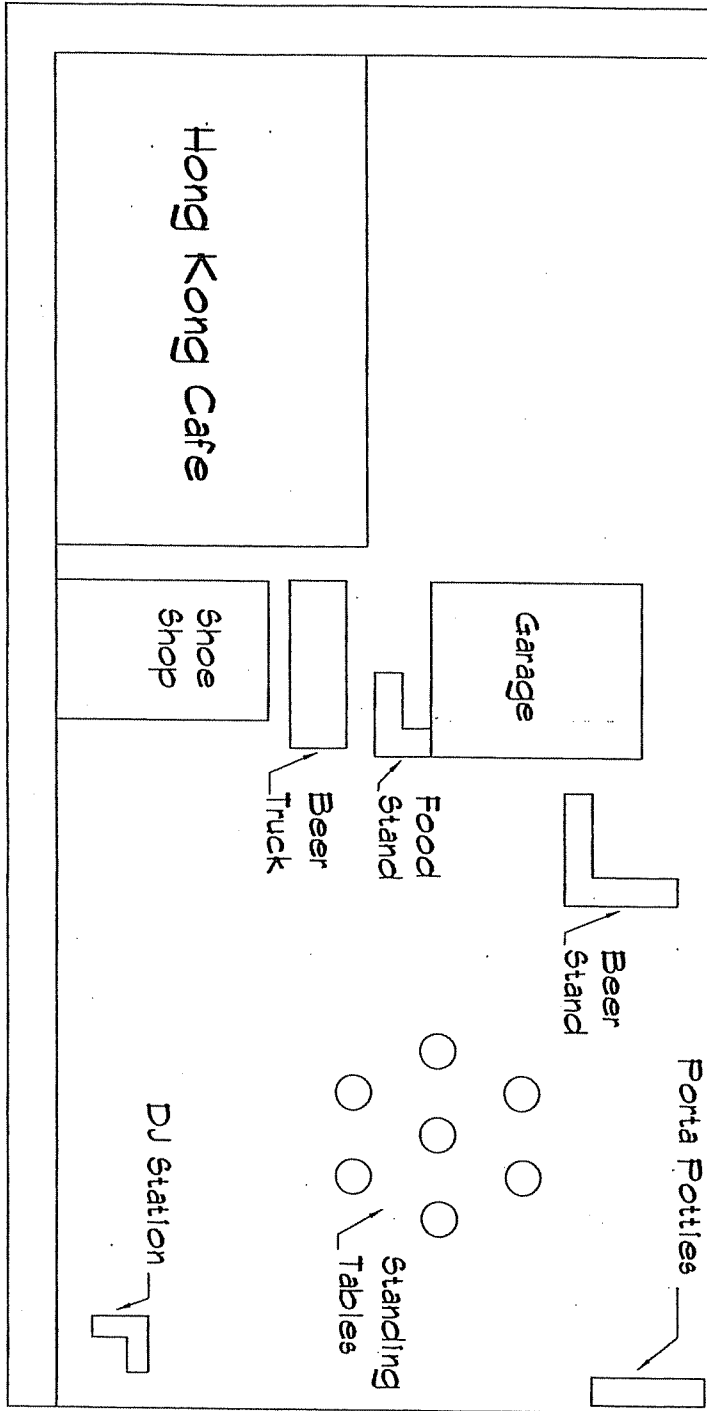
e-mail: ckoplien@leekilkelly.com

Enclosures

cc: Hong Kong Café (w/ encl.)
Tom Brush (w/o encl.)

EAC1616274L-Towle-1.khr.wpd

Mills St.



Regent St.

Hong Kong Cafe beer garden proposal

PROJECT NAME AND ADDRESS

Hong Kong Cafe Beer Garden

Madison, WI

PROJECT

SHEET NO.

DATE
April 4, 2005

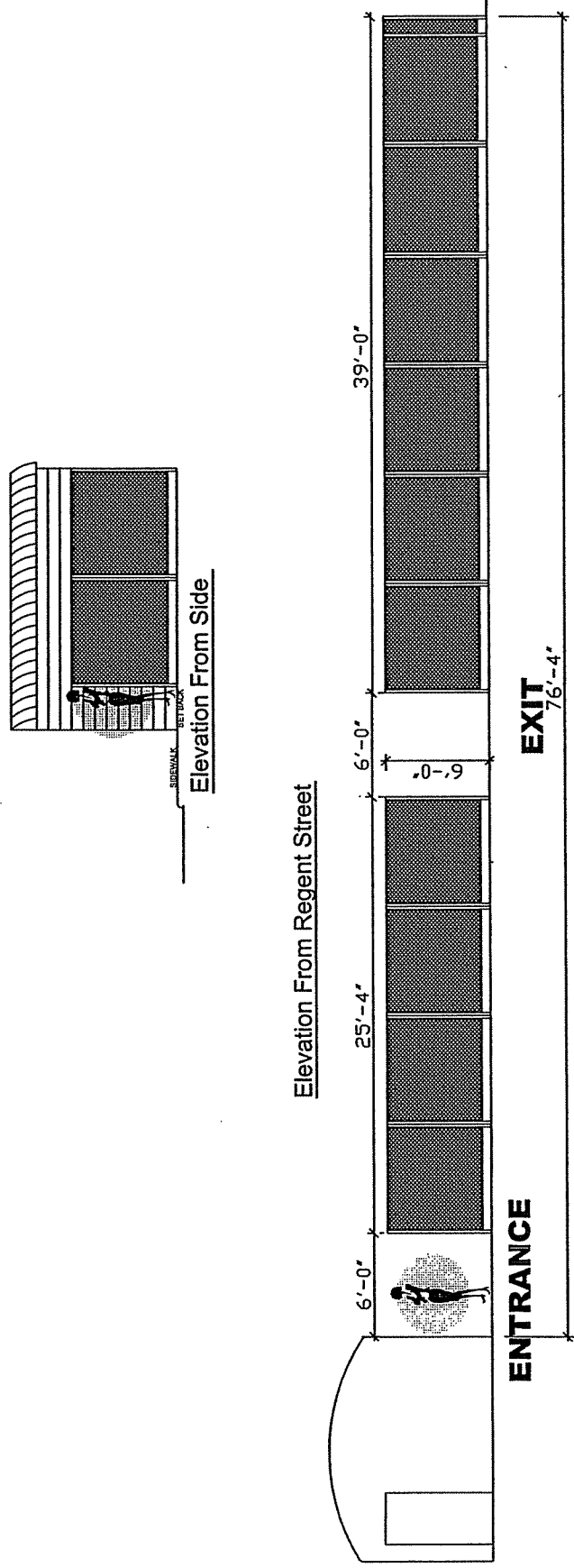
SCALE

1

DRAWN BY:

Tom Saari

Proposed Outdoor Food & Beer Garden for Hong Kong Cafe, 2 S. Mills Street, Madison, WI



1" = 10'

Regent Street

S. Mills Street



Proposed Outdoor Food & Beer Garden
for
Hong Kong Cafe, 2 S. Mills Street, Madison, WI