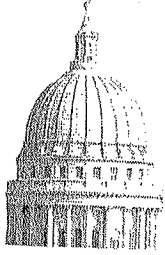


**Felix B. Richgels, Principal**  
**Kevin S. Lederer, Principal**



**Capitol Real Estate, LLC**

P.O. Box 44507  
Madison, WI 53744

Corporate Offices:  
8605 Fairway Place  
Middleton, WI 53562  
(608) 836-9777/Fax (608) 836-9779

**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 JFK III, LLC	Capitol Commonwealth, LLC	Capitol Fitness Group, LLC
Capitol University Ave., LLC	Capitol Real Estate Management Co.	Capitol Parkway, LLC
Capitol Middleton Springs, LLC	Capitol Raintree, LLC	Sprecher's Restaurant & Pub
Capitol Columbus, LLC	Capitol West Towne, LLC	Capitol East Towne, LLC
Capitol East Towne, LLC	Capitol Watertown, LLC	Capitol Geneva, LLC
Capitol Delton, LLC	Capitol Glendale, LLC	
	Capitol Hospitality, LLC	

May 7, 2019

Letter of Intent

Conditional Use Application – Land Use Application

To: City of Madison Planning Department and Plan Commission  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Conditional Use at 4102 Lien Road, Unit D, Madison, WI

Landlord: Capitol Lien Road, LLC  
c/o Capitol Real Estate Management Company  
P.O. Box 44507  
Madison, WI 53744

Tenant: Capitol Car Cleaners  
6802 Watts Road  
Madison, WI 53719

Existing Conditions: An existing single story, multi-tenant, 18,650 sq. ft. building occupies the site. The site is currently zoned CC-T; WP-15.

Project/Proposed Use: There is a 3,500 sq. ft. vacancy that the Tenant wishes to occupy for the purposes of operating a car detailing business. The hours of operation will be roughly 8:00 am to 5:00 pm Monday through Friday and by appointment Saturdays. There are no planned renovations or improvements on site or in the Leased Premises. There will be 3-5 employees, the tenant shall occupy 3,500 sq. ft. The business cleans and details cars and motor cycles, there is no repair work, painting, body work, oil changes, etc. All cleaning chemicals are eco-friendly.

Development Plans: None.