



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 Capitol Real Estate II, LLC
Room To Grow™, LLC
Room To Grow™ Franchising
Capitol JFK III, LLC
Capitol University Ave., LLC
Capitol Middleton Springs, LLC
Capitol Columbus, LLC
Capitol East Towne, LLC
Capitol Delton, LLC

Capitol Cuisine, LLC
Capitol Waukesha, LLC
Capitol Britton Station, LLC
Capitol Commonwealth, LLC
Capitol Real Estate Management Co.

Divisions:

Capitol Raintree, LLC Capitol West Towne, LLC Capitol Watertown, LLC Capitol Glendale, LLC Capitol Hospitality, LLC Capitol Beltline, LLC
Capitol Ideals, LLC
Capitol Lien Road, LLC
Capitol Fitness Group, LLC
Capitol Parkway, LLC
Sprecher's Restaurant & Pub
Capitol East Towne, LLC
Capitol Geneva, 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.