

PS ARCHITECTURE, INC.
6621 BOULDER LANE
MIDDLETON, WI 53562
(608) 770-5848
psarch@tds.net

March 28, 2022

Letter of Intent

Project: **MOKA Drive-up Coffee**
Location: 1801 Northport Drive, Madison, Wisconsin 53704

Project Description

The current plan is to build a small coffee shop on a parcel of land within the Northside Town Center property that currently is the site of an ATM machine. The ATM facility is scheduled to be demolished. The building will be approximately 530 gsf and will feature one drive-up service window as well as one pedestrian walk-up service window. There will be an outdoor seating area and a bike rack. The building will face Northport Drive. A one-way vehicular drive will lead to the service window for order and pick-up. This drive will loop around the facility and provide necessary queuing space for cars. A new sidewalk will provide pedestrian access to the walk-up window from the public sidewalk on Northport Drive.

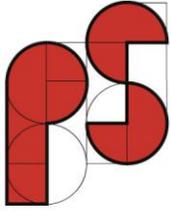
Demolition and construction is tentatively scheduled to start in early May of this year with completion in late August.

Hours of operation will be daily from 5:30 am until 8:00 pm. There will be up to 8 employees on site. There will be no indoor service or seating.

The district alderman is in support of the project and the local community is in support of the project as well. We are anxious to get started.

Sincerely,

Pat Schmitt
PS ARCHITECTURE



PS ARCHITECTURE, INC.
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October 31, 2022

Letter of Intent (Amended)

Project: **MOKA Drive-up Coffee**
Location: 1801 Northport Drive, Madison, Wisconsin 53704

General

Because of concerns primarily with pedestrian traffic the Plan Commission has referred the project to a future meeting. Taking into account their comments, and after meeting with staff we are submitting an alternative site layout that addresses these issues.

Please note the following on the attached plan "Alt A".

- Building footprint to increase by about 50 sf (approx. 580 sf); but moved and rotated
- One way traffic; west to east
- Access to site located farther to the south (off Northport)
- Queuing line defined along with the ability to exit the queuing line if desired
- New sidewalk from the public walk on Northport
- Striped pedestrian crossing to the east of the proposed new building which leads to the main sidewalk portion the shopping center
- New sidewalk with pedestrian crossing to the South of the proposed new building.
- Redefined landscape areas
- Angled parking along all one-way routes
- Employee parking added at NE corner of the lot
- Bike parking
- Outdoor patio

Building materials will be the same as those originally proposed. The building has been rotated such that the north elevation is now the narrow side of the building. The building is approximately 2 feet wider than in the previous submittal. This was done to provide proper rooftop screening and the required percentage of glazing (40%) on the street facing elevation (per zoning ordinances).

.Sincerely,

Pat Schmitt
PS ARCHITECTURE