

December 15, 2010

Madison Plan Commission
215 Martin Luther King, Jr. Blvd., Room LL-100
Madison, WI 53701-2985

RE: Letter of Intent

Name of Project

CVS/Pharmacy at Mineral Point Road and Grand Canyon Drive.

Construction Schedule

Construction schedule would include a start date of July 29, 2011 and a completion date of January 13, 2012.

Description of Existing Conditions

The subject property currently has a one-story masonry building with a building area of 4,600 square feet and related gasoline pumps and overhead canopy structure. Current access is from right turn only heading Eastbound on Mineral Point Road and full access at the East from Grand Canyon Drive. The majority of the surface area of the subject property is covered in pavement.

People Involved in Project

Property Owner: CVS Realty Co.
1467 N. Elston Avenue
Chicago, IL 60622

Developer: GB Wisconsin 2, LLC
1100 West Northwest Highway, Suite 111
Mt. Prospect, IL 60056

Architect: NORR LLC
719 Griswold Street, Suite 1000
Detroit, MI 48226

Civil Engineer: R.A. Smith National
16745 W. Bluemound Road, Suite 200
Brookfield, WI 53005

Uses of All Areas

Proposed

The intended use of the property is a 11,945 square foot CVS/Pharmacy retail drug/convenience store with pharmacy drive-thru. We are seeking a conditional use permit for the foregoing, including a conditional use for the "drive-thru" portion of the project and a conditional use because the project is adjacent to a City park.

Existing

Gas station/car wash of approximately 3,000 square feet. The current building is too small and outdated to be suitable for renovation.

Gross Square Footage

The gross square footage of the CVS/Pharmacy building is 11,945 sq. ft.

Number of Employees

Number of employees for the new store will be a total of 17, including 1 Store Manager, 1 Assistant Manager, 6 Pharmacists, 3 Pharmacy Technicians and 6 Cashiers and Stockers.

Capacity

Capacity, as determined by the International building code for mercantile is 309 persons.

Parking

The proposed site will have 50 regular stalls and 3 handicap parking stalls for a total of 53 parking stalls.

Hours of Operation

The hours of operation for the CVS/Pharmacy are Monday through Sunday, 9 a.m. – 10 p.m., with option for 24-hour operation in the future.

Site

The development consists of 1.31 acres.

Waiver of Loading Facilities Requirement.

To the extent such is deemed applicable to the project, we request as part of this application a waiver from the requirement of two loading berths. The project does contemplate one loading berth and has located such loading berth outside of any drive aisles.