

## ARO EBERLE ARCHITECTS

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### **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 owner requests a change in the maximum allowed occupant capacity of the football game day outdoor eating area.

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. There are no changes proposed for these functions.

#### **Existing Condition**

- ❖ Hours of Operation: Sunday-Thursday, 11:00 AM-9:00 PM; Friday-Saturday, 11:00 AM-10:00 PM
- ❖ Occupancy Limit:
  - Interior restaurant: 80 (2 uni-sex restrooms inside)
  - Outdoor dining: 64 (non-football game days, seasonal)
  - Football game day events: 195
- ❖ Off-Street Parking: 3 stalls including one accessible stall (except on football game days)
- ❖ Bicycle Parking: 6 stalls
- ❖ Home Football Game Conditional Use (2009):
  - 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.

### **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 has table and chairs. Ornamental fencing at the outdoor seating area 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 195 to 310, to match the enclosed site plan. Occupancy calculations are shown below and on the plans. For reference, 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: 310
- ❖ Occupancy Calculations based on the IBC:
  - Total Area, excluding Bathrooms and Service Areas: 2,314 SF
  - Table and Chair: 1 person per 15 SF ( $935 \text{ SF} / 15 = 62$ )
  - Standing Room: 1 person per 5 SF ( $1,190 \text{ SF} / 5 = 238$ )
  - Staff at service area and open areas: 10
  - Total Occupancy: 310

### **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 five years of operation, they have not had complaints from neighbors or police calls.
- ❖ See attached letters of continued support from neighborhood residents.

Thank you for your consideration of this conditional use.

Respectfully submitted,



Aro Eberle Architects, Inc.  
Matthew Aro, AIA