



May 10, 2011

Dept. Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
Madison, WI

**SUBJECT: LETTER OF INTENT  
ASSOCIATED BANK AT BROADWAY STATION  
1574 W BROADWAY (PREVIOUSLY SUBMITTED UNDER 1513 LAKE POINT DRIVE)  
MADISON, WISCONSIN**

On behalf of Broadway Station, LLC, I am submitting this letter of intent and application for a major alteration to the existing conditional use permit. The project would convert the existing drive-up service window into a two lane operation for the proposed bank.

The proposed Associated Bank project is located at 1574 W Broadway. No changes to the existing building are proposed except for the addition of a canopy to serve the drive-thru lanes.

Seven parking stalls will be lost to accommodate the additional drive-thru lane. However, the site will still have enough parking stalls to meet the City's parking requirements.

The proposed Landscape Plan was modified slightly to accommodate the additional drive-thru lane. In addition, the Lighting Plan was updated to include for the canopy lighting.

We have spoken with District Alder Tim Bruer about the project. He has voiced his support of the project and has waived the 30 day filing requirement for the conditional use application.

The bank's hours of operation are as follows:

**Drive-up Hours**

Monday -Thursday: 7:30 a.m. - 6:00 p.m.

Friday: 7:30 a.m. - 7:00 p.m.

Saturday: 8:30 a.m. - 2:00 p.m.

The drive-up speaker volume is adjustable from 50-60 decibels.

**Development Schedule**

The project is planned to be completed in 2011.

**Site Acreage (Total)**

Lots 1, 2 & 3 – 3.2 acres

**Site Information**

Square Footage of Existing Buildings (Lots 1, 2, & 3)

Building 1-18,676 gsf (Lot 1)

Building 2 -19,165 gsf (Lot 2)

Approx. square footage of future Lot 3 building: 4,000 gsf

Gross square feet of office: 17,910 gsf

Gross square feet of retail area: 16,512 gsf

Gross square feet of bank: 2500 gsf

Gross square feet of future retail: 4,000 gsf

Parking stalls provided: 131 ( Lots 1, 2 and 3)

**Site Utilities**

The existing improvements include all utilities needed for the bank. No changes are proposed.

**Project Contacts**

Owner:

Broadway Station LLC

Contact: John Forseth

100 David Circle

Arena, WI 53503

Architect:

Rinka Chung Architecture, Inc.

Contact: Matt Rinka

756 N Milwaukee Street, Suite 250

Milwaukee, WI 53202

Civil Engineer:

Roxanne Johnson, PE

Professional Engineering, LLC

818 N Meadowbrook Lane

Waunakee, WI 53597

Landscape Architect:

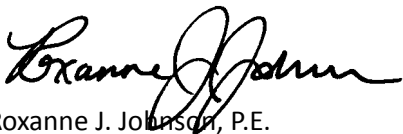
Jeff DeLaura

801 Bear Claw Way

Madison, WI 53717

Please contact me directly for further information regarding the above mentioned project.

Respectfully submitted,



Roxanne J. Johnson, P.E.

Principal