



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.
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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

