



City of Madison Planning Division  
Madison Municipal Building, Ste 017  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701

Re: Letter of Intent - Conditional Use

Proposed Site: 824-826 E. Johnson Street  
Owners: Gwen Shales and Kyle Johnson

To whom it may concern,  
Please consider the following proposal to allow use of 824 E. Johnson as a restaurant/tavern, to utilize the yard behind for outdoor seating and to demolish and repurpose the structure 826 E. Johnson.

**Project Team:**

Gwen Shales, member  
Kyle Johnson, member  
824 E. Johnson, LLC

Matt Tills, 824 E. Johnson Architect  
MoTis Architecture  
841 W. Lakeside St.  
Madison, WI

Chris Oddo, Exterior & 826 E. Johnson Architect  
Insite Consulting Architects  
115 E Main St #200  
Madison, WI 53703

Greg Kazda, Contractor  
AG Kazda Construction  
Madison, WI 53703

**Existing Conditions/Timeline:**

824 E. Johnson St is a retail building with frontage in the East Johnson Street Business District. It is 1,030 square feet. The building is being converted from an office building into a restaurant, with new addition on back of building to make the second bathroom ADA compliant. 826 E. Johnson is located



behind, but not connected to 824 E. Johnson and was previously used as a rental property. It is 550 square feet, a 1 bed 1 bath home in very rough condition. The whole lot is 4356 square feet and is zoned NMX.

We would like to complete this project ASAP and open in phases. The restaurant first and the backyard as soon as it is completed in the second phase. Construction on the interior could be completed as early as June 1 (as the conversion of office to restaurant was already approved). After we are approved for conditional use of the backyard and demolition of 826 E. Johnson we will begin that project as well.

**Project Description:**

Gwen Shales and Kyle Johnson of 824 E. Johnson, LLC intend to utilize the space at 824 E. Johnson as a 37 seat diner-style restaurant/tavern called East Johnson Family Restaurant (EJFR). EJFR will serve lunch and dinner favorites throughout the week and open for brunch on Saturday and Sunday. Alcoholic beverages that accentuate that menu will be served, but it is not our intention to be a bar. In addition to the indoor space, Gwen and Kyle plan to utilize the backyard for outdoor seating.

There is an existing structure on property that will be converted from a dilapidated 1 bedroom apartment into a pavilion. The pavilion will be used to seat guests, allow some storage and will house a server station. The exterior space will seat 62. During the warmer 6 months (April to October) the business will employ around 20 people. During the colder months (November to March), the business will employ around 12.

**Hours of Operation:**

Monday - Thursday 11am-9pm  
Friday 11am-10pm  
Saturday 9am-10pm  
Sunday 9am-3pm

**Receiving :**

East Johnson Family Restaurant will receive deliveries before service hours through the front door. Delivery trucks will park in street parking while unloading. Deliveries will be received 3-4 days a week.

**Community Impact:**

East Johnson Family Restaurant conforms to the wishes for the neighborhood as laid out in the Tenney Lapham Neighborhood plan. The 800 block of East Johnson Street is specifically noted as a desired business growth area and the vitality of our restaurant will aid that growth. Our neighbors and neighborhood are very important to us and we will close our outdoor space by 9pm during the



week and 10pm on Friday and Saturday so as not to disturb the apartments on either side. We have proven over the past 10 years in the neighborhood to be respectful neighbors.

**About Us:**

We (Gwen Shales and Kyle Johnson) are Tenney Lapham residents and business owners. We have been in business since 2011 when we opened Johnson Public House, a cafe located at 908 E. Johnson Street. We care very deeply about the East Johnson corridor and the neighborhood as a whole. We began roasting coffee in 2014 under the name Kin-Kin Coffee and are currently roasting on East Badger road. We are also co-owners of Mint Mark, a new American small plates restaurant and cocktail bar in the SASY neighborhood. We are trusted, community minded business owners who strive to integrate and add to the local culture.

Thank you for considering our project!

Gwen Shales and Kyle Johnson