



PO Box 8474  
Madison, WI 53708

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May 20, 2025

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd.

Re: 10 S Paterson / Baker's Place / Copa Vida / Agenda Item 88195

Dear City of Madison Plan Commission:

The Board of the Marquette Neighborhood Association voted to support the Conditional Use sought for 10 S Paterson St to allow a restaurant-tavern and food and related goods sales tenant in a mixed-use building, the Copa Vida café.

We ask that the Plan Commission support the application.

Sincerely,

Marlisa Kopenski Condon  
President, Marquette Neighborhood Association

CC: Daniel Glaessl, Partner at Neutral (building owner), Steve Chang, Owner and CEO of Copa Vida (operator), alder Davy Mayer, MNA board, MNA P&D Committee