

April 24, 2025

To:
Madison Plan Commission

Regarding:
Land Use Application
Conditional Use
10 S Paterson St, CM100,
Madison, WI 53703

We would like to submit a Land Use Application for a Conditional Use to establish new **Café with co-located Mercantile** on the ground floor of the new development commonly known as **"Bakers Place"** located at **10 S Paterson St, CM100** (parcel 070913410175, full building permit BLDNCC-2023-03496, TE Zoning district).

Intended Use

The intended use is for a coffee shop & mercantile operator **with occupant load of 92**. The space would combine two uses by the official zoning definition:

Restaurant Tavern Use. We plan on bringing a new cafe to the neighborhood operated by a California coffee company Copa Vida. The cafe will operate only indoors and will only serve coffee, soft drinks, hot breakfast and lunch.

Food and Related Sales Use. We plan to provide a place for residents in the buildings and neighbors to access basic groceries and products within a walking distance from their homes. The mercantile will offer organic produce, prepackaged snacks for breakfast and lunch, coffee, milk products, soft drinks, packaged wine and beer, and basic toiletries.

Planned operations

- **Capacity:** 92 people
- **Hours of operation:** 6am to 10pm maximum window
- **Deliveries:** through the back door as shown on Sheet CV102
- **Garbage:** on demand pick up with garbage set out through the back door as shown on Sheet CV102
- **Liquor:** the food sales would offer bottled liquor for sale (wine and beer), liquor consumption will be allowed inside the cafe space.
- NO dedicated outdoor seating for the cafe.
- NO outdoor amplified music.

Design considerations

- Ventilation for the commercial kitchen would require a new louver replacing two glazing panels within the previously approved facade.
- NO impact on the facade beyond what's shown on Sheet A401.1 and A403.1.
- NO dedicated outdoor seating.

About The Operator

Copa Vida is a family-owned chain of coffee roasters and shops with origins in California with 14 locations across Los Angeles and San Diego. The proposed coffee shop at Bakers Place will be their inaugural project in Wisconsin. We're excited to partner with Copa Vida and bring their craft coffee to Madison!

Notifications / Alder Waiver

Following initial zoning review, city staff has indicated that the proposed uses (Restaurant Tavern and Food and Related Sales) would require a Conditional Use approval from Madison Plan Commission. Our team conducted a **pre-application meeting with Zoning and Planning staff on 4/8/25** and submitted **pre-application notices to District 6 Alder and Marquette Neighborhood Association on 4/10/25**.

Alder Rummel provided a waiver for Land Use Application submission by 4/28/25 under the condition that we conduct a presentation in front of the Preservation & Development Committee of Marquette Neighborhood on 5/13/25, in advance of the scheduled Plan Commission hearing. We have confirmed our presentation to the Neighborhood Association on 5/13/25. We are also scheduled to meet with the new Alder Mayer to show the project.

Additional Project Information:

- The Shell and Core architect of record is Angus-Young.
- The architect of record for tenant improvement is Neutral Studio LLC.
- The scope of work includes: demolition of interior non-loadbearing partition wall; construction of interior partition walls and ceilings; installation of a new commercial kitchen; installation of new built-in cabinetry and millwork.

Please don't hesitate to contact me with any questions,

Sincerely yours,
Fed Novikov
Owner's Representative
(347) 781-2214