



June 7, 2006

City of Madison Plan Commission
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison WI 53701-2984

RE: Expansion proposal for PDQ store #115, 4402 E. Buckeye Road, Madison, WI

Dear Commissioners:

PDQ Food Stores, Inc. proposes to expand its current store operations at 4402 E. Buckeye Road, Madison, WI. To accomplish this, PDQ is purchasing the adjacent parcel to the east located at 4420 E. Buckeye Road, currently The Buckeye Inn. The expansion will include a 2300 sq. ft. addition to the store, two additional gasoline dispensers and a 2-bay car wash including soft touch and touchless washes.

The general contractor for the project will be Supreme Structures and the architect is Tom McCoy. We anticipate construction to begin in August of 2006 with a completion date of November 2006.

PDQ has been in operation at this location since September of 1994. The building is currently 3229 sq. ft. and with the proposed addition the building will be a total of 5529 sq. ft. The car wash building will be a total of 2500 sq. ft.

The store operation will remain basically the same. It will be open 24-hours, offer the same fresh quality products and coffee program, be monitored by security cameras inside and outside and will have an appealing appearance. The HVAC equipment will be located behind the building and the dumpster area will remain enclosed but will be expanded.

The addition to the building will allow PDQ to offer a full service deli allowing customers to get made-to-order sandwiches or purchase a freshly prepared sandwich from the deli case, vegetable salads, fruit salads, hot soups, pastas, potato and macaroni salads, hot dogs, hamburgers, cheeseburgers and take home rotisserie chicken and beef. The restrooms will also be enlarged and upgraded.

The proposed expansion will allow PDQ to offer additional products and services to better meet the needs of the surrounding neighborhood and area businesses. It will also allow PDQ to upgrade the existing building and property making its appearance more appealing.

Thank you for your time and consideration of this proposal. Please contact me at 608/828-2176 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jerry Archer".

Jerry Archer
VP of Real Estate