



Location

6701 Mineral Point Road

Project Name

CVS Pharmacy at Mineral Point Road

Applicant

CVS Realty Co./Mike Haaning –
Gershman Brown Crowley, Inc.

Existing Use

Gas station

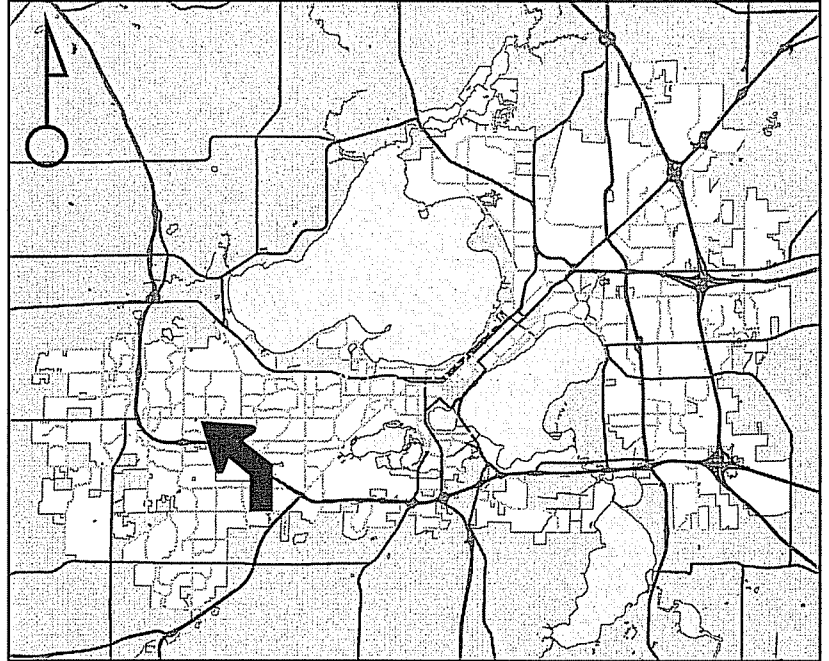
Proposed Use

Demolish existing gas station to
allow construction of pharmacy
with drive-up window

Public Hearing Date

Plan Commission

07 February 2011

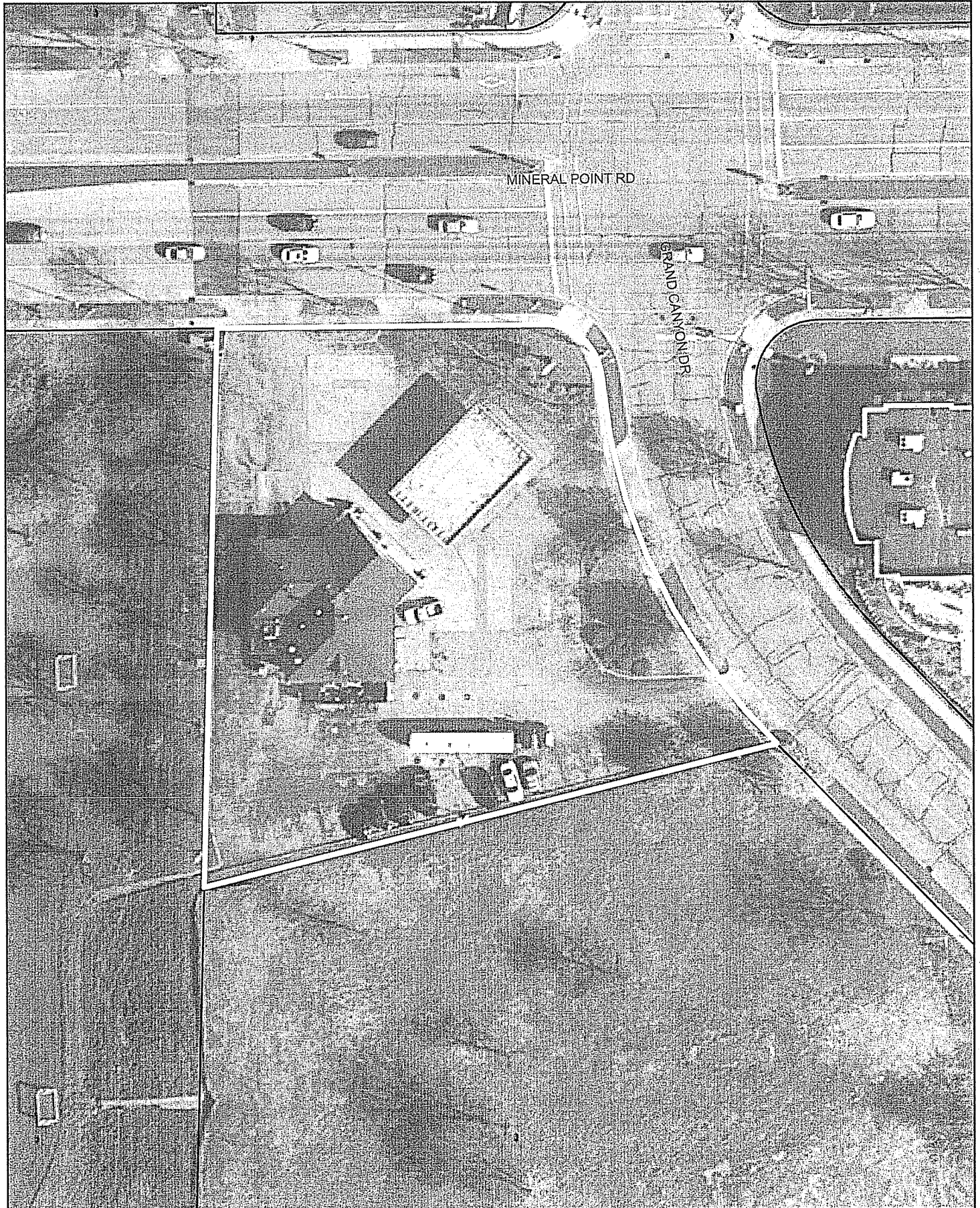


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 24 January 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$650⁰⁰</u> Receipt No. <u>116560</u>
Date Received	<u>12/15/10</u>
Received By	<u>JLK</u>
Parcel No.	<u>0708 252 0084 6</u>
Aldermanic District	<u>19 Mark Clear</u>
GQ	<u>CU, WP16</u>
Zoning District	<u>C3L</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver _____
Ngbrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	<u>12/15/10</u>

1. **Project Address:** 6701 Mineral Point Drive **Project Area in Acres:** 1.31

Project Title (if any): CVS/Pharmacy at Mineral Point Road and Grand Canyon Drive

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Nathan J. Wautier Company: Reinhart Boerner Van Deuren s.c.
 Street Address: 22 East Mifflin Street City/State: Madison/WI Zip: 53703
 Telephone: (608) 229-2249 Fax: (608) 229-2100 Email: nwautier@reinhartlaw.com

Project Contact Person: Mike Haaning Company: Gershman Brown Crowley, Inc.
 Street Address: 1100 W. Northwest Hwy City/State: Chicago/IL Zip: 60056
 Telephone: (847) 670-7910 Fax: (847) 670-7916 Email: mhaaning@gershmanbrowncrowley.com

Property Owner (if not applicant): CVS Realty Co.
 Street Address: 1467 N. Elston Avenue City/State: Chicago/IL Zip: 60622

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Proposed 11,945 square foot CVS/Pharmacy retail drug/convenience store with pharmacy drive-thru

Development Schedule: Commencement July 29, 2011 Completion January 13, 2012

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$650** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

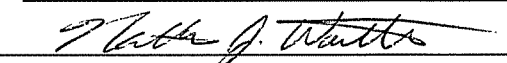
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* City of Madison Comprehensive *Plan, which recommends:*
General Commercial *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
Alder, Mark Clear. Originally notified 9/25/07. Recent face-to-face meeting 12/2/10. No official neighborhood or business organizations. Meetings scheduled with Park Towne, Parkwood West and Parkwood Village.
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff:* Tim Parks *Date:* 6/29/10 *Zoning Staff:* Pat Anderson *Date:* 12/14/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Nathan J. Wautier Date 12/15/10
 Signature  Relation to Property Owner Attorney

Authorizing Signature of Property Owner _____ Date _____

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NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
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 - Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner Michael J. Kennedy Date 12/10/10

Effective May 1, 2009

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.

Site Photos – December 09, 2010

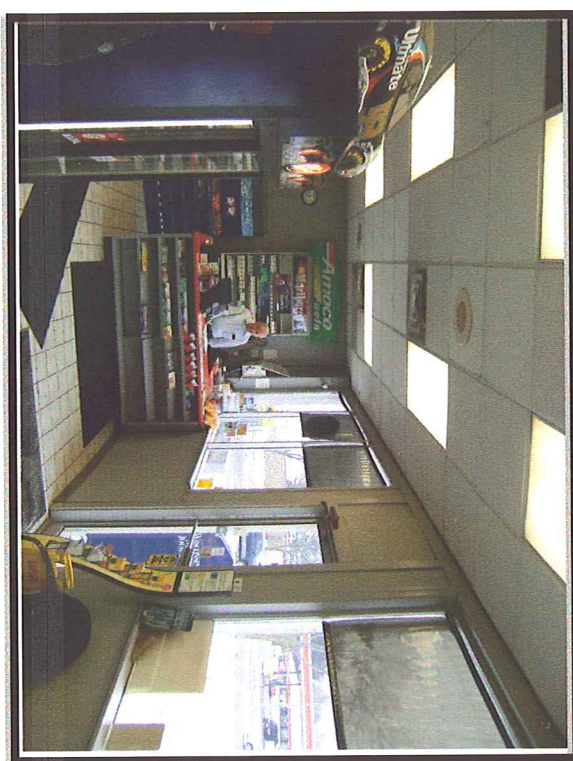
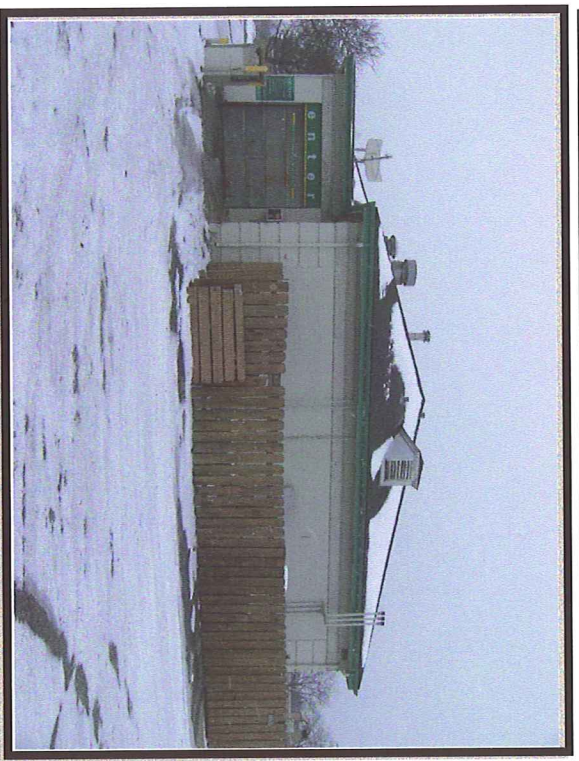
**CVS/pharmacy
Mineral Point and Grand Canyon (SWC)
City of Madison, Wisconsin**

6



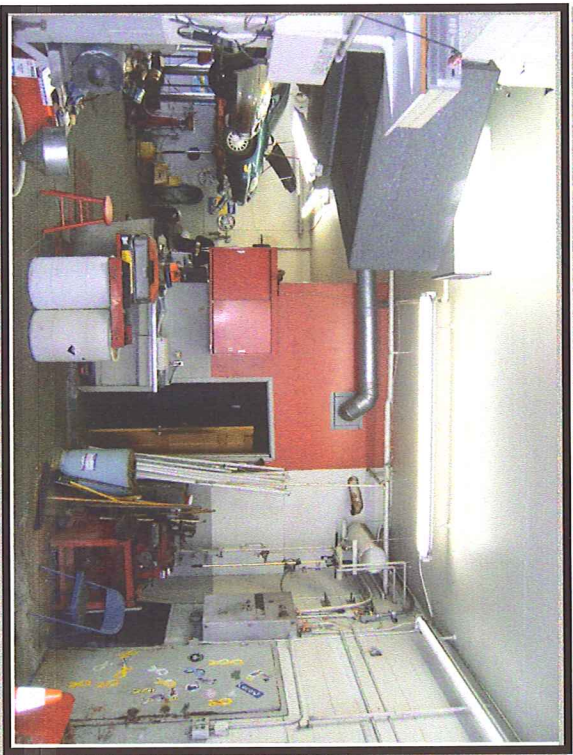
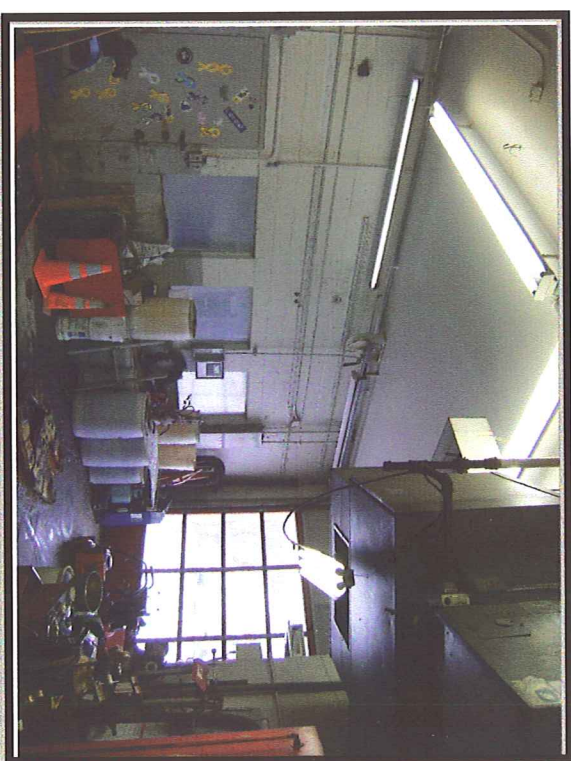
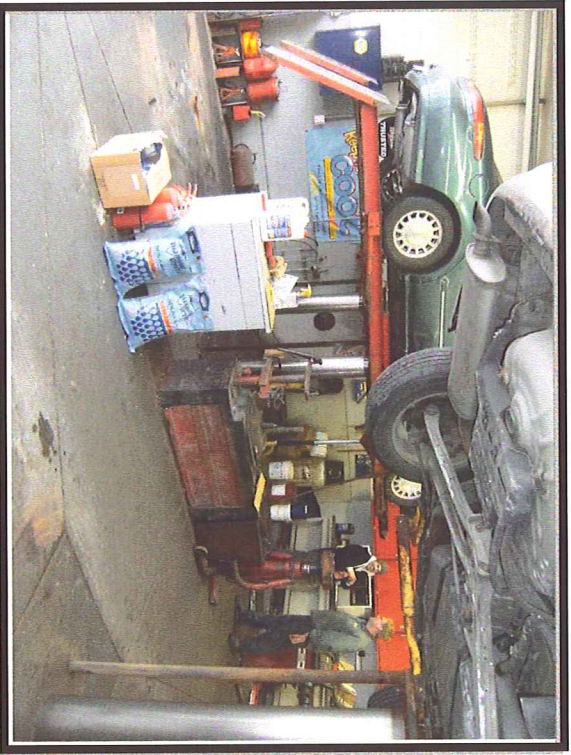
Site Photos – December 09, 2010

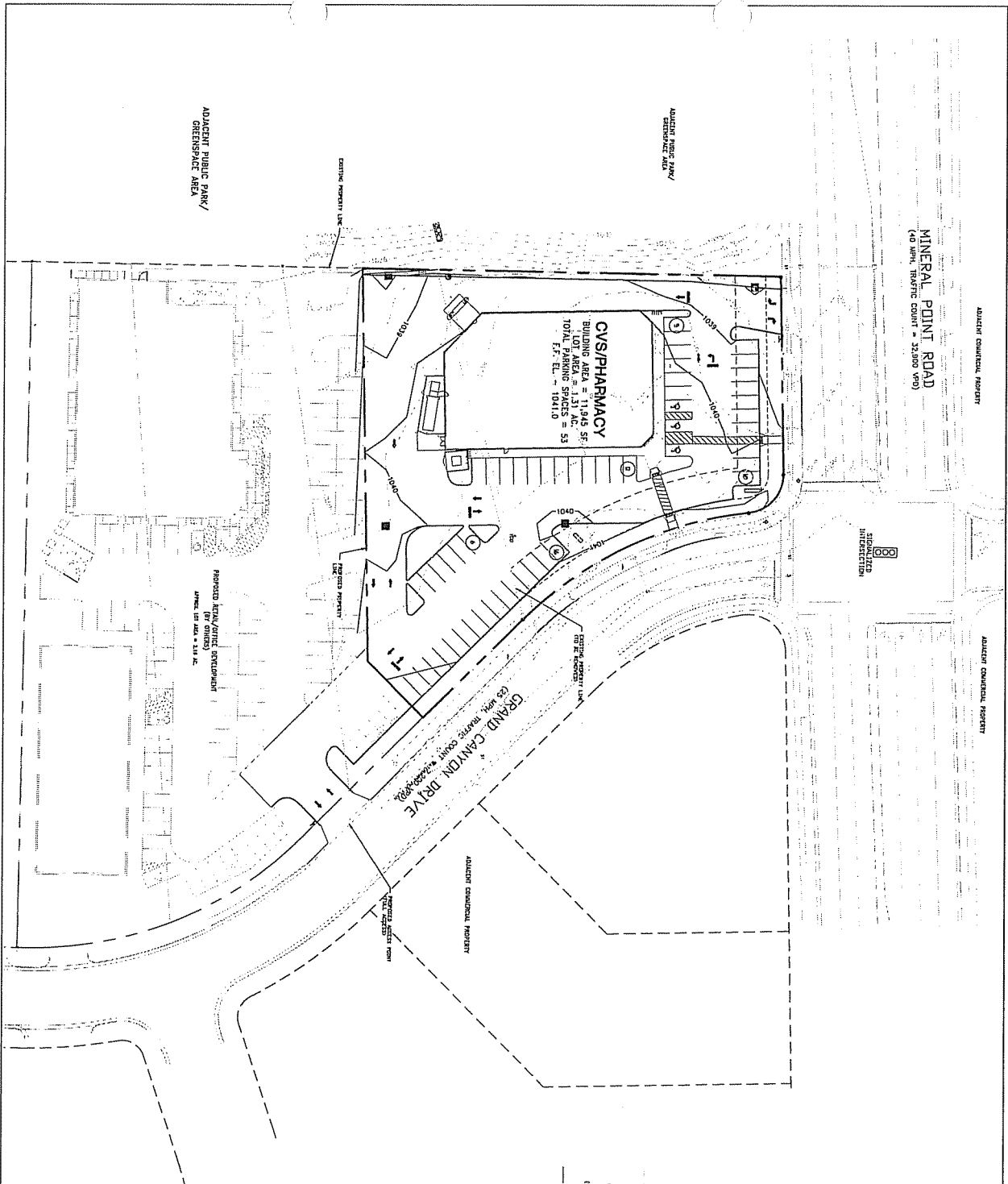
**CVS/pharmacy
Mineral Point and Grand Canyon (SWC)
City of Madison, Wisconsin**



Site Photos – December 09, 2010

**CVS/pharmacy
Mineral Point and Grand Canyon (SWC)
City of Madison, Wisconsin**





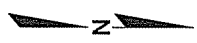
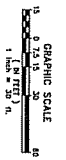
ADJACENT COUNCIL PROPERTY
MINERAL POINT ROAD
 (40 MPH, TRAFFIC COUNT = 23,800 VPD)

ADJACENT PUBLIC PARK/
 GREENSPACE AREA

PROPOSED RETAINMENT WALL
 (BY OTHERS)
 APPROX. 100' x 10' x 10' H.T.

GRAND CANYON DRIVE
 (65 MPH, TRAFFIC COUNT = 44,000 VPD)

- LEGEND**
- EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION (BY OTHERS)
 - PROPOSED CONTOUR LINE



**REVIEW SET ONLY -
 NOT FOR CONSTRUCTION**

DEVELOPER
 CVS PHARMACY 2, LLC
 600 EAST 80TH STREET
 MINNEAPOLIS, MINNESOTA 55424
 P.O. BOX 10707
 MINNEAPOLIS, MN 55410

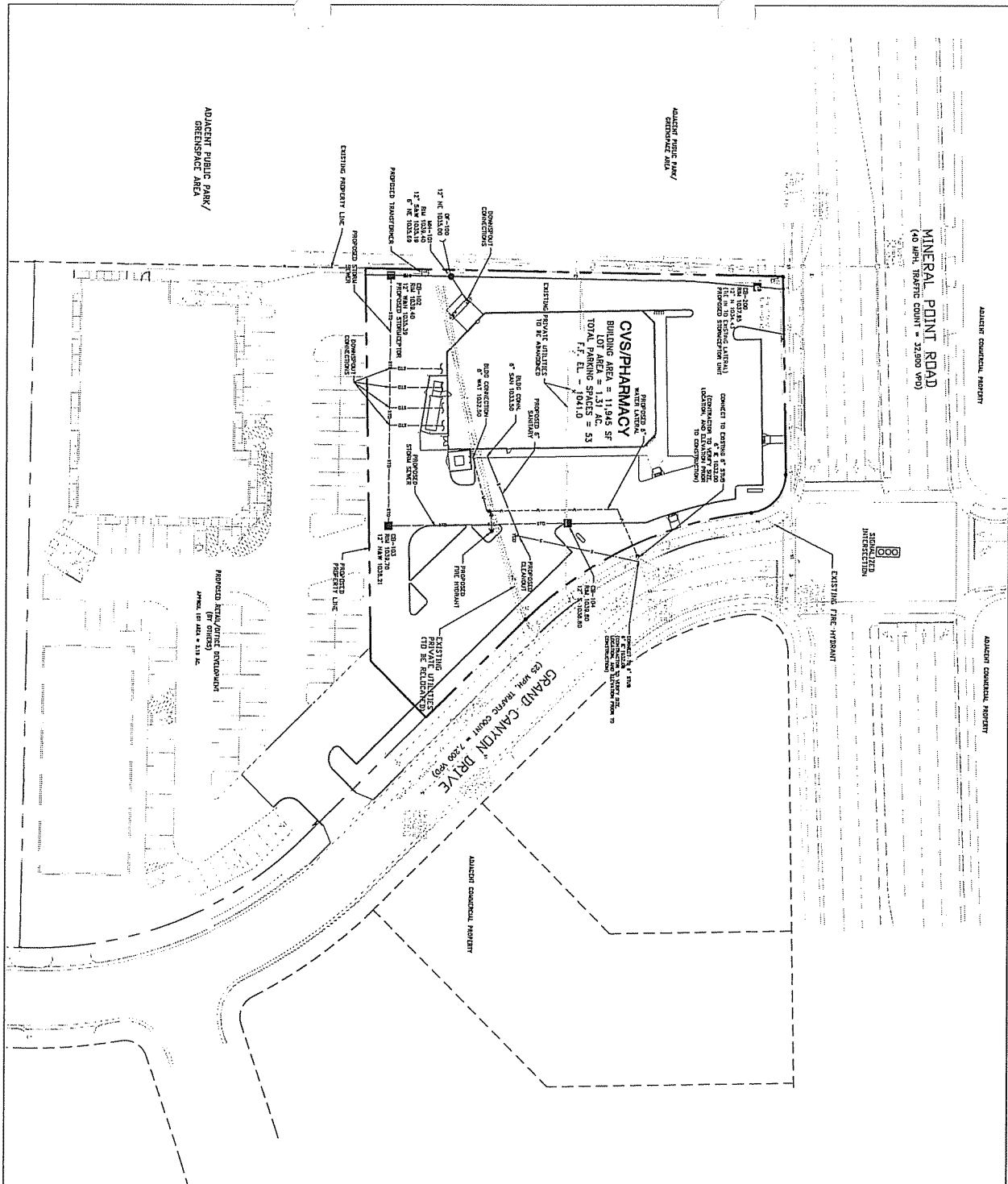
CVS/Pharmacy
PHARMACY
 SHEET NO. - 1945 TYPE B
 PROJECT MANAGER
 DESIGNER
 CHECKED BY
 SHEET NUMBER
C 2.0

© COPYRIGHT 2008
 R.A. SMITH NATIONAL, INC.
 DATE: 12/09/10
 SCALE: 1" = 30'
 PROJECT MANAGER
 DESIGNER
 CHECKED BY
 SHEET NUMBER
C 2.0

CVS/PHARMACY
 MADISON, WI
GRADING PLAN

R.A. Smith National
*Beyond Surveying
 and Engineering*
 15428 W. Bluffwood Road, Brookfield, WI 53005-8718
 262-781-8000 Fax 262-781-8464, www.ra-smith.com

DATE	DESCRIPTION



MINERAL POINT ROAD
(40' DED, TRAFFIC COUNT = 32,000 VPD)

ADJACENT PUBLIC PARK/
GREENSPACE AREA

ADJACENT MUSIC LAUN/
CONCRETE PAD

ADJACENT COMMERCIAL PROJECT

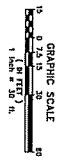
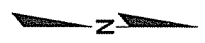
ADJACENT COMMERCIAL PROJECT

EXISTING FIRE HYDRANT

GRAND CANYON DRIVE
(65' WIDE, TRAFFIC COUNT = 12,000 VPD)

ADJACENT COMMERCIAL PROJECT

PROPOSED KENTZ OFFICE BUILDING
(BY OTHERS)
APPROX. 150' DED. = 131' W.



LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAIN (BY OTHERS)
- EXISTING SANITARY SEWER (BY OTHERS)
- EXISTING STORM SEWER (BY OTHERS)
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING PRIVATE UTILITIES TO BE MAINTAINED
- EXISTING PRIVATE UTILITIES TO BE RELOCATED
- EXISTING PRIVATE UTILITIES TO BE ADAPTED
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED FIBER OPTIC
- PROPOSED PRIVATE UTILITIES TO BE MAINTAINED
- PROPOSED PRIVATE UTILITIES TO BE RELOCATED
- PROPOSED PRIVATE UTILITIES TO BE ADAPTED

**REVIEW SET ONLY -
NOT FOR CONSTRUCTION**

PREPARED BY:
R.A. SMITH NATIONAL
1500 EAST BAY STREET
MADISON, WI 53703-1017
TEL: 608/261-7533

DATE: 12/09/10

SCALE: 1" = 30'

PROJECT MANAGER: ROBERT J. WALKER, P.E.

CHECKED BY: R.J.H.

SHEET NUMBER: C 3.0

CVS/Pharmacy
BREITWAND - 1945TYPE B
1500 EAST BAY STREET
MADISON, WI 53703-1017

DATE: 12/09/10

SCALE: 1" = 30'

PROJECT MANAGER: ROBERT J. WALKER, P.E.

CHECKED BY: R.J.H.

SHEET NUMBER: C 3.0

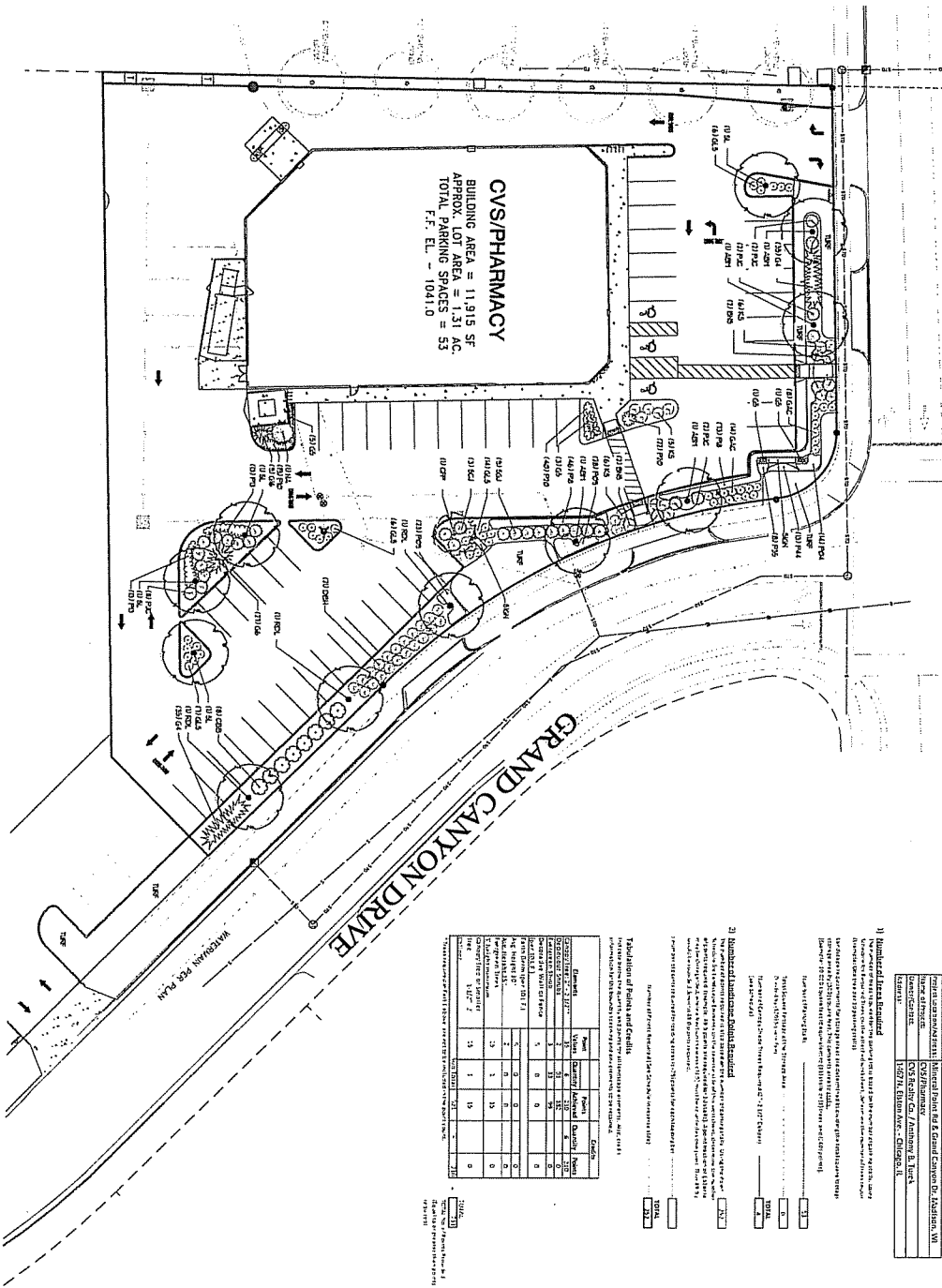
CVS/PHARMACY
MADISON, WI
UTILITY PLAN

R.A. Smith National
*Beyond Surveying
and Engineering*

5145 W. Bluffwood Road, Brookfield, WI 53005-5915
262.781.5000 Fax 262.781.8444 www.ra-smithnational.com

DATE	DESCRIPTION

MINERAL POINT ROAD



Project: CVS/Pharmacy Building and Parking Area
 Location: Mineral Point Rd & Grand Canyon Dr, Madison, WI
 Date: 12/09/10
 Designer: R.A. Smith National
 Client: CVS/Pharmacy / Anthony B. Yurka

1) Installed Landscape Materials

Item	Quantity	Unit	Notes
Grass	11,915	SF	Building Footprint
Grass	53	SPACES	Parking Area
Plantings	150	PLANTS	Various shrubs and trees
Water	100	LINEAL FEET	Water Line
Sewer	100	LINEAL FEET	Sewer Line
Gas	100	LINEAL FEET	Gas Line
Electric	100	LINEAL FEET	Electric Line
Other	100	LINEAL FEET	Other Utilities
TOTAL			

2) Estimated Landscape Plant Material

Plant Name	Quantity	Unit	Notes
Shrub	150	PLANTS	Various shrubs
Tree	10	TREES	Various trees
Planting	100	LINEAL FEET	Planting Area
TOTAL			

3) Estimated Landscape Plant Material

Plant Name	Quantity	Unit	Notes
Shrub	150	PLANTS	Various shrubs
Tree	10	TREES	Various trees
Planting	100	LINEAL FEET	Planting Area
TOTAL			

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R. A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ANY PART OF THIS DRAWING OR ANY INFORMATION HEREON BY ANY OTHER PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF R. A. SMITH NATIONAL IS STRICTLY PROHIBITED. © COPYRIGHT 2009 R. A. SMITH NATIONAL, BROOKFIELD, WI 53005

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

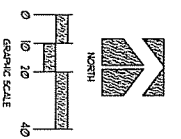
R. A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R. A. SMITH NATIONAL.



THIS PLAN IS FOR PRELIMINARY REVIEW ONLY. NOT FOR BIDDING OR CONSTRUCTION PURPOSES.

DEVELOPER
 G.B. WISCONSIN 2, LLC
 SUITE 150, 98TH STREET
 INDIANAPOLIS, INDIANA 46240
 TEL. 317/819-0117
 FAX 317/574-7336

pharmacy
RIGHT HAND - 1945 TYPE B
 SCORE NUMBER: 75388
 MINERAL POINT & GRAND CANYON
 MADISON, WI
 DEAL TYPE: NEW



CVS/PHARMACY
 MADISON, WI
LANDSCAPE PLAN

R.A. Smith National
 Beyond Surveying
 and Engineering
 1245 W. Beaumont Road, Brookfield, WI 53005-9218
 262-791-5000 Fax 262-791-8464, www.rasmithnational.com

DATE	DESCRIPTION

© COPYRIGHT 2009
 R. A. Smith National, Inc.
 DATE: 12/09/10
 SCALE: 1" = 20'
 JOB NO. 5070114
 PROJECT MANAGER:
 ROBERT J. HANDEL, P.E.
 DESIGNED BY: SHS
 CHECKED BY: SHS
 SHEET NUMBER
L1.0

P:\3070114\Dwg\SP001D30 - Knee Wall.dwg, Model, 1/20/2011 9:12:08 AM, jah

