



## LETTER OF INTENT – CONDITIONAL USE PERMIT

### Project Team:

#### Ownership:

JK & JK LLC

John and Sarah Kavanaugh

4110 Carberry Street

Madison, WI 53704

(608) 220-8444 (Johnny)

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-and-

James and Patricia Kinney

1405 Warrior Lane

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[Jkinney35@yahoo.com](mailto:Jkinney35@yahoo.com) (James)

[Pkinney53@gmail.com](mailto:Pkinney53@gmail.com) (Patricia)

#### Building Owner:

The Galaxie

The Gebhardt Galaxie, LLC

c/o Colonial Property Management

Attn: Otto Gebhardt

222 North Street

Madison, WI 53704

Project Team:

Role	Name	Contact Information
Buildout	Capital Builders	Dan Wanke 6400 Gisholt Drive, Suite 105 Madison, WI 53713 (608) 222-9480
Accountant	Ray Petkovsek, CPA Peter H. Gremmer, CPA/MBA	Petkovsek & Moran, LLP 4001 Nakoosa Trail, Suite 200 Madison, WI 53714-1355 (608) 221-3268 <a href="mailto:peter@pmcpas.com">peter@pmcpas.com</a>
Lawyer	Kenneth R. Sipsma	Steinhilber Swanson Resop & Sipsma 122 W. Washington Avenue, Suite 850 Madison, WI 53703 (608) 709-5990 <a href="mailto:ksipsma@swansonresop.com">ksipsma@swansonresop.com</a>
Restaurant Start-Up Expert	Kevin Kavanaugh	Kavanaugh's Restaurant Supply 2920 Bryant Road Madison, WI 53713 (608) 271-8514
Interior Design	Silver Leaf Design Gallery	301 North Sherman Avenue Madison, WI (608) 242-0707

**Existing Conditions:**

The Galaxie, a mixed use project located at 810-858 East Washington Avenue, Madison, Wisconsin to be constructed in two (2) phases including residential, office, retail, grocery store and parking structure.

The property will be delivered to JK & JK LLC in the following condition:

## Exhibit C

### Landlord's Work

**FLOOR SLAB:** Landlord shall deliver the Premises without the floor slab completed to enable Tenant to install Tenant's required plumbing and electrical, finished with gravel base to +/- 1" of finished subgrade. Tenant shall complete a 4" thick floor slab as part of Tenant's Work, completed to Landlord's specifications for the Commercial Building.

**STOREFRONT/WINDOWS:** Aluminum storefront with fixed natural anodized aluminum frames with low-e insulated glass (if Tenant desires any operable windows, may be installed at Tenant's expense).

**WALLS:** Walls shall be constructed using 6" metal studs @ 16" on center. Tenant shall be responsible for insulating and all wall finishes, completed in compliance with all Laws including, but not limited to, required vapor barriers, insulation and drywall.

#### **DOORS & FRAMES:**

1. Door to common corridor if available: Solid core wood door with hollow metal frame.
2. Door to exterior: Natural anodized aluminum door and frame with full vision glass.
3. Door to parking/mechanical area: Hollow metal door and hollow metal frame.

**PLUMBING AND GAS SYSTEMS:** Landlord shall provide sanitary, water and gas risers in a central location within the first floor of the Commercial Building and shall stub sanitary, water and gas to the perimeter of Premises.

**HVAC SYSTEMS:** Water source heat pump loop piping will be stubbed to the Premises. Tenant will be responsible for water source heat pump units, fresh air ducting and all distribution of ductwork. Tenant will be required to use Capitol Mechanical Inc to perform the final cleaning and connection of their units into the loop system. Please consider including them in the full proposal/bidding process.

**ELECTRICAL:** 200 Amp service, 120/208V, service panel located on the rear wall wired from panel to service entry.

**LIGHTING:** No Lighting will be provided, except for code-required exterior emergency egress and site lighting, as well as that which is currently installed and considered temporary for unfinished/construction purposes.

**TELEPHONE/INTERNET SERVICE:** A conduit with pull string will be provided from demarcation point to rear of Premises. Charter Cable is available in the building and Charter will provide wiring to the Premises if requested.

**SPRINKLER SYSTEM:** Landlord will install fire protection system in accordance with applicable Laws to meet minimum life safety requirements provided, however, Landlord-provided fire protection layout and components to be based upon vacant Premises without consideration of Tenant's Permitted Use or occupancy or inclusion of any Tenant improvements or installations that will be required for Tenant's Permitted Use or occupancy (Tenant shall be responsible for any additions or modifications required as a result of Tenant improvements/installations and Permitted Use.) For areas with suspended ceilings, sprinkler heads to be semi-recessed pendant type complete with white escutcheon. For areas without a ceiling, the heads are to be standard up-turned sprinkler heads.

**Project Schedule:**

WEEK 1: Underground plumbing work  
WEEK 2: Underground electrical work  
WEEK 3: Pour concrete floor  
WEEK 4: Interior wall framing  
WEEK 5: Rough HVAC, plumbing, and electrical work in walls and ceilings  
WEEK 6: Finish rough mechanical work, rough inspections, and insulation  
WEEK 7 and 8: Drywall hanging, finishing and texture, ceiling painting  
WEEK 9: Tile floor install, concrete floor finish  
WEEK 10 and 11: Interior door and trim install, cabinet install, wall paneling  
WEEK 12: Start equipment install, interior painting, hardware install  
WEEK 13: Countertop install, final plumbing work, final electrical and HVAC work  
WEEK 14: Final items and inspections

**Proposed Uses:**

Full service restaurant and sport's bar with outdoor patio seating.

**Hours of Operation:**

Monday – Friday: 11:00 a.m. – bar time  
Saturday - Sunday: 9:00 a.m. – bar time

**Unit Square Footage:** 4,530 rentable square feet / 4,226 useable square feet

**Auto Parking Stalls:** 660 total. 4 designated for project ownership. Free parking on 2<sup>nd</sup> and 3<sup>rd</sup> floor of parking structure for commercial patrons.

**Estimated Project Cost:** \$779,000

**Number of Construction and Full-Time Equivalent Jobs Created:**

Construction: 35-40  
Restaurant and Bar: 25-30

**Public Subsidy Requested:** None.

**Outdoor Eating Area:**

Operational details: Patio will be open during seasonal months. Hours of operation will be in accordance with City of Madison liquor license rules and regulations. The total proposed occupancy will be 130 inside and 40-50 outside (seated and standing). The area will be separated from parking areas and sidewalks with a barrier that meets with the requirements of the City of Madison liquor license rules and regulations.