

June 13, 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 520 sf 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 car

Given the current Development Review Schedule we are anticipating full approval by September 6 (Common Council meeting). Demolition and construction is tentatively scheduled to start shortly thereafter year completion in late November of this year.

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