

LETTER OF INTENT

Chipotle - West Towne #3459
7066 Mineral Point Road,
Madison, WI 53717
May 29, 2019

Project Team:

Architect:	WILKUS ARCHITECTS 15 Ninth Ave. North Hopkins, MN 55343 Contact: Julian Akogyeram (952) 843-7052 jna@wilkusarch.com
Landlord:	LIVESEY COMPANY 2248 Deming Way, Suite 200 Middleton, WI 53562 Contact: Alex Weis 608.833.2929 aweis@liveseyco.com
Tenant:	CHIPOTLE MEXICAN GRILL P.O. Box 182566 Columbus, OH 43218-2566 Contact: Rich Fidler (614) 832-2154 rfidler@chipotle.com
Civil:	BOGART, PEDERSON & ASSOCIATES, INC. 13076 First Street Becker, MN 55308 Contact: Todd Olin (763) 262-8822, Ext. 242 tolin@bogart-pederson.com
Mechanical Electrical Plumbing:	NATIONAL ENGINEERING, LTD. 788 Morrison Road, Columbus, OH 43230 Contact: Mike Chapman (614) 328-2023 mchapman@nationalengineering.com
Structural:	ADVANCED STRUCTURAL TECHNOLOGIES 7301 Ohms Lane, Suite 215 Edina, MN Contact: Travis Stanley (952) 854-9302, Ext. 215 tstanley@asteng.com

Proposed Use:

A “Chipotle” restaurant serving specialty burritos, tacos and other items generally served in a “Chipotle” restaurant, including alcoholic beverages, and any other lawful purpose.

Scope of Work:

- (a) Interior remodel of an existing space into a new Chipotle Restaurant
- (b) Outdoor Eating Area containing tables, chairs, umbrellas, lights and railings, as shown on Development Plans
- (c) New Service Window *This is not a drive thru window. Customers will not be able to order food here. Customers will order electronically (via an app or online portal) and will be notified to pick-up food once the order is complete.*
- (d) a Service Lane (referred to as “Chipotlane” through-out the Development Plans) and the necessary parking lot signage and striping

Gross Square Footage:

Interior: Approx. 3,000 ft², Patio: Approx. 350 ft²

Hours of Operation:

10:45am - 10:00p.m.

Number of Employees:

Five (5)

Existing Site Conditions:

See Development Plans

Project Schedule:

Project Schedule	
<i>Milestone</i>	<i>Dates</i>
Pre-Application Meeting	04/11/19
Pre-Application Notification	04/17/19
CD Start	04/19/19
CD Finish	05/17/19
Submit for Plan Commission Approval/Building Permit	05/29/19
Plan Commission Public Hearing	07/08/19
Obtain Plan Commission Approval/Permit Approval	08/08/19
Pick Up Permit	08/09/19
Possession Date	08/09/19
Ground Break	08/12/19
Substantial Completion	10/31/19
Turnover to Ops	11/07/19
Grand Opening	11/21/19