

November 14, 2012

Letter of Intent
5225 University Avenue
New Commercial Building

1. Existing Use

The approximately 4-acre site is located on the south side of University Avenue. The existing concrete block building was used for commercial/retail.

2. Project Schedule

Upon approval of the demolition permit and conditions use for drive through & outdoor seating. The project will proceed with construction this spring.

3. Project Team

- Owner: Joe Krupp
2020 Eastwood Drive
Madison, Wisconsin 53704
- Tenants to be confirmed
- Architect: Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
- Civil Engineer: Quam Engineering
4604 Siggelkow Road
McFarland, Wisconsin 53558
- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717
- General Contractor: Krupp General Contractors
2020 Eastwood Drive
Madison, Wisconsin 53704

4. Project Use

- The building will have commercial tenants to be determined.
- Number of Employees: Estimated 25 Full Time Equivalents
- Hours of Operation: Potential 24 hours/day, 7 days/week

5. Project Data:

- Site 19,110 SF, .44 acres
- Building 4,000 SF First Floor
- Parking: Auto 25 Stalls
Bicycle 4 Stalls
- Land Value: \$230,000
- Project Cost: \$500,000
- Construction Jobs: 30 Employees throughout the construction job.
- New Jobs: Possible new jobs 25-30 estimated for mixed commercial use.
- Public Subsidy or
Financing Requested: No