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L A W Y E E R S

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8 March 2006

Plan Commission  
c/o Dept. of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
Madison WI 53703

Re: WCB Office and Retail Center  
WCB Properties, LLC/Wisconsin Community Bank  
8420 Mineral Point Road and 117 Junction Road

Dear Chair and Members of the City of Madison Plan Commission:

WCB Properties, LLC/Wisconsin Community Bank is the owner of 8420 Mineral Point Road and 117 Junction Road, located at the southwest corner of the Target-Copps shopping center which is located at the northeast corner of the Mineral Point Road/Junction Road. The site is the location of the former Speedway Bar. All prior improvements to the site have been demolished and the site presently sits vacant.

Enclosed with this cover letter are a Subdivision Application and Land Use Application.

WCB is proposing to re-subdividing the existing two parcels into two new parcels and rezoning same from C2 to PUD-GDP and PUD-GDP-SIP. WCB has been working extensively with representatives of Planning and Development, Engineering and Traffic Engineering over the past year to resolve site, access and development issues. There have also been meetings with the district alderperson, Paul Skidmore, and the area neighborhood association, Junction Ridge Neighborhood Association, to discuss these issues.

The existing site consists of 2.36 acres. To facilitate the future reconstruction of the Mineral Point Road/Junction Road intersection, WCB will be dedicating approximately 23 feet depth of frontage along Mineral Point Road and along Junction Road, leaving a net developable site of 1.83 acres. The new site will be subdivided into two lots, Lot 1 consisting of 1.25 acres and Lot 2 consisting of .58 acres.

Lot 1 is proposed for immediate development as a new branch for the Wisconsin Community Bank. The new bank building will be a two story above ground and partially finished lower level level. The building foot print will be 5,993 square feet. The main level, or first floor, will be used for normal retail banking operations with drive through and ATM machine and the second floor will be used for bank offices. The lower level will be partially finished and used for a board-community meeting room, employees eating and rest area, storage and building utilities. The anticipated hours of operation of the bank will be Monday through Friday from 8:30 a.m. to 5:00 p.m. (lobby) and 7:30 a.m. to 6 p.m. (drive-up), and Saturday from 8:30 a.m. to noon (both). The anticipated number of employees initially is 20 full time equivalents and at full capacity is 30 full time equivalents. There are planned 52 parking spots, of which 15 parking spots are located on Lot 2 are to be shared parking with the future Lot 2 development. The proposed loading area is located on Lot 2 is to be a shared loading area with the future Lot 2 development. Development of Lot 1 is to be ASAP.

Except for some very limited uses, Lot 2, pursuant to an agreement with City Engineer and Traffic Engineering staff, Lot 2 cannot be developed until December 31, 2011 unless authorized earlier by the City in order to facilitate the reconstruction of the Mineral Point Road/Junction Road intersection. The temporary uses consist of use as a temporary banking facility until the Wisconsin Community Bank facility is operational on Lot 1, but no later than December 31, 2006 and as accessory parking and loading pad site as shown on the submitted plans. Upon Lot 2 being developable, a PUD-GDP-SIP will be submitted for Lot 2 and the accessory parking and loading pad site as presently shown on Lot 2 will become a shared facility with Lot 1. Lot 2 will be utilized for office and/or retail use. The employment base (in relationship to the size of the future building improvement) and hours of operation will be comparable to that of the Wisconsin Community Bank for office operations and the Target-Copps center for retail operations. Development of Lot 2 is to be ASAP following December 31, 2006 unless earlier approved by the City.

All trash storage and removal and all snow removal will be done by private contractor. Minor maintenance equipment will be kept on site. Major maintenance equipment will be brought on site as necessary.

The owner of the site is:      WCB Properties, LLC  
6180 Verona Road  
Madison WI 53719  
Attn: Thomas Wilkinson, CEO  
Telephone: 608-298-1701  
Fax: 608-298-1710  
Email: [twilkinson@thewcb.com](mailto:twilkinson@thewcb.com)

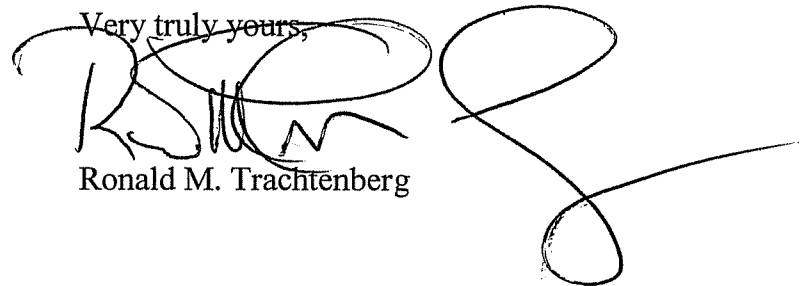
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The design/build firm is: BrandPartners  
10 N. Main Street  
Rochester NH 03839  
Attn: Mark Greenfield  
Telephone 603-335-1400 x-317  
Fax: 603-682-0965  
Email: [mgreenfield@brandpartners.com](mailto:mgreenfield@brandpartners.com)

The engineering firm is: Mayo Corporation  
600 Grand Canyon Drive  
Madison WI 53719  
Attn: Matt Collins  
Telephone: 608-833-0628  
Fax: 608-833-0746  
Email: [mcollins@mayocorporation.com](mailto:mcollins@mayocorporation.com)

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We look forward to presenting this project to you.

Very truly yours,  
  
Ronald M. Trachtenberg

RMT:srp  
221563  
letter of intent  
Enclosures