



Capitol Real Estate, LLC

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Felix B. Richgels, Principal
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Divisions:

Capitol Real Estate II, LLC	Capitol Cuisine, LLC	Capitol Beltline, LLC
Room To Grow™, LLC	Capitol Waukesha, LLC	Capitol Ideals, LLC
Room To Grow™ Franchising	Capitol Britton Station, LLC	Capitol Lien Road, LLC
Capitol Depot, LLC	Capitol Commonwealth, LLC	Capitol Fitness Group, LLC
Capitol JFK, LLC	Capitol Real Estate Management Co	Capitol Parkway, LLC
Capitol JFK II, LLC	Capitol Raintree, LLC	Capitol Dells, LLC
Capitol JFK III, LLC	Capitol West Towne, LLC	Capitol East Towne, LLC
Capitol University Ave., LLC	Capitol Watertown, LLC	Capitol Juneau, LLC
Capitol Deming Way, LLC	Capitol Geneva, LLC	Capitol Bell, LLC
Capitol Hospitality, LLC	Sprecher's Restaurant & Pub	Capitol Pardeeville, LLC

Date: March 7, 2011

To: City of Madison -- Department of Planning and Community & Economic Development
Planning Division.

From: Capitol Fitness, LLC (4114 East Washington Avenue)
Capitol Real Estate Management Company

Re: Boardwalk Investments Redevelopment at 4120-4208 East Washington Avenue

City Plan Commission,

I'm writing in reference to a Notice of Public Hearing dated February 25, 2011 for the redevelopment of the property address range 4120-4208 East Washington Avenue. As a neighbor and as a property development and management company we do not have a problem with the redevelopment project and in fact we feel it will be a plus for the immediate trade area. We do have some concerns with the potential for two drive thru's and the amount of traffic, activity, and noise associated with the immediate area and access road. I want to reiterate the fact that we don't have an issue or concern with the project as a whole but we do want to be on record as having some initial concern with the potential for two high traffic drive thru tenants.

Sincerely,

Josh Anderson

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