April 23, 2024

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 <u>mmatty@rpgrentals.com</u>

#### Architect:

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

#### Tenant / Operator

Public Parking (Bar) 711 E Johnson St Madison, WI 53703 608-320-9902 Contact: Jack Yip 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: Address:	Public Parking Bar 711 E Johnson St. Madison, WI 53703
Zoning District:	NMX- Neighborhood Mixed-Use
Overlay District:	Transit Overlay District
Alder District:	6 / Alder Marsha Rummel
Neighborhood Assoc:	Tenney-Lapham Neighborhood Association
Alcohol License:	Class B/C- Beer, Liquor, Wine
Size:	Indoor: 3,903 sf
Occupancy Totals:	Indoor: 94
	Outdoor: 32
	Total: 126 Occupants

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

# **Description:**

The bar is a new tenant infill, currently under construction on the first floor of the KM2 mixed-use building at 711 E Johnson St (Original building permit listed address as 709 E Johnson). The bar will serve a variety of elevated craft cocktails, beer and wine. The building is 3 stories in height and has a total of 22 studio apartments. The operator/tenant has secured a building permit and alcohol license for the use of a tavern- establishment. 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 which extends approximately 8-6" in front of the building façade.

Proposed Hours of operation are:

	Interior	Outdoor Seating (Seasonal)
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- 12 pm
Saturday:	4 pm-2 am	4 pm- 12 pm

Operator/Tenant has met with Alder Rummel and the TLNA and has received support for the proposed uses.

## **Project Schedule:**

Construction of the interior tenant space will be complete by June 2024. Outdoor seating fencing and furnishings will be available in June 2024.

Thank you for your time and consideration of our proposal.

Sincerely

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Matthew Tills, AIA