April 23, 2024
Updated March 7, 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

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

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:	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 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: 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:

	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:

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