

April 23, 2024  
March 7, 2025  
**Updated May 9, 2025**

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703



Re: Letter of Intent - Land Use Application Submittal

711 East Johnson St.  
KBA Project #2320

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

**Building Owner:**

Km2 Group, LLC  
709 E Johnson St.  
Madison, WI 53703  
608 301-0000  
Contact: Michael Matty  
[mmatty@rpgrentals.com](mailto:mmatty@rpgrentals.com)

**Architect:**

Knothe & Bruce Architects, LLC  
8401 Greenway Blvd., Ste 900  
Middleton, WI 53562  
(608) 836-3690  
Contact: Matt Tills  
[Mtills@knothebruce.com](mailto:Mtills@knothebruce.com)

**Tenant / Operator**

Public Parking (Bar)  
711 E Johnson St  
Madison, WI 53703  
608-320-9902  
Contact: Jack Yip  
[twobirdsmadison@gmail.com](mailto:twobirdsmadison@gmail.com)

**Conditional Use Approvals:**

This submittal is to request a conditional use for outdoor seating past 9 pm.  
No amplified music or additional lighting is planned.

**Project Information:**

Tenant/Business Name: Public Parking Bar  
Address: 711 E Johnson St. Madison, WI 53703  
Zoning District: NMX- Neighborhood Mixed-Use  
Overlay District: Transit Overlay District  
Alder District: 6 / Alder Davy Mayer  
Neighborhood Assoc: Tenney-Lapham Neighborhood Association  
Alcohol License: Class B/C- Beer, Liquor, Wine  
Size: Indoor: 3,903 sf  
Occupancy Totals: Indoor: 94  
Outdoor: 23  
Total: 126 Occupants

Building Permit for interior Tenant Improvements: #BLDNCC-2023-18226

**Description:**

The tenant is a bar operating on the first floor of the KM2 mixed-use building at 711 E Johnson St. The bar serves a variety of elevated craft cocktails, beer and wine. The building is 3 stories in height and has a total of 22 studio apartments. Proposed seasonal outdoor seating will be contained by temporary fencing along the East Johnson frontage of the tenant space. All furnishings and temporary fencing will be placed within the parcel boundary and public right-of-way which extends approximately 5'-6" in front of the building façade.

Proposed Hours of operation are:

	<u>Interior</u>	<u>Outdoor Seating (Seasonal)</u>
Sunday:	4 pm-2 am	4 pm- 10 pm
Monday:	4 pm-2 am	4 pm- 10 pm
Tuesday:	4 pm-2 am	4 pm- 10 pm
Wednesday:	4 pm-2 am	4 pm- 10 pm
Thursday:	4 pm-2 am	4 pm- 10 pm
Friday:	4 pm-2 am	4 pm- 10 pm
Saturday:	4 pm-2 am	4 pm- 10 pm

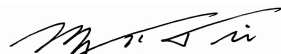
Operator/Tenant has met with Alder Mayer and the TLNA on 5/8/25 and has received support for the proposed uses.

**Project Schedule:**

Interior space was constructed and opened Oct 2024. Outdoor seating fencing and furnishings will be available in June 2024.

Thank you for your time and consideration of our proposal.

Sincerely



Matthew Tills, AIA