



W233 N2847 Roundy Circle West
Pewaukee, Wisconsin 53072
Phone: **262.542.9000**
Fax: **262.542.1371**
www.vjscs.com

You Can Build on That

August 10, 2020

Landmark Credit Union Proposed building

Project Narrative:

The proposed Landmark Credit Union building is proposed on Lot 3 of the Fox Run redevelopment site located at St. Paul Ave. and Sunset Blvd. The lot area is 0.7354 acres. There is currently a Denny's restaurant located on the site which will be demolished prior to construction.

The proposed building is 3,586 square feet. It will be a standard stand alone branch for Landmark Credit Union with a walk-in lobby space, 2 teller stations, offices and drive thru operations. The exterior building materials consist of brick walls with reveal details, insulated metal panels and a large curtain wall assembly at the main entrance/front of the building. The upper roof is a sloping standing seam metal roof assembly with 2 different color metal soffits. The drive thru will have 3 lanes and be covered by a flat roof system with metal panel soffits to match the upper roof colors.

The parking lot is split between the North and South sides of the building. A driveway access point on the North side of the site will allow for ease of access from Fox Run Boulevard into both customer parking and drive thru lanes. The Southern lot will be for employee parking. There will be landscape screening between the two parking lots and public right of way.

The stormwater management plan for this site has already been designed and approved by the City for the overall development of the site.

The signage proposed will be a sign fixed on the East and West sides of the building and a monument sign on the Northeast corner of the site.

Respectfully submitted,

A handwritten signature in black ink that reads 'Misty Hintz'. The signature is written in a cursive, flowing style.

Misty Hintz, Senior Project Architect