

October 31, 2018

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 major alteration to an existing conditional use for Hong Kong Cafe, located at 2 South Mills Street.

Project Overview:

The owner has gained control of the property at 8 S. Mills, adjacent to the existing Hong Kong Café site. The existing apartment home is proposed for demolition. 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. The only changes proposed to these functions is an expansion of the football game day events to include portions of 8 S Mills. The property at 8 S. Mills will be used primarily for parking to support the restaurant with landscaping, with an accessory garage building remodeled to support storage and game day functions. The garage will be remodeled to meet commercial building code, with new exterior siding to coordinate with the 2 S. Mills building.

Existing Condition

- ❖ Hours of Operation: Sunday–Thursday, 11:00 AM–8:15 PM; Friday–Saturday, 11:00 AM–9:15 PM
- ❖ Occupancy Limit:
 - Interior restaurant: 80 (2 uni–sex restrooms inside)
 - Outdoor dining: 64 (non–football game days, seasonal)
 - Football game day events: 310
- ❖ Off–Street Parking: 3 stalls including one accessible stall (except on football game days)
- ❖ Bicycle Parking: 6 stalls

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 is the food service area. 3 exits are required and provided.

Hong Kong Cafe requests that the occupancy be updated from 310 to 938, to match the enclosed site plan. Occupancy calculations are shown on the plans. The occupancy limits are based on International Building Code standards for occupant load calculations. Tables and chairs are provided as indicated, a popular feature of customers. 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: 938

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 13 years of operation, they have not had complaints from neighbors or police calls.
- ❖ See attached letters of continued support from neighborhood residents, patrons, businesses and organizations.

Thank you for your consideration of this conditional use.

Respectfully submitted,



Matt Aro
Aro Eberle Architects, Inc.