

September 18, 2018

To whom it may concern:

I am the recently retired Executive Director at Neighborhood House Community Center located at 29 S. Mills Street. I am writing this letter in support of Hong Kong Cafe's application to demolish a house adjoining their retail establishment and increase the size of their parking lot. I know when you consider these kinds of requests, the opinions of neighbors are a high concern. And, Hong Kong Cafe has always been a great neighbor to Neighborhood House.

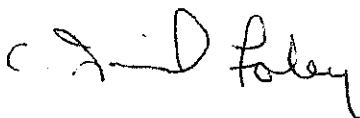
Hong Kong Cafe is a family owned and operated business. It is a minority owned business that contributes greatly to the diversity of our neighborhood. Terry and his brothers operate a business that caters to families, business people, and UW students. They are well known in the neighborhood and actively donate food to the Community Center, neighborhood events, and an annual free dinner to anyone wishing to attend. Terry, his brothers, sister, mother, nieces and nephews are all active in the restaurant. They are wonderful people and I can only speak highly of their character, work ethic, and positive influence to the neighborhood. Their restaurant is known as the best Chinese Food in Madison.

As you are aware, most businesses located on Regent Street have parking lots adjoining their businesses. Hong Kong Cafe has a very small parking area and this request would increase available customer parking. Anyone who visits the Greenbush Neighborhood at anytime knows there is not adequate parking. If Hong Kong Cafe had more parking for customers, it would free up spaces for all the businesses and residents in the area.

Additionally this parking lot expansion would allow a slightly larger food garden on UW Football Games. The Hong Kong Cafe food garden tends more toward a family customer and provides diverse food choices and refreshments. Many neighborhood residents and others choose this option prior to the game.

It is important for the survival of a family operated business that we assist them in their effort to keep a unique restaurant on Regent Street. There are already too many vacant buildings on Regent Street. Please strongly consider their application.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Daniel Foley". The signature is fluid and cursive, with the first name "C." and last name "Foley" clearly distinguishable.

C. Daniel Foley  
Retired Executive Director  
Neighborhood House Community Center



# Neighborhood House

COMMUNITY CENTER

SINCE 1916

September 10, 2018

29 South Mills

Madison, WI 53715

608-255-5337

NeighborhoodHouseMadison.org

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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

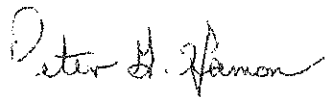
August 13, 2018

To whom it may concern,


My wife and I have been regular patrons of the Hong Kong Café for many years. Unfortunately due to a lack of area parking we can usually only patronize the Hong Kong when the clinic across the street is closed and we can park, without authorization, in their lot.

We urge you to look favorably upon Terry Leung's request to take down the house next to his restaurant and replace it with parking. We understand the house is not habitable in its current condition. One of the best things about life in Madison is the city's support of minority businesses. The Hong Kong Café is a prime example of such an enterprise.

Thank you for your consideration of this matter,

A handwritten signature in cursive script, reading "Peter H. Hamon".

Peter Hamon

  
Madison, WI 53716

August 15, 2018

To Whom It May Concern:

Our family have been longtime patrons of Hong Kong Café. Our children were toddlers when we first discovered Hong Kong and now our oldest daughter just graduated from UW Madison Veterinary School. And yes, we celebrated the graduation at Hong Kong!

We absolutely love the quality of food and excellent service. We always recommend Hong Kong to family, friends and people new to Madison. The Leung family works very hard to provide an excellent experience for their customers. Unfortunately, the limited parking can be a deterrent for patrons from eating at the restaurant. We fully support Terry Leung in purchasing the home next to their restaurant to expand parking. The home appears to have structural issues and is in disrepair.

The Leung family takes pride in their restaurant and are an asset to Madison and the Mills Street neighborhood. We should support this wonderful family and small business owner.

Thank you for your consideration.

*Mark, Michelle, Taylor, Paige*

Mark Disch, Michelle Marking, Taylor Disch, Paige Disch

Verona, WI 53593

August 15, 2018

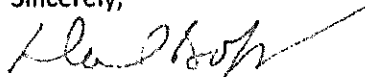
To Whom it May Concern:

I am a faculty member in the Department of Educational Psychology at the University of Wisconsin, Madison, and my colleagues (in the Quantitative Methods area) and I regularly have our weekly business lunch meetings at the Hong Kong Café on Regent Street, and have done so for approximately 12 years now. We frequently also try to invite guests to our meetings. However the current arrangement at the restaurant in terms of parking is a significant challenge; I am regularly searching for parking in the area, and can certainly appreciate it is a major limitation in the restaurant's ability to do business. Even when on-street parking is available (on Regent), the heavy (and fast-moving) traffic at and near the intersection of Mills and Regent typically makes such parking dangerous, especially in the winter months.

Given the significant structural issues associated with the house next to the restaurant and the clear need and value for parking to the success of the restaurant, we hope the request of Terry Leung to use the space to improve parking at the Hong Kong Café is given utmost consideration. The restaurant is a special and unique place with a terrific staff that have always been very accommodating, and provides for us an excellent location to have our meetings. Given the number of additional colleagues and acquaintances I have seen dining there over the years, I know it is a meaningful place to many people, and I hope more can be done to allow it to continue to function in this capacity.

Thanks for considering this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Bolt", with a long, sweeping horizontal line extending to the right.

Daniel Bolt  
Professor, Educational Psychology  
University of Wisconsin, Madison

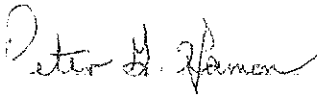
August 13, 2018

To whom it may concern,

My wife and I have been regular patrons of the Hong Kong Café for many years. Unfortunately due to a lack of area parking we can usually only patronize the Hong Kong when the clinic across the street is closed and we can park, without authorization, in their lot.

We urge you to look favorably upon Terry Leung's request to take down the house next to his restaurant and replace it with parking. We understand the house is not habitable in its current condition. One of the best things about life in Madison is the city's support of minority businesses. The Hong Kong Café is a prime example of such an enterprise.

Thank you for your consideration of this matter,

A handwritten signature in cursive script, appearing to read "Peter H. Hamon".

Peter Hamon

A solid black horizontal bar used to redact a line of text, likely an address.

Madison, WI 53716

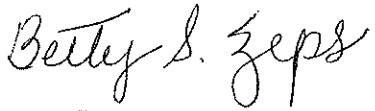
August 15, 2018

To Whom It May Concern:


I understand that the house next door to one of my favorite restaurants, Hong Kong Café, is up for sale and that Mr. Terry Leung, owner of Hong Kong Café, would like to demolish it and use the space for a parking lot. This would be wonderful news to those of us who come to this restaurant frequently (and have for many years), and just as frequently, cannot find a place to park nearby. This situation often leads us to go elsewhere or to park illegally in a lot across the street and risk being towed. It seems that the house would require a lot of money to rehab into something usable and probably isn't worth the effort.

I hope that you will consider favorably Mr. Leung's request to tear down the house and make a much-needed parking lot there. Madison has a long history of helping small and minority businesses expand. Hong Kong Café is a much-loved fixture along Regent Street and, as such, should be helped as much as possible to remain in this space and to thrive.

Sincerely,

A handwritten signature in cursive script that reads "Betty S. Zeps".

Betty S. Zeps

  
Madison, WI 53711

Subject:

From: [REDACTED]

To: [REDACTED]

Date: Thursday, August 16, 2018, 1:05:18 PM CDT

8/16/18

To whom it may concern;

Our family has – for many years – been regular customers of the Hong Kong Café, both for dining in , and carry out. We find it very difficult to find parking in the area, esp. when the University is in session.

We ask you to grant Terry Leung's request to demolish the house next to his restaurant, and to replace it with parking. It is our understanding that the house is not habitable in it's present condition. The Hong Kong Café is a locally owned family business and is deserving of the city's support.

Thank you for your consideration.

David and Mary Lynne Puttkamer

[REDACTED]  
Madison, WI 53711

August 16, 2018

To whom it may concern:

We are regular customers of the Hong King Café. In our view, it is one of the best restaurants in Madison featuring Chinese cuisine. Many others hold the same view, as attested to by the many Best of Madison Awards it has received over the years.

Because of its reputation, the Hong Kong Café has been able to prosper by drawing on a city-wide customer base. Even so, in our observation, it has been a good neighbor to the students and workers who live and work in the neighborhood, by, among other things, occasionally providing free meals to students and maintaining affordable prices.

The one drawback that we have observed as customers, is a lack of sufficient parking spaces to accommodate its full customer base. We strongly support the notion that it should be allowed to expand its parking area from the current four spaces in back of the building.

George R. Fleischli

[REDACTED]  
Madison, WI 53703

Amedeo Greco

[REDACTED]  
Madison, WI 53705

Edward B. Krinsky

[REDACTED]  
Madison, WI 53703

August 16, 2018

To whom it may concern:

I have been a regular customer at the Hong King Café for many, many years. As there is a lack of parking for the restaurant, we park across Mills Street at the clinic parking lot after the clinic closes.

We request and urge you to permit Mr. Terry Leung's request to demolish the house next to the restaurant and replace it with a parking lot. We understand that the house is not habitable in its current condition. As everyone is aware, Madison supports minority businesses. The Hong Kong Café is a prime example of such an enterprise.

Thank you very much for your consideration of this matter.

A handwritten signature in cursive script, reading "Irmgard Metz".

Irmgard Metz

████████████████████  
Madison, WI 53717

Subject: Parking lot

From: [REDACTED]

To: [REDACTED]

Date: Friday, August 17, 2018, 2:37:46 PM CDT

To whom it may concern,

My family have been regular customers at Hong Kong Cafe for 20 years. The one thing this establishment needs is a parking lot. I hope you look favorably upon Terry Leung and his request to take down the house next door and establish a parking lot. This will help to continue the success of this business.

Thank you,

Marc Schmaltz

[REDACTED]  
McFarland, WI 53558

Sent from my iPhone

August 20, 2018

To whom it may concern,

My wife and I have heard that the Hong Kong Café has an opportunity to acquire adjacent property for the purpose of turning it into a parking area for the restaurant's patrons. As long time customers of the restaurant, we would benefit greatly from this move.

Due to limited parking we have adjusted our visits to the Hong Kong Café to times when on street parking is available. This is generally on Sunday afternoons, and when students are not in town. This is a great restaurant that we would definitely frequent it more often if parking is available.

The Hong Kong Café is a definite plus for the neighborhood, and we see no downside in adding adjacent parking to their facility.

Thanks for giving this matter consideration,

*James & Barbara Alt*

James & Barbara Alt

McFarland, WI 53558

Subject: parking lot

From: [REDACTED]

To: [REDACTED]

Date: Monday, August 20, 2018, 5:03:53 PM CDT

August 20, 2018

To whom it may concern,

I am writing this on behalf of myself and two friends who frequently dine at the Hong Kong Café. Due to lack of available parking, we usually only go there on the weekend when we can park in an adjacent lot (without authorization).

We have become aware of Terry Leung's request to buy the house next to his restaurant so that it can be torn down to add a parking lot for his restaurant. Our understanding is that the building inspection showed it is uninhabitable. We encourage you to support this endeavor and the improvements planned. Madison has long supported minority businesses and we hope that this will be afforded to the Hong Kong Café as well.

Thank you.

Jean Wiechert  
[REDACTED]

Madison, WI 53719

Terry Goodman  
[REDACTED]

Madison, WI 53719

Yvonne Hottman  
[REDACTED]

Madison, WI 53719

August 20, 2018

Subject: Hong Kong Café Parking

To whom it may concern,

The members of our staff are regular customers at Hong Kong Café. Parking is ALWAYS an issue when we dine there. Parking is also an issue all along Regent Street and near our office at Tallard Apartments.

We are in support of Terry Leung's proposal to remove the house behind his business to add parking. Like many houses in the low lying areas of Vilas the house has major structural issues.

We feel that Madison should help support small business which is the life blood of the city. Helping Terry add some parking would be a big boost to his small business. Terry is a great owner and is ALWAYS on site greeting customers and being a great owner. Hong Kong Café serves high quality food, delivers and is an asset to the Vilas neighborhood.

Sincerely,

Jeff and Ed Tallard

  
  
Owners Tallard Apartments LLC

Madison, WI 53711

22 August 2018

To whom it may concern:

The Hong Kong Café has been in its current location for many years and is a pillar of the local community. Terry Leung is a generous supporter of the Neighborhood House Community Center, which provides facilities used by many local and city-wide groups.

We usually dine there in the evening and are thus less affected by the lack of parking than lunch time customers but we can see that the lack of convenient off-street parking will deter some potential customers and make it harder to run a profitable business. We have both also had recent spells of reduced mobility due to injuries and convenient parking can become more important in those circumstances.

We support Terry's request to use the adjacent lot to add parking for the Café and hope that it will be viewed favorably.

John Stott & Patricia Sanford

████████████████████  
Madison, WI 53711

22 August 2018

To whom it may concern:

The Hong Kong Café has been in its current location for many years and is a pillar of the local community. Terry Leung is a generous supporter of the Neighborhood House Community Center, which provides facilities used by many local and city-wide groups.

We usually dine there in the evening and are thus less affected by the lack of parking than lunch time customers but we can see that the lack of convenient off-street parking will deter some potential customers and make it harder to run a profitable business. We have both also had recent spells of reduced mobility due to injuries and convenient parking can become more important in those circumstances.

We support Terry's request to use the adjacent lot to add parking for the Café and hope that it will be viewed favorably.

John Stott & Patricia Sanford

# RICHARD B. JACOBSON & ASSOCIATES, LLC

*Lawyers*

Madison WI 53703 USA  
[www.rbjandassoc.com](http://www.rbjandassoc.com)

Richard B. Jacobson, Ph.D., J.D.

Tel. 608.204.5990

FAX 608.204.5991

Email: [rbj@rbjassociates.com](mailto:rbj@rbjassociates.com)

\*\*\*\*\*

Craig A. Schmitt, B.A., Legal Assistant

23 August 2018

To Whom It May Concern:

I have dined at the Hong Kong Café once or twice a week for more than 15 years. Their food, service, and general ambience have always been of high quality.

Regrettably, their frontage on Regent St. and the cross street does not permit of adequate parking, with the result that I must walk a long distance from wherever I *can* park to the restaurant.

I understand that the owner, Terry Leung, wishes to acquire the adjoining property and make a parking lot of it. Since that building is reported to need extensive structural rehabilitation, razing it and putting to a different purpose seems like a very good use.

I urge Madison authorities to permit this change.

Yours truly,

RICHARD B. JACOBSON & ASSOCIATES, LLC

*Richard B. Jacobson*

Richard B. Jacobson, Ph.D., J.D.

RBj:ms

8-23-2018

Terry Leung

To the attention of the City of Madison

Greetings,

It has come to my attention that the property adjacent to the Hong Kong Cafe restaurant on Mills Street is for sale. Mr. Terry Leung, proprietor of the Hong Kong Cafe has explained to me that he would be interested in purchasing this property. The reason behind this is that the restaurant very badly needs additional parking area. The parking area that is part of the property of the Hong Kong Cafe will only accomodate four(4) vehicles. There are times that customers have to drive around many blocks in order to find a parking space and then walk to the restaurant, providing that they are not too elderly or dissabled.

I have examined this house and property and find that based on the condition, such as severe settling, cracking of the foundation and other considerations, that it would require the expenditure of \$100000 to \$200000 to repair. I think that the costs in this case can not return this house to an economic rental or sale property other than Mr. Leung's proposal for utilizing it for parking.

In my opinion the Hong Kong Cafe is the premier restaurant in the section of Madison that it resides in and that it is a cultural and community benefit to the city of Madison.

Therefore I am asking you to give thoughtful consideration Mr. Leung's proposal.

James Morin  
Madison, WI  
(608)358-5278

Subject:

From: [REDACTED]

To: [REDACTED]

Date: Sunday, August 26, 2018, 8:48:32 AM CDT

August 26, 2018

I am hoping that the possibility of a parking lot for Hong Kong Cafe becomes a reality. We have been patrons of the restaurant for many, many years and have seen firsthand the dedication and hard work of the owner, trying to maintain an excellent restaurant and employ and support his family and others. It is often very difficult finding parking near Hong Kong Cafe. I'm certain others have faced the same frustration and in many instances, have ended up going elsewhere on weekdays, nights and weekends when parking at the nearby clinic is unavailable. I am anxiously awaiting news of the reality of ample, convenient parking for Hong Kong Cafe.

Nancy Curtin

[REDACTED]  
Madison WI 53711

Sent from my iPad

,

August 27, 2018

To whom it may concern:


Our family has been going to the Hong Kong Café for years. Many of our family events have been held at the Café over these years – birthdays, bar mitzvas, and other family gatherings. We love their food, but the parking is difficult. If the clinic across the street is closed, we can park there, but if it's not, it can be very difficult to find a place to park

We like to support local, family owned businesses. It's one of the reasons we keep coming back to the Hong Kong Café. The staff are friendly and the food is delicious. We would like to support Terry Leung's request to take down the house next door so that parking can be made available to the restaurant. Our understanding is the house has several structural defects, and repairing the house is not a responsible option.

We urge you to work With Terry Leung to grant his request to demolish the house so that he can support additional customers and keep his business thriving.

Thank you.

Mark Schafer

  
Verona, WI 53593

August 27, 2018

Hong Kong Café  
Terry Leung  
2 S Mills St  
Madison, WI 53705

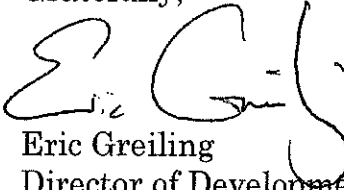
Dear Terry,

Thank you so much for your support of Wisconsin Public Television's Auction. Hong Kong Café continues to be a consistent and generous Auction partner, donating restaurant certificates as far back as 2011.

Auction is televised and streamed live online to an eager audience throughout Wisconsin and northern Illinois who place bids on goods and services donated by people and business-owners just like you. In 2017, the WPT Auction raised over \$280,000 to support the programming, production, and community outreach activities of Wisconsin Public Television. *Sesame Street*, *Nature*, *Frontline*, *Here and Now*, and *Wisconsin Life*, along with favorites like *Wisconsin Winter From the Air*, *Hometown Stories*, and *The Land with Jerry Apps* are just a few of the quality programs your donation helps bring to WPT.

Business owners like you are a big part of what makes WPT an award-winning, community-driven, and trusted storyteller. And as we begin the second century of public broadcasting in Wisconsin, your generosity helps us build on the legacy of innovation developed over those first 100 years and to continue to collect, preserve, and share the stories of our state. Thank you.

Gratefully,

  
Eric Greiling  
Director of Development

*Thank you very much for all of  
your generous support!*

Subject: Augus...

From: [REDACTED]

To: [REDACTED]

Date: Tuesday, August 28, 2018, 12:02:46 PM CDT

August 26, 2018

To Whom It May Concern,

Terry Leung has been the owner of Hong Kong Cafe for almost 30 years. His restaurant is an asset to Madison and Terry is an active community member.

One problem for Terry's business is the lack of off-street parking, especially during the workweek. On numerous occasions we have tried to eat at Hong Kong Cafe and have had to park a long distance away. Working with the city, he hopes to alleviate part of that concern. We hope completion of a parking lot can be accomplished.

Terry's business contributes to the vibrant atmosphere that makes Madison, a special place. We hope the city will allow Terry to add a much needed parking lot.

Sincerely,  
Nancy Howard  
Steve Sprague

Sent from my iPad

Subject: Hong Kong Café Business expansion

From: [REDACTED]

To: district13@cityofmadison.com

Cc: [REDACTED]

Date: Monday, August 27, 2018, 12:16:51 PM CDT

Dear Alderperson Arnsten,

First of all congratulations on the gig. Neil would definitely say it is perhaps a macabre choice, but not plagiarism. Seriously, I am writing to support Terry Leung and family's application to demolish the home next to the Hong Kong Cafe and build a parking lot/ outdoor area for eating and badger games. Terry is deeply committed to this neighborhood. His family cares for this business and supports neighborhood institutions as if is second nature. Terry will manage the property to look good, be safe and fit in with neighborhood dynamics.

I served on the old Regent Street Planning Committee. The plan's call for mixed use and density fits perfectly in the scope of Terry's request. The Hong Kong Cafe is one of the only mixed use building on that part of Regent. If you look at the plan the lot is the narrowest on the whole Regent Plan. With the apartments and parking adjacent to the property, a well designed and landscaped lot would improve aesthetics. The home on the property is in very poor condition. This project would strengthen an important neighborhood small business that has always unequivocally supported Neighborhood House, Bayview and numerous asset based community endeavors.

I am available to answer any questions and appreciate your support of this request.

Sincerely,

Andy Heidt  
[REDACTED]



August 28, 2018

To whom it may concern,

For approximately twenty years, myself and several of my co-workers at Hooper Corporation have been regular patrons of the Hong Kong Café. This relationship started as a business to business relationship; as a restaurant owner, Terry Leung approached Hooper for assistance with custom stainless fabrication. With this start, and over the course of years, many of us at Hooper have gotten to know the entire family at the Hong Kong Café with a regular Friday lunch outing. Also, many of us and frequent it with our families outside of work. Recently, our affiliate, General Heating and Air Conditioning assisted the Café when their air conditioning unit needed replacement.

All denizens of Madison know that parking is a premium on and around Regent, especially when colleges are in session and during football season. Many of the businesses on the street rely on good months during these times. As a good corporate citizen of Madison, we urge approval of Terry's plan to demolish the dilapidating house that they recently purchased to make room for parking off Regent. This would make many journeys to restaurant a little safer by not having to negotiate the increasing traffic on Regent on foot, and assist Terry with the growth of his business.

Thank you for your consideration, and please reach out with any questions.

Very Truly Yours,

HOOPER CORPORATION

Keith J. Judenis  
Vice President

**JENNIFER S.P. KVISTAD**

Cell [REDACTED]

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August 28, 2018

To Whom it May Concern:

I am writing in support of Terry Leung's request to remove the house next to Hong Kong Café in order to create parking. The area is in need of additional parking and it would be a service to have the property cleaned up. This would free up additional street parking for non-customers as well.

The Hong Kong Café has been an excellent business in the Regent Street area for the 24+ years I have been a customer. They maintain a well-kept property and serve a loyal crowd. Working at UW-Madison, I know limited parking is a deterrent when considering where to dine, shop or meet people. I think it would be in the city's best interest to support their efforts to keep their business thriving.

Please feel free to contact me if you would like additional information.

Sincerely,

***Jenny Kvistad***

Jenny Kvistad

August 28, 2018

To the City of Madison,

Hong Kong Café has been one of our favorite restaurants for over 15 years, sometimes eating at the restaurant several times a month. When our daughters come to visit from out of town, we always make an effort to eat at Hong Kong Café. However, the biggest obstacle in eating there is finding parking. With only a parking lot out back for only 4 cars, one being their delivery car, it is difficult to find other parking. Street parking is not always available. Parking on the side streets is taken up with college students or unable to use various lots next door on Regent Street or across the street like Davis Duehr and McDonalds.

I understand that Hong Kong Café would like purchase the house next door on Mills Street, which is structurally unfit to live in. They propose to tear down the house and use the space for parking to accommodate their patrons. Without a parking lot, people will continue to either look for parking in the neighborhoods driving around the block, slowing down traffic on Regent Street, parking further away in residential areas using up residential parking spaces, or going to another restaurant with parking. Hong Kong Café is an icon in our city representing diversity not only in the food, but also diversity in the owners and as a business.

For these reasons, please consider allowing Hong Kong Café to tear the house down after purchasing the house and use the property to provide additional parking. Thank you for your time and consideration.

Drew and Janice Walden

A handwritten signature in cursive script, appearing to read "Drew & Janice Walden", followed by a horizontal line.

Madison, WI 53711

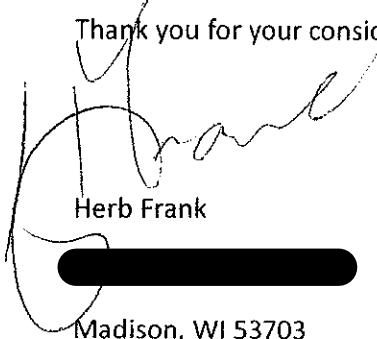
August 28, 2018

To whom it may concern,

My family and friends have been regular patrons of the Hong Kong Café for many years. Unfortunately, due to lack of area parking, we can usually only patronize the Hong Kong Café when the clinic across the street is closed and we can park, without authorization, in their lot.

We urge you to look favorably upon Terry Leung's request to take down the house next to his restaurant and replace it with parking. We understand the house is not habitable in its current condition. This change would be good for our neighborhood and for local businesses.

Thank you for your consideration of this matter.



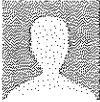
Herb Frank

[Redacted address line]

Madison, WI 53703

Anna McManus has shared a link to the following document:

 Hong Kong Cafe



Hope this helps. Good luck.

Anna

[Open in Docs](#)

*Snapshot of the item below:*

August 31, 2018

To Whom It May Concern:

For many years I have been a patron of Hong Kong Cafe. As is the case in many areas of Madison, parking is a challenge at this restaurant.

Consequently, I do not patronize the cafe as frequently due to the hassle of parking.

Please approve Mr. Terry Leung's request to demolish the house (*8 South Mills Street, Madison*) next to his restaurant and construct a parking lot for his business. I reviewed the reports indicating the property is uninhabitable and would require thousands of dollars to rectify.

The Hong Kong Cafe is great restaurant! Please help it continue to survive and grow.

Thank you your consideration.

Anna A. McManus

  
Madison, WI 53717

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9/2/2018

Kevin Firchow, AICP  
Dept of Planning & Community  
and Economic Development  
126 S. Hamilton St  
P.O. Box 2985  
Madison, WI, 53701-2985

Dear Mr. Firchow,

This letter is from John Wiley, downtown resident and former Chancellor of UW-Madison (which I mention only for purposes of identification).

I am writing in strong support of Terry Leung's proposal to acquire the property at 8 South Mills Street, adjacent to his business, the Hong Kong Café. His intention is to demolish the existing building (house) and create additional customer parking for the café.

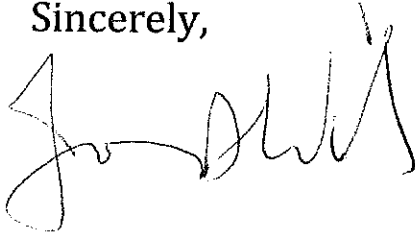
I have read the condition report on the building Terry is proposing to demolish. The house in question is currently uninhabitable. It would be prohibitively expensive to restore it to livable condition, requiring extensive structural repairs, total window replacement, as well as major upgrades (to code)

in both the plumbing and electrical systems. This work likely exceeds the current value of the house.


Terry has proposed a logical alternative that would add value to this important downtown business, and enhance the entire neighborhood.

Thank you very much for your serious consideration of Terry's proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "John D. Wiley". The signature is fluid and cursive, with a large initial "J" and a stylized "W".

John D. Wiley

  
Madison, WI  
53703

Xc: Terry Leung  
Herb Frank

To Whom It May Concern-

I'm writing in support of one of my neighborhood's greatest family businesses, Hong Kong Cafe. It's my understanding that they are interested in expanding their business and as a customer and a neighbor I couldn't be more supportive.

Why am I be so supportive? Because I have so much confidence in Terry and the Leung family. And that confidence comes not just as a neighbor but also as a customer. They simply run a great business and expanding that would be a benefit to the neighborhood. Let me give a specific example of why I love Hong Kong Cafe so much as a customer.

Although I've been a customer for at least 15 years I didn't really become a neighbor until 6 years ago. And it was probably about a year or so after we moved in when this happened.

It was around Christmas time. We'd been frequenting Hong Kong Cafe for awhile and it was kind of late on a weekday and everyone in my family was tired. Our two kids were 8 and 10 at the time and neither my wife or I wanted to do anything with making dinner that night. Honestly, it was a bit of a rough time in our lives. The normal stress of the holidays and we were worried about a family member that was very sick. We really weren't feeling so great about things and so - you know - just stopped by to get some good food to make things easier.

Towards the end of our meal Terry came over and thanked us for being customers and handed us a holiday card that had a lovely holiday sentiment. Inside that card was a gift certificate for \$20. He didn't know it, but that was such a bright spot in an otherwise pretty dark day. I remember talking to my wife afterwards about it and we both agreed with one major thing:

That was an example of how to run a business.

Caring about your customers as people. Knowing that you provide comfort and refuge from the day to day.

We know that Hong Kong Cafe makes the neighborhood better. Anything that can help them with their business makes the neighborhood better.

We enthusiastically support Hong Kong Cafe.

Thank you for your consideration.

Sincerely,

Craig and Laurie Robertson



Subject: Beer garden support

From: [REDACTED]

To: T [REDACTED]

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.

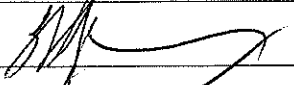
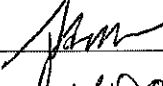
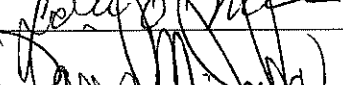
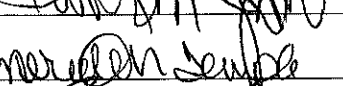
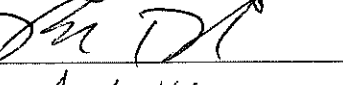
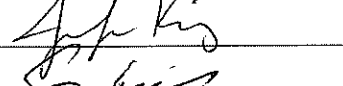
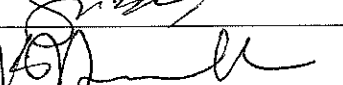
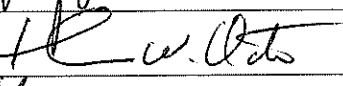

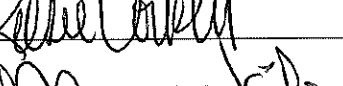
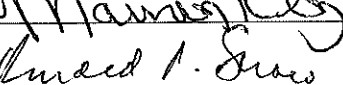
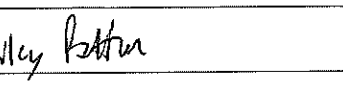
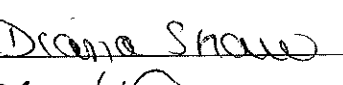
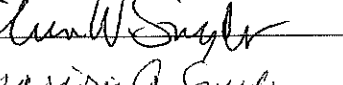
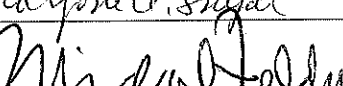
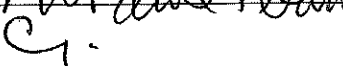



I believe I am the closest homeowner to this property and am actively involved in my neighborhood. This project will only strengthen us. Please support it:

Sincerely,

Nancy Bradley  
[REDACTED]

# Petition to level out 8 South Mills Street

We are in the process of acquiring the property on 8 South Mills Street. Because of all the existing problems for the property, we are planning to level out the property at the premises so we can use that for parking in order to better serve our patrons. We hope you will support our action. Please sign below for your support.

Date	Signature	Print Name	Phone Number
8/21		Steve Musser	[REDACTED]
8/21		STEVE COHAN	[REDACTED]
8/21		Jack Olmstead	[REDACTED]
8/21/18		David M. Jahr	[REDACTED]
8/21/2018		Meredith Temple	[REDACTED]
8/21/2018		Brad Temple	[REDACTED]
8/21/2018		Jenny Kirby	[REDACTED]
8/21/18		Sam Kirby	[REDACTED]
8/21/18		Kathryn Semendchuk	[REDACTED]
8/21/18		THOMAS OATES	[REDACTED]
8/22/18		Hannah Kinyon	[REDACTED]
8/22/18		Kelsie CORBETT	608-[REDACTED]
8/22/18		Maureen Kiky	608-[REDACTED]
8-22-18		RONALD P. SHAW	608-[REDACTED]
8-22-18		Riley Patton	608-[REDACTED]
8-22-18		DIANA SHAW	608-[REDACTED]
8-22-18		CHARLES SNYDER	608-[REDACTED]
8/22/18		MARJORIE A SNYDER	608-[REDACTED]
8/23/18		Michael Feldman	608-[REDACTED]
8/23/18		CRAG JACKSON	608-[REDACTED]

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Date	Signature	Print Name	Phone Number
8-23-18	Derek Klitzke	Derek Klitzke	(608) [REDACTED]
8-23-18	Edward Walter	Edward Walter	(608) [REDACTED]
8-23-18	Nick Mott	Nick Mott	(608) [REDACTED]
8/23/18	Robert Tarrell	Robert Tarrell	608 [REDACTED]
8/23/18	Elizabeth Tarrell	Elizabeth Tarrell	608 [REDACTED]
8/23/18	Alice Engling	Alice Engling	262 [REDACTED]
8-23-18	Emily Pike	Emily Pike	608 [REDACTED]
8-23-18	Donald Engling	DONALD ENGLING	262 [REDACTED]
8/23/2018	Brandon Pike	Brandon Pike	608 [REDACTED]
8/23/2018	Charles Grapentine	CHARLES GRAPENTINE	608 [REDACTED]
8/23/2018	Joyce A. Grapentine	JOYCE A. GRAPENTINE	608 [REDACTED]
8/23/2018	Gregory R. Sessler	GREGORY R. SESSLER	608 [REDACTED]
8/23/18	Jason Whiting	JASON WHITING	608 [REDACTED]
8/27/18	Robert Rowe	Robert Rowe	608 [REDACTED]
8/23/19	Robyn Rowe	ROBYN ROWE	352 [REDACTED]
8/23/19	Cassandra Johnson	CASSA L. JOHNSON	917 [REDACTED]
8/24/18	Joe Neumaier	JOE NEUMAIER	608 [REDACTED]
8/24/18	Kathy Virnig	Kathy Virnig	608 [REDACTED]
	Mary Johnson	MARY JOHNSON	608 [REDACTED]

Petition to level out 8 South Mills Street

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Date	Signature	Print Name	Phone Number
8/24/18	Stefan Wulke	Stefan Wulke	608-██████████
8/24/18	Craig Stephenson	Craig Stephenson	608-██████████
8/24/18	Peter Mann	Peter Mann	608-██████████
8/24/18	David Turner	David Turner	608-██████████
8/24/18	Mark Thomas	Mark Thomas	608-██████████
8/24/18	Heather Last	Heather Last	608-██████████
8/24/18	Chris Last	Chris Last	608-██████████
8/24/18	Josh Jensen	Joshua P. Jensen	608-██████████
8-24-18	Michelle Hutchison	Michelle Hutchison	608-██████████
8-24-18	Ashley Schuetz	Ashley Schuetz	608-██████████
8/24/18	Gary Schuetz	Gary Schuetz	606-██████████
8/24/18	Lynn Schuetz	Lynn Schuetz	608/██████████
8/24/18	Angela Schuetz	Angela Schuetz	608-██████████
8/24/18	Coke Schuetz	Coke Schuetz	608-██████████
8/24/18	Karen Anderson	Karen Anderson	608-██████████
8/24/18	Mal Anderson	Mal Anderson	608-██████████
8/24/18	James Sauer	James Sauer	608-██████████
8/24/18	Dawn Brubakken-Sauer	Dawn Brubakken-Sauer	606-██████████
8/24/18	Shane Sauer	Shane Sauer	(608) ██████████
8/24/18	Michael Kelsey	Michael Kelsey	715-██████████

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Date	Signature	Print Name	Phone Number
8/25	Michael Frank	Michael Frank	608-██████████
8/25	James Hallick	James Hallick	608-██████████
8/25	Sukanya Warda	Sukanya Warda	608-██████████
8/25	Elise Warda	Elise Warda	608-██████████
8/25	Robby Warda	Robby Warda	608-██████████
8/25	Michael Zila	Michael Zila	608-██████████
8/25	Mary Riley	Mary Riley	608-██████████
8/25	Kathleen Doherty	Kathleen Doherty	██████████
8/25	David Johnson	David Johnson	██████████
8/25	Jerry Robinson	JERRY ROBINSON	██████████
8/25	Ruby Johnson	Ruby Johnson	██████████
08/25/2018	Kaela Henkel	Kaela Henkel	██████████
08/25/2018	Lila Johansen	Lila	██████████
08/25	Catherine Patton	Catherine Patton	(608) ██████████
8/25	Rosemary Patton	Rosemary Patton	(608) ██████████
8/25/18	Leonard Nidra	Leonard Nidra	(608) ██████████
8/25/18	JAMES L JERNEY	JAMES L JERNEY	(608) ██████████
8/25/18	Angi Jerney	Angi Jerney	608 2-██████████
8/25/18	DEBORAH ESTELMANN	DEBORAH ESTELMANN	608-██████████
8/25/18	Laura KJ Franzen	Laura KJ Franzen	Elmer 608-██████████

# Petition to level out 8 South Mills Street

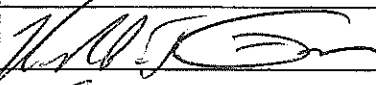


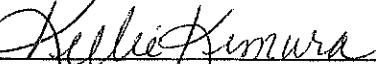


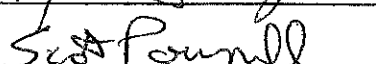

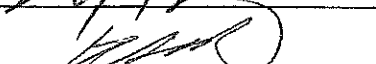
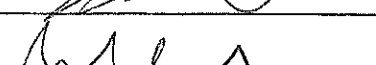

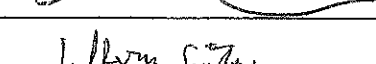
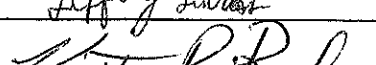
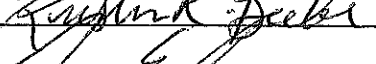


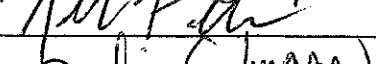
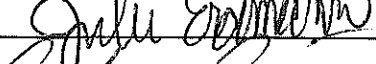

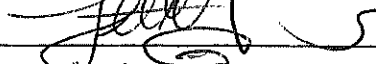
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Date	Signature	Print Name	Phone Number
8/25/18	[Signature]	Zoe Franzen	608- [Redacted]
8/25/18	[Signature]	Lisa Brennan	608- [Redacted]
8/25/18	[Signature]	DONALD HERZ	608- [Redacted]
8/25/18	Judy Herz	Judy Herz	608- [Redacted]
8/25/18	Ashley Frank	Ashley Frank	608- [Redacted]
8/25/18	Ron Hagen	RON HAGEN	608- [Redacted]
8/26/18	[Signature]	Curtis B Sorensen	608- [Redacted]
8/26/18	K.L. Margelofsky	K.L. Margelofsky-Sorensen	(608) [Redacted]
8/26/18	Lonnie Bogatay	Lonnie Bogatay	608- [Redacted]
8/26/18	Rachel Bogatay	Rachel Bogatay	608- [Redacted]
8/26/18	Justin Figol	Justin Figol	920- [Redacted]
8/26/18	[Signature]	Jonathan Bogatay	608- [Redacted]
8/26/18	James Stahl	James Stahl	608- [Redacted]
8/26/18	[Signature]	Henry Disch	612- [Redacted]
8/26/18	[Signature]	Tracy Lynn Brooks	312- [Redacted]
8/26/18	Sir Williams	Sir Williams	312- [Redacted]
8/26/18	[Signature]	Evan Kuehl	608- [Redacted]
8/26/18	Cyrena Pondrom	Cyrena Pondrom	608- [Redacted]
8/26/18	Lee Pondrom	Lee Pondrom	608- [Redacted]
8/26/18	William Gansner	WILLIAM GANSNER	608- [Redacted]
9/2/18	Shilo Weaver	Shilo Weaver	715- [Redacted]

DOE 9/7/2018

Petition to level out 8 South Mills Street

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Date	Signature	Print Name	Phone Number
8/26/2018		Nelson Ferreira	608- [REDACTED]
8/27/2018		Kathryn Sandretto	608- [REDACTED]
8/27/18		Colleen Feldhausen	608- [REDACTED]
8/27/18		Kellie Kimura	608- [REDACTED]
8/27/18		William Chang	608- [REDACTED]
8/27/18		Mark Garwick Jr.	608- [REDACTED]
8/27/18		Scot Pownell	608- [REDACTED]
8/27/18		Nick Baker	608- [REDACTED]
8/27/18		Rob Mueller-Dyck	608- [REDACTED]
8/27/18		Andy Grindrod	608- [REDACTED]
8/27/18		Chris Glaser	920- [REDACTED]
8/27/18		Jeffery Sintas	(309) [REDACTED]
8/28/18		Kristin R. Beebe	608- [REDACTED]
8/28/18		Jason Erdmann	608- [REDACTED]
8/28/18		ALISSA J. BRATZ	608- [REDACTED]
8/28/18		Josh Pomeroy	414- [REDACTED]
8/28/18		Julie Erdmann	608- [REDACTED]
8/28/18		Andrea Fernandez	608- [REDACTED]
8/28/18		LUZ E. ANTELO	608- [REDACTED]
08/29/18		MINH DUC TIEU	608- [REDACTED]


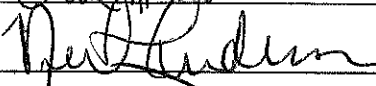
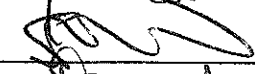
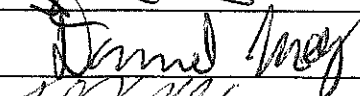

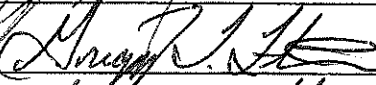
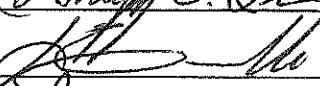
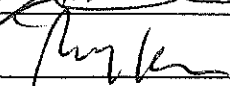
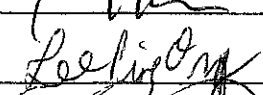

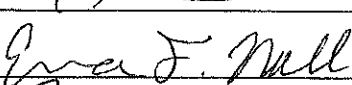
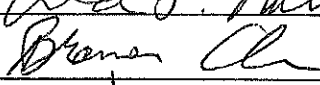
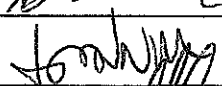

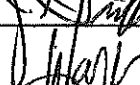

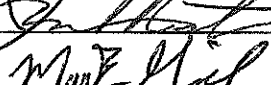


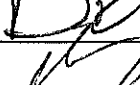
Petition to level out 8 South Mills Street

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Date	Signature	Print Name	Phone Number
8/28/18	<i>E. Laube</i>	E. Laube	608-██████████
8/28/18	<i>Anne Laube</i>	Anne Laube	(608) ██████████
8/28/18	<i>Julia Laube</i>	Julia Laube	(608) ██████████
8/29/18	<i>Michael Vorpahl</i>	Michael Vorpahl	608-██████████
8/29/18	<i>Stacy O'anne</i>	Stacy O'anne	(608) ██████████
8-29-18	<i>Ismael O'anne</i>	Ismael O'anne	(608) ██████████
8/29/18	<i>DAVID CHRISTAD</i>	David Christad	608-██████████
8/29/18	<i>Deb Lawrence</i>	Deb Lawrence	608-██████████
8/29/18	<i>Charlene Christad</i>	Charlene Christad	608-██████████
8-29-18	<i>Marc Schmitz</i>	Marc Schmitz	608-██████████
8-29-18	<i>Elizabeth Baldwin</i>	Elizabeth Baldwin	608-██████████
8/29-18	<i>Sandra Waity</i>	Sandra Waity	608-██████████
8/29/18	<i>Andrew Waity</i>	Andrew Waity	608-██████████
8/29/18	<i>Elizabeth Neary</i>	Elizabeth Neary	608-██████████
8/29/18	<i>Connor Waity</i>	Connor Waity	608-██████████
8/29/18	<i>Calvin Waity</i>	Calvin Waity	608-██████████
8/30/18	<i>Jeff Buzisz</i>	Jeff Buzisz	608-██████████
8/30/18	<i>SEAN SPENCER</i>	SEAN SPENCER	608-██████████
8/30/18	<i>STEWART STROPE</i>	STEWART STROPE	608-██████████
9/3/18	<i>Richard A. Diehl</i>	Richard A. Diehl	608-██████████

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Date	Signature	Print Name	Phone Number
8/29/18		Paul Liss	608-██████████
8/29/18		Neil Anderson	608-██████████
8/29/18		Steve McDonald	608-██████████
8/30/18		Dan Mulloy	608-2-██████████
8/30/18		Taylor K. McElligott	541-██████████
8/31/18		GREGORY T. FLEERMAN	612-██████████
8-31-18		Jeff Emmanuelli	(608) ██████████
8/31/18		Ray Kimura	608-██████████
8/31/18		Lee Ping Ong	608-██████████
9/1/18		Louis Immendorf	608-██████████
9/1/18		Emma Noll	608-██████████
9/10/18		Brannen Clark	(608) ██████████
9/1/18		Jim Feldhausen	714-██████████
9/4/18		Jim Feldhausen	608-██████████
9/6/18		WOODY WALLACE	608-██████████
9/7/18		Jessica Martino	262-██████████
9/7/18		Mark Garwick	(608) ██████████
9/7/18		Frank Bonneau	(608) ██████████
9/10/18		David Banker	608-██████████
11/10/18		Michael Biver	414-██████████

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Date	Signature	Print Name	Phone Number
8/28/18	[Signature]	MARK QUINN	[Redacted]
8/30/2018	[Signature]	Archie Scher	[Redacted]
8/31/2018	[Signature]	Barb Esterun	[Redacted]
8/31/2018	[Signature]	Rebecca Allwardt	[Redacted]
9-1-18	[Signature]	Michael Graf	[Redacted]
9/1/18	[Signature]	LINDA MASSEY	608- [Redacted]
9/1/18	[Signature]	William J Curtin	608-2 [Redacted]
9/1/18	[Signature]	AMY CURTIN	608- [Redacted]
9/1/18	[Signature]	Eric Brown	608- [Redacted]
9/1/18	[Signature]	Lisa Foroun	608 [Redacted]
9-2-18	[Signature]	TERME GUNDLACH	608- [Redacted]
9/02/18	[Signature]	KATHY GUNDLACH	608 [Redacted]
9/2/18	[Signature]	Steve Knutson	608 [Redacted]
9/2/18	[Signature]	Lissa Meul	(608) [Redacted]
9/2/18	[Signature]	Tom Weaver	715 [Redacted]
	[Signature]	Leslie Weaver	[Redacted]
9/2/18	[Signature]	ANGELA ABBOTT	608- [Redacted]
9/2/18	[Signature]	David Abbott	608 [Redacted]
9/3/18	[Signature]	VIRGINIA DIEHL	608 [Redacted]
9/3/18	[Signature]	Rhonda Bolton	608- [Redacted]
9/3/18	[Signature]	Raymond E. Bolton	608 [Redacted]

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[illegible]