

June 21, 2006

City of Madison  
Planning Commission  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Proposed Anchor Bank located at 301 Junction Road, Madison, WI

**Letter of Intent for AnchorBank, fsb:**

AnchorBank, fsb is a local bank that is interested in locating in the vacant Gateway Country store at 301 Junction Road. The existing building is 8,0606 S.F. with fifty-nine (59) parking spaces. The building has been vacant for the last few years.

The bank will have a small addition bringing the gross area to 8,270 square feet, plus a three lane drive through for retail banking services. The building will have a 2,580 square foot retail banking suite with approximately six (6) employees and a service center of 5,690 square feet, potentially having thirty (30) employees. The proposed number of parking is forty-five (45) spaces. We anticipate commencing with the renovations approximately on September 1, 2006 and completing construction by the end of the current year. Trash storage will be on site in the trash enclosure shown on the site plan. The trash removal will be by a private contractor. The lawn care and snow removal will also be by private contractors. There will not be any site maintenance equipment on site.

**Contractor:** FCM Corporation  
133 S. Butler St.  
Madison, WI 53703  
(608) 273-1069

**Architect:** Bill Simpson, AIA  
FCM Corporation  
133 S. Butler St.  
Madison, WI 53703  
(608) 273-1069

**Project Coordinator:** Lee Gorud  
FCM Corporation  
133 S. Butler St.  
Madison, WI 53703  
(608) 273-1069

**Landscape Architect:** The Bruce Company  
P.O. Box 620330  
Middleton, WI 53562  
(608) 836-7041

**Surveyor:** Jenkins Surveying  
161 Horizon Drive – Suite 101  
Verona, WI 53593  
(608) 848-5060

**Site Area:** 46,375 S.F.

**Hours of Operation:** 8:00 A.M. – 6:00 P.M.