



A13 P304

Change of Premises

CLC PCN-2018-01270
(Number)

(scanned)

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

(Leg file number)

(initials)

licensing@cityofmadison.com
608-266-4601

(Processing step)

This application modifies existing alcohol license number: 34679-18898

- Class A Beer
- Class B Beer
- Class A Liquor
- Class B Liquor
- Class C Wine

Aldermanic District: 13 Alder Name: Allen Arntsen Police Sector: _____

Corporate Information

Business Legal Name: Cathay Pacific Inc.

Business Address: 2 S. Mills Street

Corporate Contact Name & Position: _____
Leung, Sui Cheung (Philip) / President

(608) 444-7552 /
Phone & Email: scphilpleung@yahoo.com

Licensed Premise Information

Business dba Name: Hong Kong Cafe

Licensed Address: 2 S. Mills Street

Business Contact Name & Position: _____
Leung, Sui Wah (Terry) / Manager

(608) 358-2233 /
Phone & Email: terryleung1668@yahoo.com

Liquor Beer Agent Name: Siu Wah Leung % Alcohol: -- % Food: --
(see Attachment A)

Current Capacity (indoor): 150

Current Capacity (outdoor): 64
Badger Football: 310

Proposed Capacity (indoor): 150

Proposed Capacity (outdoor): 64
Badger Football: 938

Description of Proposed Changes: (see Attachment A)

Detailed Floor Plans included (required)

Orange sign and "License Renewals & Changes" brochure issued

X [Signature]
Applicant signature

Date: 12/12/18

ATTACHMENT A

Proposed change of premises description

Cathay Pacific Inc., dba Hong Kong Café
2 S. Mills Street and 8 S. Mills Street

The existing premises includes indoor and outdoor areas at 2 South Mills Street. The Applicant has agreed to purchase the adjacent parcel at 8 South Mills Street. The Applicant proposes changes to the premises description, described below, conditioned upon Applicant obtaining a conditional use permit for the expanded premises, and completing the acquisition of the parcel at 8 South Mills Street. Applicant intends to file its conditional use permit application by September 19, 2018.

Existing Premises Description:

The existing premises is described on the site plan attached as Exhibit 1 (“Plan Sheet L-1 – Site Plan”). The existing approved capacities are as follows:

1. Indoor capacity: 150
2. Outdoor dining area: 64
3. “Badger Football outdoor eating area: 310.

Proposed Premises Description:

The proposed premises is described on the site plan attached as Exhibit 2 (“Plan Sheet A1 – Site Plan”), and Exhibit 3 (“Plan Sheet A3 – Game Day Food Garden). Exhibit 2 is the proposed site plan for operations on days other than Badger Football game days. Exhibit 3 is the proposed site plan for Badger Football game days. The proposed capacities are as follows:

1. Indoor capacity: 150 (no change)
2. Outdoor dining area: 64 (no change)
3. “Badger Football outdoor eating area: 938.

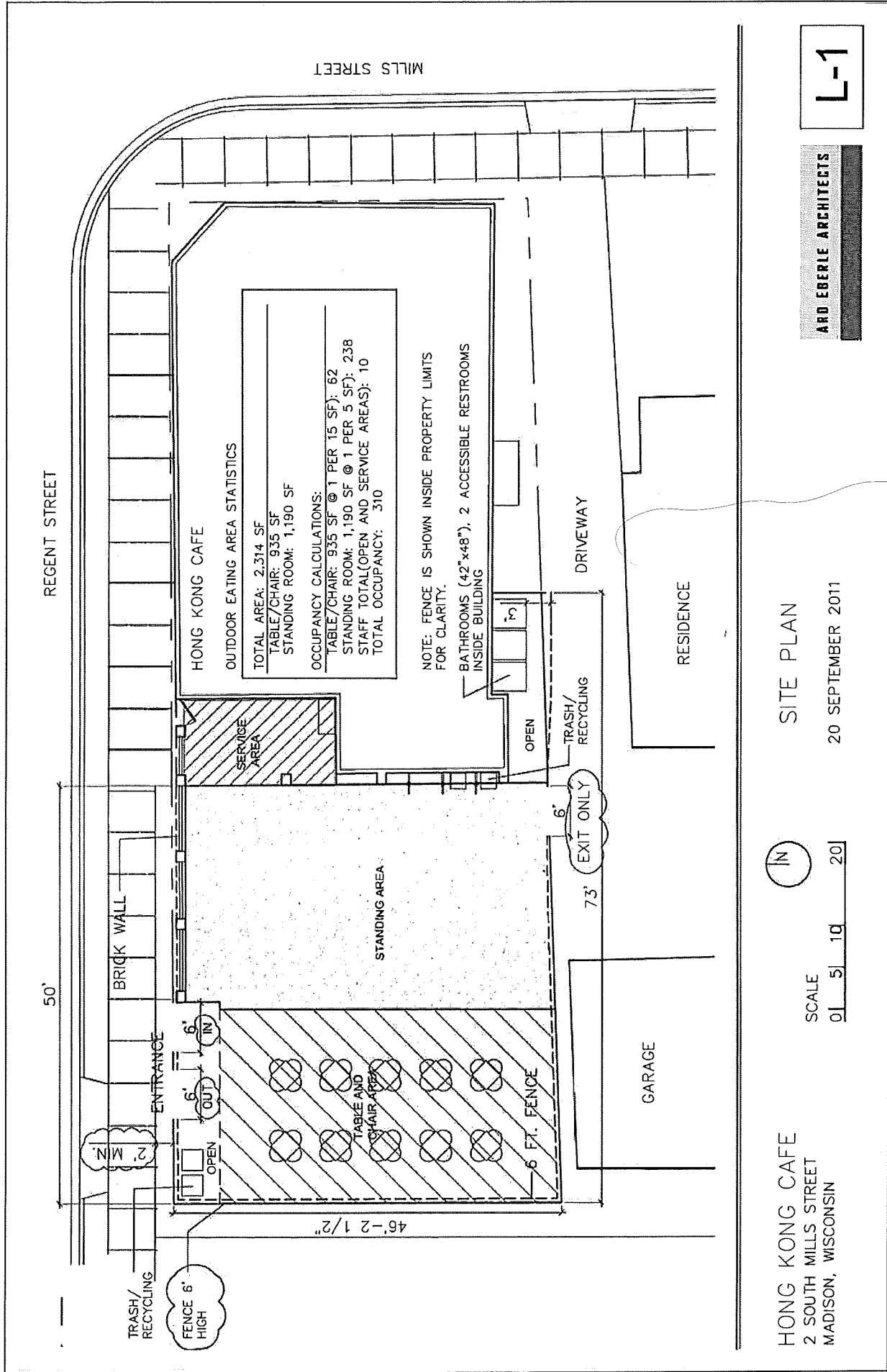
Proposed Management Plan:

The Applicant’s proposed management plan for the Badger Football outdoor eating area is attached as Exhibit 4.

Alcohol as a percentage of total sales:

Hong Kong Café is a full service restaurant, and food sales have always been the dominant source of revenue. Even on Badger Football days, food service will be emphasized. The Applicant projects that its overall sales will be 85% food, and 15 % alcohol on an annual basis.

EXHIBIT 1



HONG KONG CAFE
 2 SOUTH MILLS STREET
 MADISON, WISCONSIN

SCALE
 0 1 5 10 20
 N

SITE PLAN
 20 SEPTEMBER 2011

ADD EBERLE ARCHITECTS

L-1

Outdoor Beer Garden Management Plan

Saturday badger football games are a big part of downtown Madison. Not only does a lot of Madisonians go to watch the games, but a lot of people also come from out of town for game days, especially so when we play against other Big 10 teams at home. Of course most people have tickets to go to the stadium to watch the game, but we have realized that there are quite a number of people every game who are not able to get their hands on tickets and are just wandering the streets looking for a place to watch game and enjoy the gameday atmosphere. With this expansion plan we are hoping that Hong Kong Café can provide a place for those who don't have tickets to eat, drink and still enjoy the excitement of a badger football game. I am also hoping that this can help the city to provide a safe and fun place for the badger fans. Below is a detailed plan of how we will manage the expanded beer garden.

1. For the bar we will have 6-8 licensed bartenders with the proper training.
2. In terms of food there will be 4-5 people cooking the food on site, and the food will be served following the guidelines of the health department.
3. We will provide enough portable toilets to accommodate for the increased number of people.
4. We will have 3 people as security at each gate plus 2 people walking around within the beer garden to make sure that everything is under control, checking up on people to ensure the safety of all the customers. All security personnel will be from Zhong Yi Kung Fu Association.
5. All the employees will be in uniform so that they can be easily recognized by customers.
6. We have surveillance cameras that cover the entire area to make sure that if something were to happen and the police are called that we can help by providing video evidence.
7. The restaurant will have a manager on site to make sure that everything is in order.
8. Besides the standing room, we will also provide tables and chairs for some of the customers.



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3361 E. Washington Ave.
Madison, WI 53704

Tel: (608) 347-3836

Website: www.zykfa.org

E-Mail: info@zykfa.org



Neighborhood House

COMMUNITY CENTER

SINCE 1916

September 10, 2018

29 South Mills

Madison, WI 53715

608-255-5337

NeighborhoodHouseMadison.org

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Madison4Kids

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SSMHealth

UnityPoint Health – Meriter

UW Humorology

To Alder Allen Arnsten and Members of the City Council,

I am writing to offer my strong support for our friends and neighbors at Hong Kong Café and their effort to purchase the property next door to their restaurant and convert it into additional parking.

Neighborhood House is located across the street from Hong Kong Café and I am well aware of how short we are on parking in this area. The property next door to Hong Kong Café is in disrepair and could be better used, in my opinion, by providing more parking for Hong Kong Café customers. Neighborhoods succeed when local businesses succeed, especially one that gives as much back to the neighborhood as Hong Kong Café.

I can't tell you how many times Hong Kong Café has provided us with free food for community events because I have lost count. All I can tell you is that they have never said no. We also have an arrangement with them where, in exchange for a couple of our parking spots, they plow our parking lot all winter and mow our grass all summer. I often say they are the best neighbors we have.

I have been fortunate to get to know the family at Hong Kong Café. They are wonderful people who care deeply about Madison and the people who live in it. They are generous and kind, and by helping them, you will also be helping the people in this neighborhood and all of the people who visit Neighborhood House.

Please contact me directly if you have any questions or would like additional information.

Submitted respectfully,

Andy Millman
Executive Director

Subject: Beer garden support

From: nancyjeanbradley@gmail.com

To: Terryleung1668@yahoo.com

Date: Saturday, September 8, 2018, 8:33:04 PM CDT

Sent from my iPhone

This letter is in support of the Hong Kong Cafe's application to tear down the house on Mills Street and design an outdoor parking area and use it for Badger Football games. Terry Leung and his family run the type of neighborhood business we need more of in our community! I've owned the home at 108 S. Mills since 1990. I operate the award winning Nancy Bradley Early Childhood Education Center out of my home. I have known and supported this business for years. Meanwhile the Hong Kong Cafe has always supported this neighborhood's critical institutions, especially Neighborhood House, Madison's oldest community center. I served on the Board of Neighborhood House for many years. The HK Cafe always supported our efforts financially and with their great food. Their plan is a responsible use of the property and will fit in well with the neighborhood.

I believe I am the closest homeowner to this property and am actively involved in my neighborhood. This project will only strengthen us. Please support it:

Sincerely,

Nancy Bradley
608-335 0411