



**E&K LAND, LLC.**

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Sole Member*

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September 12, 2017

City of Madison  
Planning Division  
126 S Hamilton St  
PO Box 2985  
Madison, WI 53701-2985

Department of Planning & Community & Economic Development Planning Division:

E&K Land, LLC has the opportunity to enhance our property at 1412 Pflaum Road by leasing the vacant space behind our affiliated Open Pantry store to A to Z Autosports, a car dealership and neighbor. This is an opportunity to create better curb appeal for our business as well as the surrounding businesses and the community. A vacant space as we have learned invites negative consequences such as dumping and vandalism. This is a chance to fill the property appropriately, to make it more vibrant and in turn deter the negative incidents.

Attached you will see our plan which involves striping the parking area and specifically delineating traffic patterns. We will also increase lighting in the area and add security cameras to monitor the space thus creating a more secure, vibrant area.

As you may know the Department of Transportation is planning to reconstruct Stoughton Road throughout this corridor. While years away, this project impacts our site and has caused negative feedback from many prospective parties. We believe this plan we are presenting to be the best and most realistic use of the vacant space.

In summary, we ask that you approve this Conditional Use of Private Parking as it relates to overflow parking for A to Z Autosports, our neighbor at 1415 Pflaum Road. If you have any questions please feel free to contact us at [jborchardt@openpantry.com](mailto:jborchardt@openpantry.com) or 262-857-1156 ext. 1131.

Sincerely,

Justin Borchardt  
Vice President/Controller  
E&K Land, LLC