PDQ FOOD STORES FOOD STORE



3520 EAST WASHINGTON AVE MADISON, WI 53704

PROJECT NARRATIVE / LETTER OF INTENT

PDQ Food Stores is proposing a new auto service station, detached car wash, and convenience store at 3520 and 3546 East Washington Blvd in Madison, Wisconsin. The project is in a Commercial Corridor - Transitional District (CC-T), and borders a Traditional Residential - Varied District 1 (TR-V1). The project will consist of demolishing the existing structure on site, and constructing a new auto service station with a 5,000 square foot pump canopy and 1,160 square foot pedestrian canopy, a 2,233 square foot detached car wash, and a 6,000 square foot convenience store. The project is estimated to be substantially complete by December 2015. The hours of operation are 24 hours per day, 7 days per week. See site plan for proposed parking, bike parking and open space calculations. The land is currently valued at \$1.1M. The estimated project cost is \$2.5M. This project is estimated to create 10 full time jobs. There are no public subsidies requested by this project.

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PROJECT TEAM

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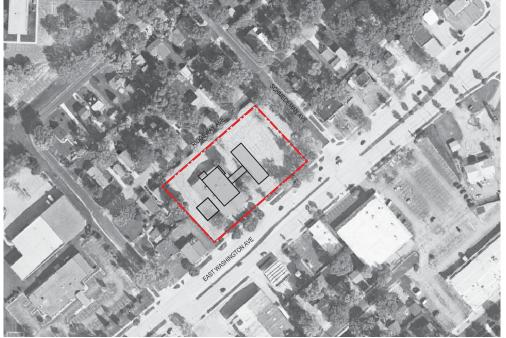
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PROPOSED SITE STUDY



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SUPREME STRUCTURES

Project
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