

Written Statement for Site Plan Review

Date: July 9, 2014

Associated Bank
2815 Grandview Blvd
Waukesha, WI

Description of the Project:
















Associated Bank is proposing a new Branch Office on an existing site, located at 2815 N Grandview Blvd. The project will consist of a new building with a drive-thru canopy, employee & customer parking areas and a separate entry lane for drive-thru traffic. We will be maintaining existing cross-access with the adjacent site to the south, allowing for future cross-access with the adjacent site to the south and maintaining ingress from the Frontage Road to the east. Approximately 25% of the existing paved site will be returned to grass, turf or landscaping.

We forwarded all required information to Jason Fruth at Waukesha County on 7/7 for his review regarding requirements for new buildings within ½ mile of the county airport.

Ownership:	Associated Bank, N.A.
Phases of Development:	1
# of Buildings:	1
Building Area:	2,215 SF
Parking Stalls:	17
Prepared By:	Jim Olson, Project Coordinator Rinka Chung Architecture Inc

PLAN COMMISSION CHECKLIST

COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW

- ✓  Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls.
- ✓  Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- ✓  Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
 -  Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
 -  All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
 -  Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
 -  Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
 -  Generalized landscaping plan showing areas to be planted and nature of plantings; and
 -  General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- ✓  Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
 -  Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
Project color renderings shown in addition to color elevation drawings.
 -  Representative floor plans indicating layout of each floor.
- ✓  Along with the Application, Seven (7) full-size, collated copies of all plans – one site plan and one building elevation must be colored and eight (8) reduced sets (11 x 17). There is an extra charge of \$50.00 if plans are not collated.
- ✓  One digital copy of all plans (JPG or PDF)
- ✓  Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.

CITY OF WAUKESHA PLAN COMMISSION

PRELIMINARY SUBMITTAL

7/9/2014

ASSOCIATED BANK
2815 GRANDVIEW BLVD
WAUKESHA, WI

ALTA/ACSM LAND TITLE SURVEY

Known as 2815 North Grandview Road, in the City of Waukesha, Waukesha County, Wisconsin.

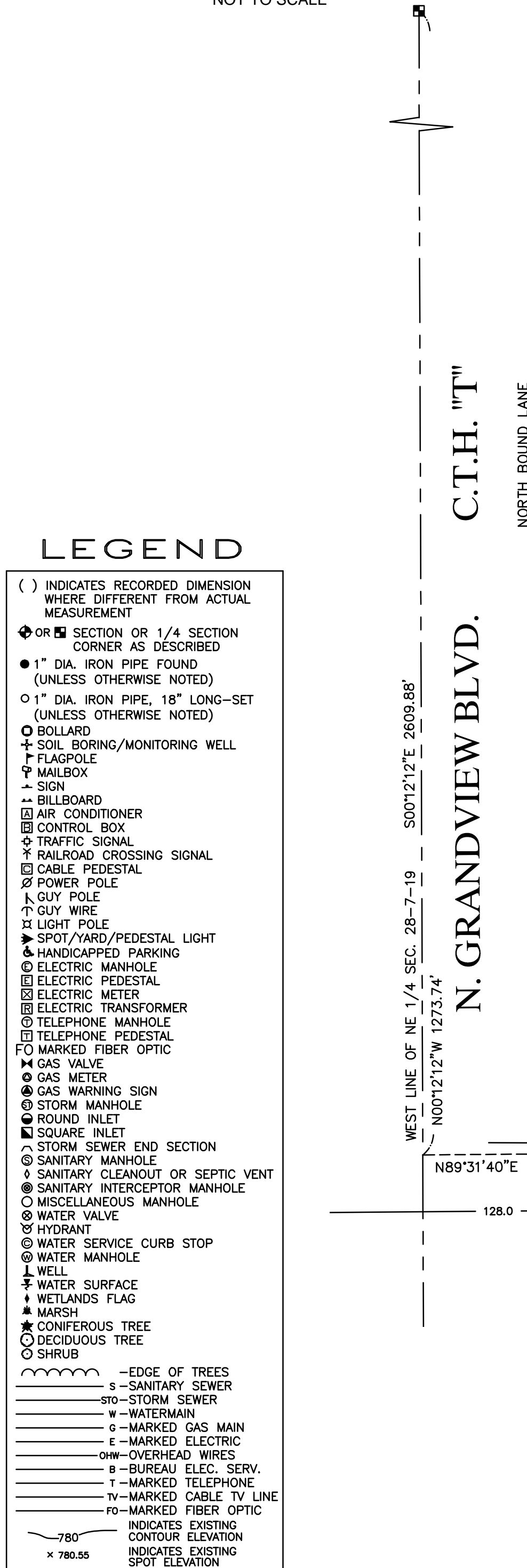
Certified Survey Map No. 4448, recorded in the office of the Register of Deeds for Waukesha County on December 15, 1983, in Volume 35 of Certified Survey Maps, on Pages 244, 245 and 246, as Document No. 1239941, being a part of the Northeast One-quarter (1/4) of Section Twenty-eight (28), Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Prepared for: Rinka Chung Architects

Survey No. 165965-BMJ



VICINITY MAP
NOT TO SCALE



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
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- MARKED TELEPHONE
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- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

To: Associated Bank, National Association, and/or its assigns, and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, and 11(b), of Table A thereof. The field work was completed on January 22, 2014.

Date of Plat or Map: March 5, 2014

Stephan G. Southwell
Registered Land Surveyor
Registration Number S-1939

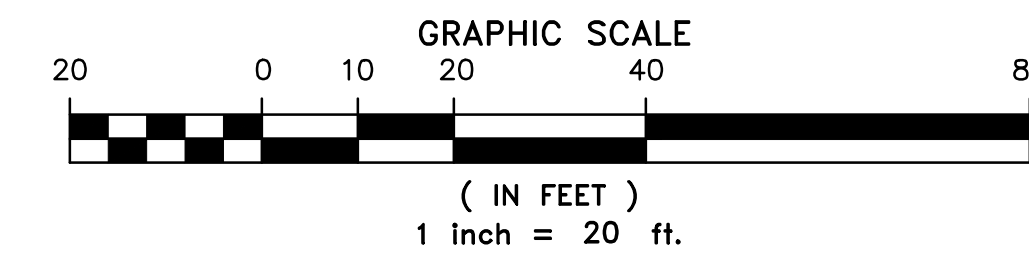
DIGGERS HOTLINE #2014-03-03605

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

SILVERNAEL RD.
80' PUBLIC RIGHT OF WAY

C.T.H. "TJ"



R. A. Smith National, Inc.

Beyond Surveying
and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Arlington, WI Orange County, CA Pittsburgh, PA
S:\5165965\DWGAS101D20.dwg 12815 N GRANDVIEW BLVD

R.A. Smith National, Inc.

PLAT OF SURVEY

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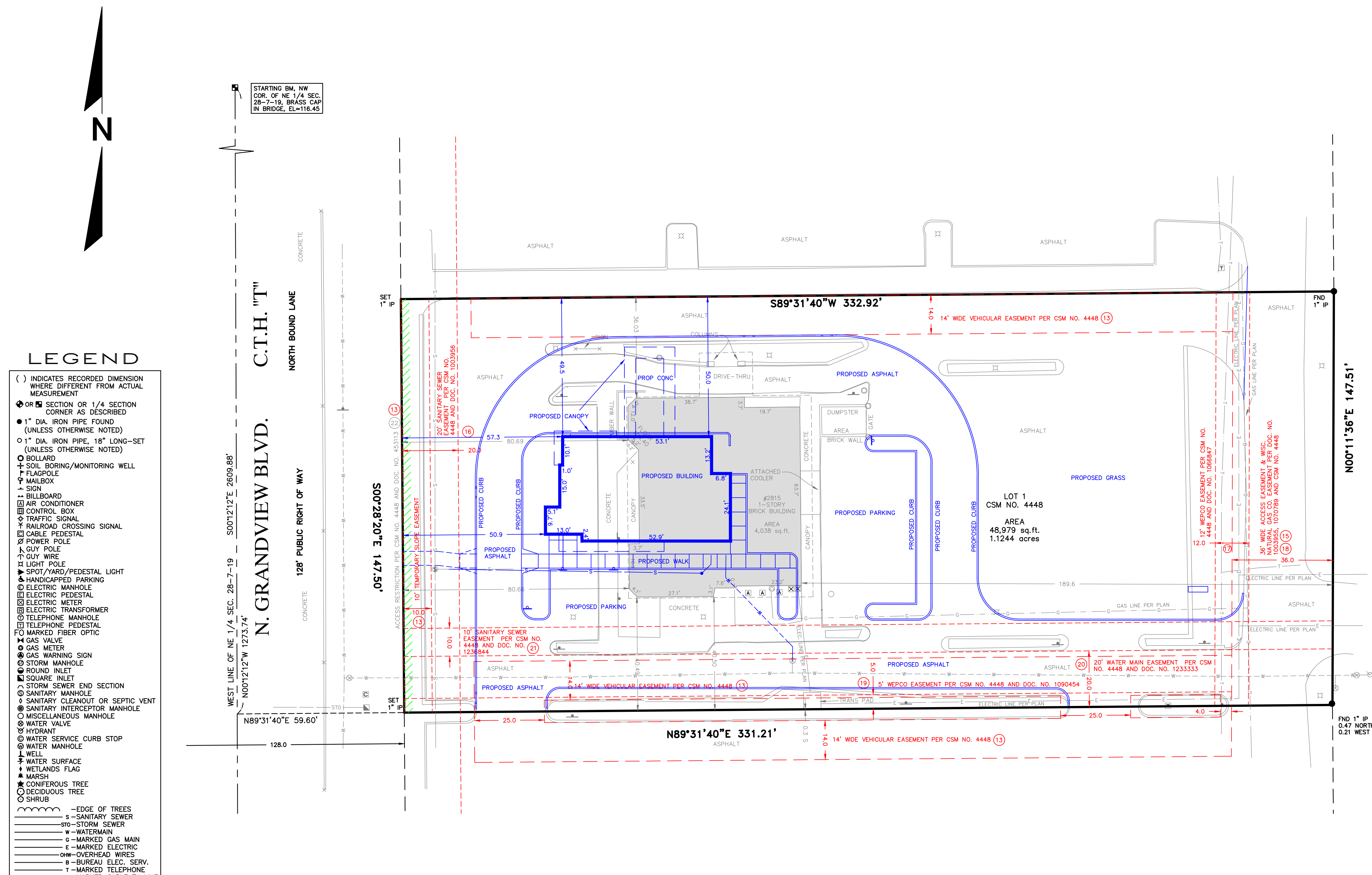
January 22, 2014
 Rinka Chung Architects
 Added Hotline Information
 Added proposed improvements
 Survey No. 165965-BMJ
 Revision No. 1-BMJ
 Revision No. 2-RMK

NOTES:

- Bearings are based on the West line of the Northeast 1/4 of Section 28, Township 7 North, Range 19 East, which is assumed to bear South 00°12'12" East.
- Elevations refer to City of Waukesha Datum.
- This survey was prepared based on Royalty Title Corporation title commitment number 33313, effective date of November 8, 2013, which lists the following easements and/or restrictions from schedule B-11:
 - 3, 5-7, 12. Visible evidence shown, if any.
 - 2, 4, 8-11, 23. Not survey related.

- Aviation Easement, granted to the County of Waukesha, by an instrument dated August 16, 1991, and recorded in the office of the Register of Deeds for Waukesha County on October 10, 1991, Reel 1359, Image 1342, as Document No. 1678218. Affects site by location - Airspace easement as noted: Approximately Thirty feet (30') above the surface, more accurately stated as nine-hundred fifteen feet above Mean Sea Level (915' M.S.L.) at the southeast corner of the described parcel of land and at all points on a reference line passing through said southeast corner on a bearing of True North 11°33' East, at right angles to the runway centerline; thence on an inclined plane increasing one foot in height for every fifty feet (50:1) measured horizontally from any point on said reference line, and parallel to the runway centerline on a bearing of True North 78°27' West.
- Reservation for Easement, and other provisions, as contained in Warranty Deed granted to B & G Realty, Inc., dated June 28, 1977, and recorded in the office of the Register of Deeds for Waukesha County on July 1, 1977, Reel 246, Image 767, as Document No. 1003955. Affects site by location - Shown.
- Sewer Agreement, entered into by and between R.O. Wierdsma, et al, and B & G Realty, Inc., dated June 27, 1977, and recorded in the office of the Register of Deeds for Waukesha County on July 1, 1977, Reel 246, Image 769, as Document No. 1003956. Affects site by location - Shown.
- Utility Easement, granted to Wisconsin Electric Power Company, its successors and assigns, by an instrument dated January 17, 1978, and recorded in the office of the Register of Deeds for Waukesha County on April 7, 1978, Reel 232, Image 1174, as Document No. 1041937, and rerecorded in the said Register's office on September 27, 1978, Reel 325, Image 698, as Document No. 1066847. Affects site by location - Shown.
- Utility Easement, granted to Wisconsin Natural Gas Company, its successors and assigns, by an instrument dated December 29, 1977, and recorded in the office of the Register of Deeds for Waukesha County on October 27, 1978, Reel 330, Image 1101, as Document No. 1070789. Affects site by location - Shown.
- Utility Easement, granted to Wisconsin Electric Power Company, its successors and assigns, by an instrument dated October 13, 1983, and recorded in the office of the Register of Deeds for Waukesha County on October 18, 1983, Reel 571, Image 180, as Document No. 1233333. Affects site by location - Shown.
- Easement, granted to 1694 Development Co., and the City of Waukesha, by an instrument dated October 13, 1983, and recorded in the office of the Register of Deeds for Waukesha County on November 16, 1983, Reel 576, Image 408, as Document No. 1236844. Affects site by location - Shown.
- Limitations on Access, and other provisions, as set forth in Warranty Deed granted to Waukesha County, dated December 20, 1956, and recorded in the office of the Register of Deeds for Waukesha County on January 17, 1957, in Volume 729, Page 322, as Document No. 453113. Affects site by location - Shown.

- Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.
- Proposed improvements are shown in blue.
- Existing improvements to be removed.



LEGEND

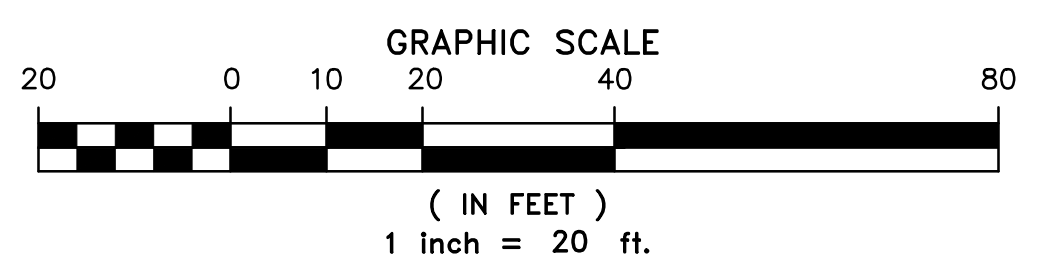
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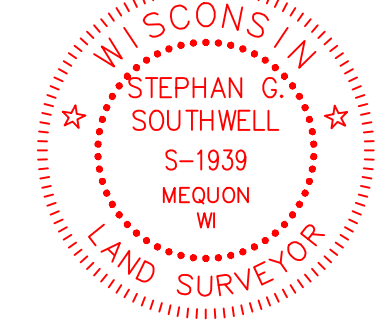
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I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



Stephan G. Southwell
 STEPHAN G. SOUTHWELL
 REGISTERED WISCONSIN LAND SURVEYOR S-1939

R. A. Smith National, Inc.
 Beyond Surveying and Engineering



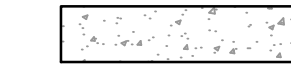







16745 W. Bluemound Road, Brookfield, WI 53005-5938
 262-781-1000 Fax 262-797-7373 www.rasmithnational.com
 Appleton, WI Orange County, CA Pittsburgh, PA
 S:\5165965\DWGRPS121D20.dwg | 2815 N GRANDVIEW BLVD

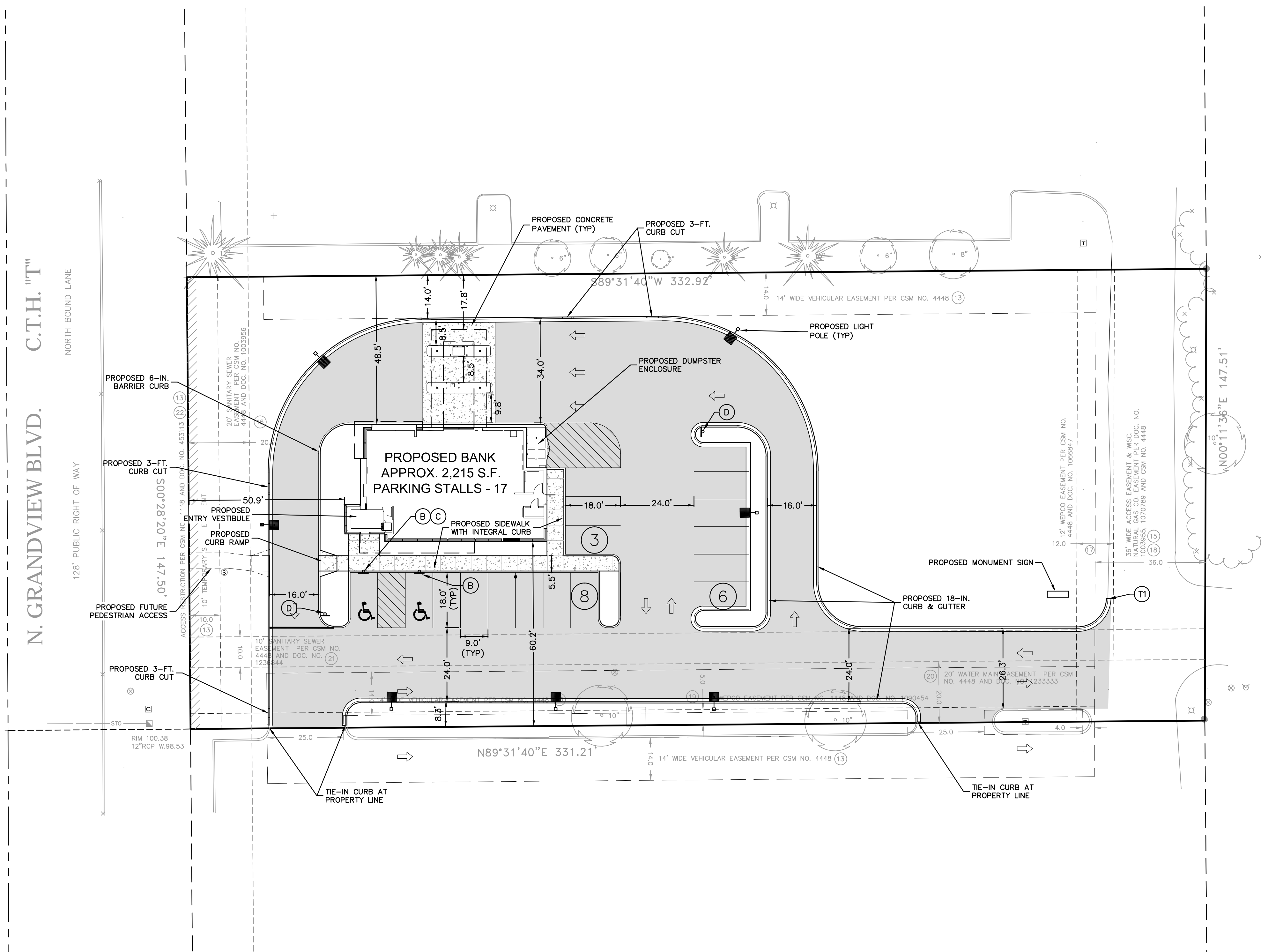
R.A. Smith National, Inc.

PARKING STATISTICS	
TOTAL PARKING STALLS	17
HANDICAP	1
BUILDING AREA	2,215 SF
PARKING RATIO	1 SPACE / 130 SF (7.67 STALLS/1,000 SF)

PROPOSED SITE STATISTICS		EXISTING
TOTAL SITE AREA	48,979 SF	48,979 SF
GREENSPACE AREA	21,608 SF (44.1%)	6,950 SF (14.2%)
IMPERVIOUS AREA	27,371 SF (55.9%)	42,029 SF (85.8%)
DISTURBED AREA	42,771 SF (0.98 AC.)	--

LEGEND

-  EXISTING PROPERTY LINE
-  PROPOSED ASPHALT PAVEMENT REPLACEMENT AREA
-  PROPOSED CONCRETE PAVEMENT/SIDEWALK
-  PROPOSED STANDARD PARKING SPACES PER ROW
-  PROPOSED ACCESSIBLE PARKING STALL
-  STOP SIGN
-  ACCESSIBLE SIGN
-  VAN ACCESSIBLE SIGN
-  DO NOT ENTER SIGN
-  CURB TAPER 1'



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

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WORK PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

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.



Toll Free (800) 242-8611
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

R.A. Smith National
 Beyond Surveying
 and Engineering
 11741 W. Blarwood Road, Brookfield, WI 53005-0909
 10000 W. North Ave., Suite 100, Waukegan, IL 60087-1000
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 Orange County, CA Pittsburgh, PA

WAUKESHA PLAN COMMISSION

ASSOCIATED BANK

WAUKESHA GRANDVIEW
 2815 N GRANDVIEW BLVD
 WAUKESHA, WI

Issue Date JULY 9, 2014

AB Cost Center: 88207
 AB Branch No.: 88207
 RCA Project No.: 88207
 Sheet Title

SITE PLAN

Sheet No.

C100

Copyright
 RINKACHUNG ARCHITECTURE INC
 756 North Milwaukee Street, Suite 250
 Milwaukee, Wisconsin 53202
 Telephone 414-331-6161

RINKACHUNG
 RINKACHUNG ARCHITECTURE INC



Associated Bank

ASSOCIATED BANK

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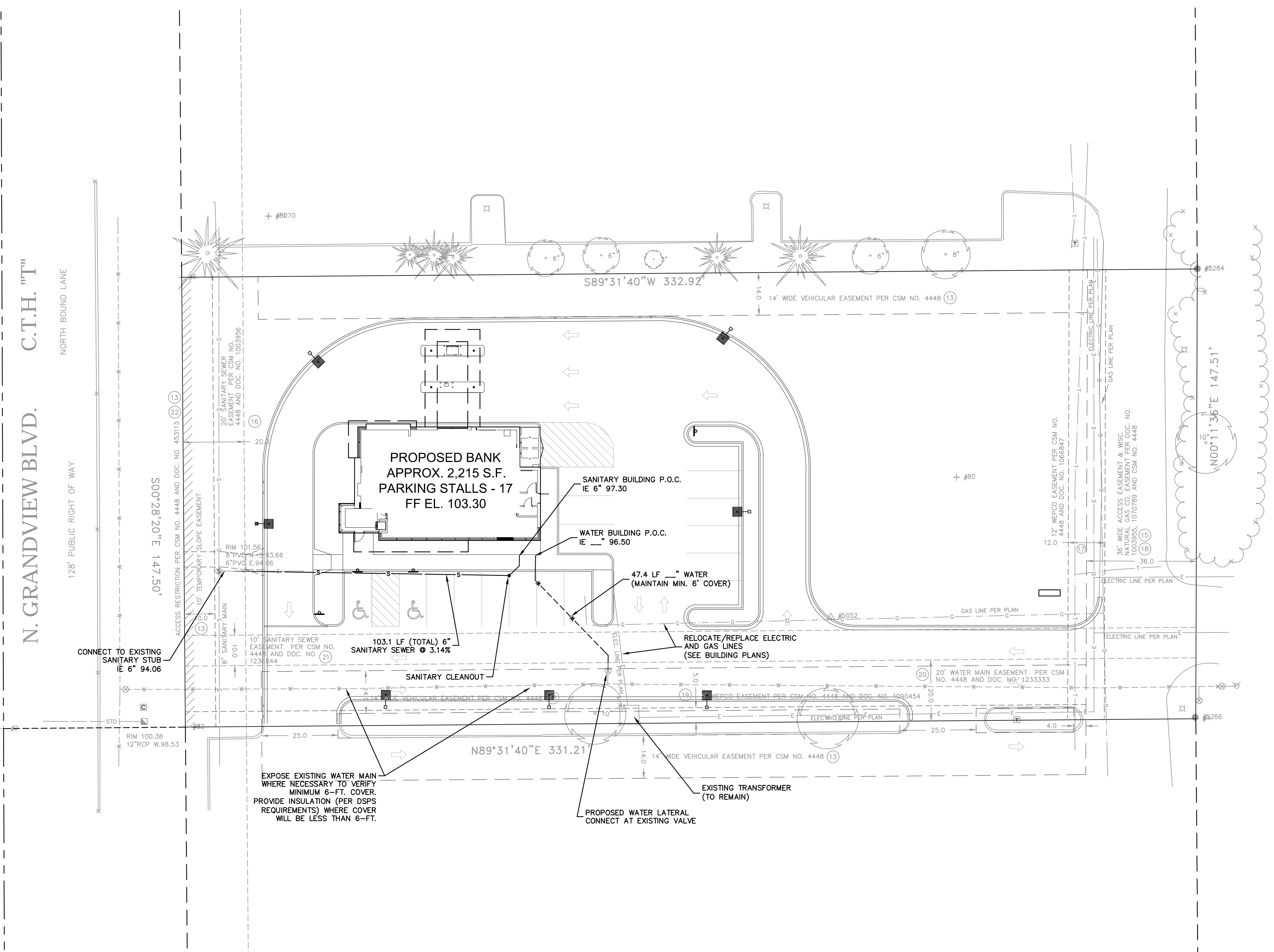
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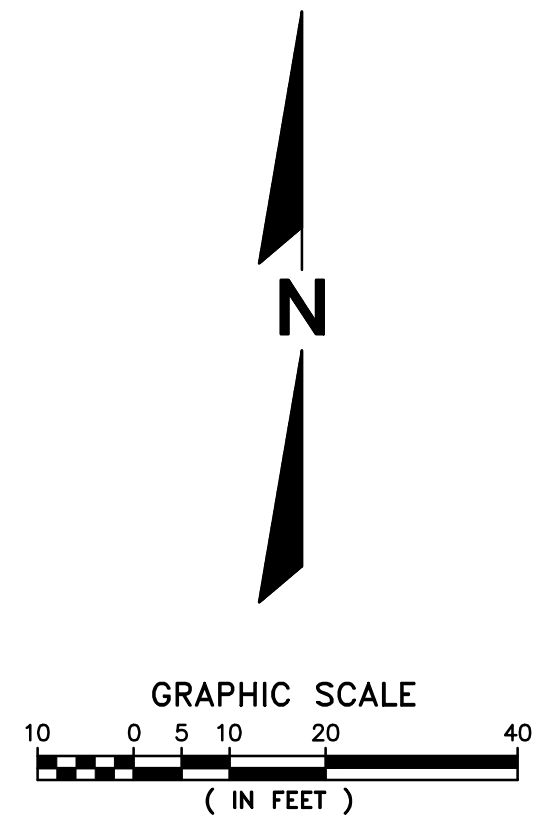
C100

N. GRANDVIEW BLVD. C.T.H. "T"
NORTH BOUND LANE



LEGEND

- W --- W --- EXISTING WATER MAIN
- S --- S --- EXISTING SANITARY SEWER
- STO --- STO --- EXISTING STORM SEWER
- W --- W --- PROPOSED WATER MAIN
- S --- S --- PROPOSED SANITARY SEWER
- STO --- STO --- PROPOSED STORM SEWER
- G --- G --- EXISTING GAS
- T --- T --- EXISTING TELEPHONE
- E --- E --- EXISTING ELECTRIC
- --- PROPOSED RETAINING WALL
- ○ EXISTING MANHOLES
- ● PROPOSED MANHOLES
- □ EXISTING INLET
- ■ PROPOSED STORM INLETS
- ⊕ ⊕ PROPOSED HYDRANT
- ⊖ ⊖ PROPOSED VALVE
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- ⊖ ⊖ EXISTING VALVE



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WAUKESHA GRANDVIEW
2815 N GRANDVIEW BLVD
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UTILITY PLAN

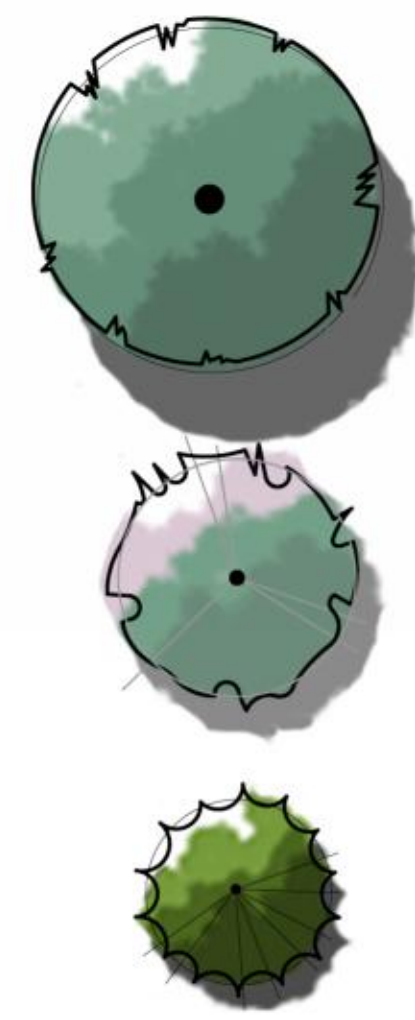
Sheet No.

C300

North Grandview Blvd. (C.T.H. "T")



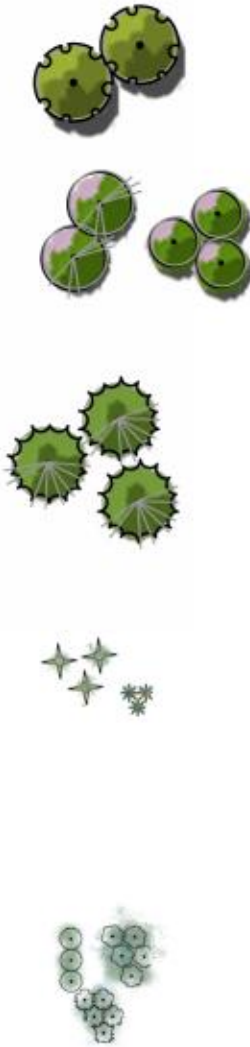
PLANT SYMBOL KEY



SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES



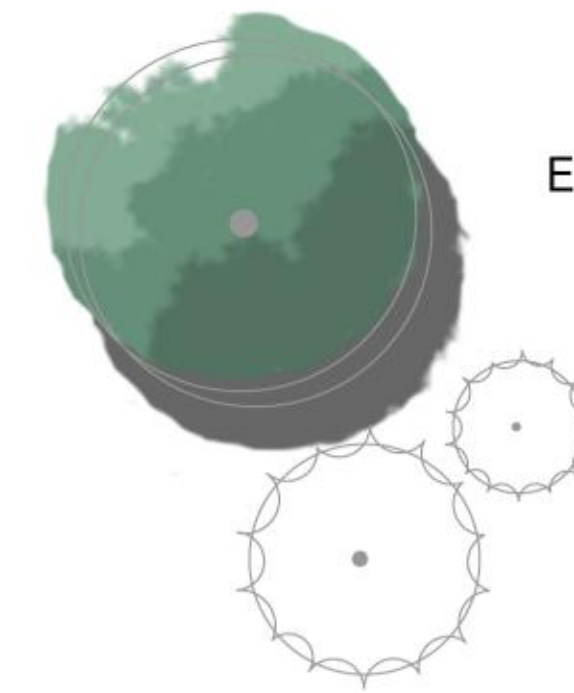
DECIDUOUS SHRUBS

FLOWERING SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS



EXISTING TREES



WAUKESHA PLAN COMMISSION

ASSOCIATED BANK

AB Cost Center: 88207
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Sheet Title

LANDSCAPE
PLAN

Sheet No.

L100

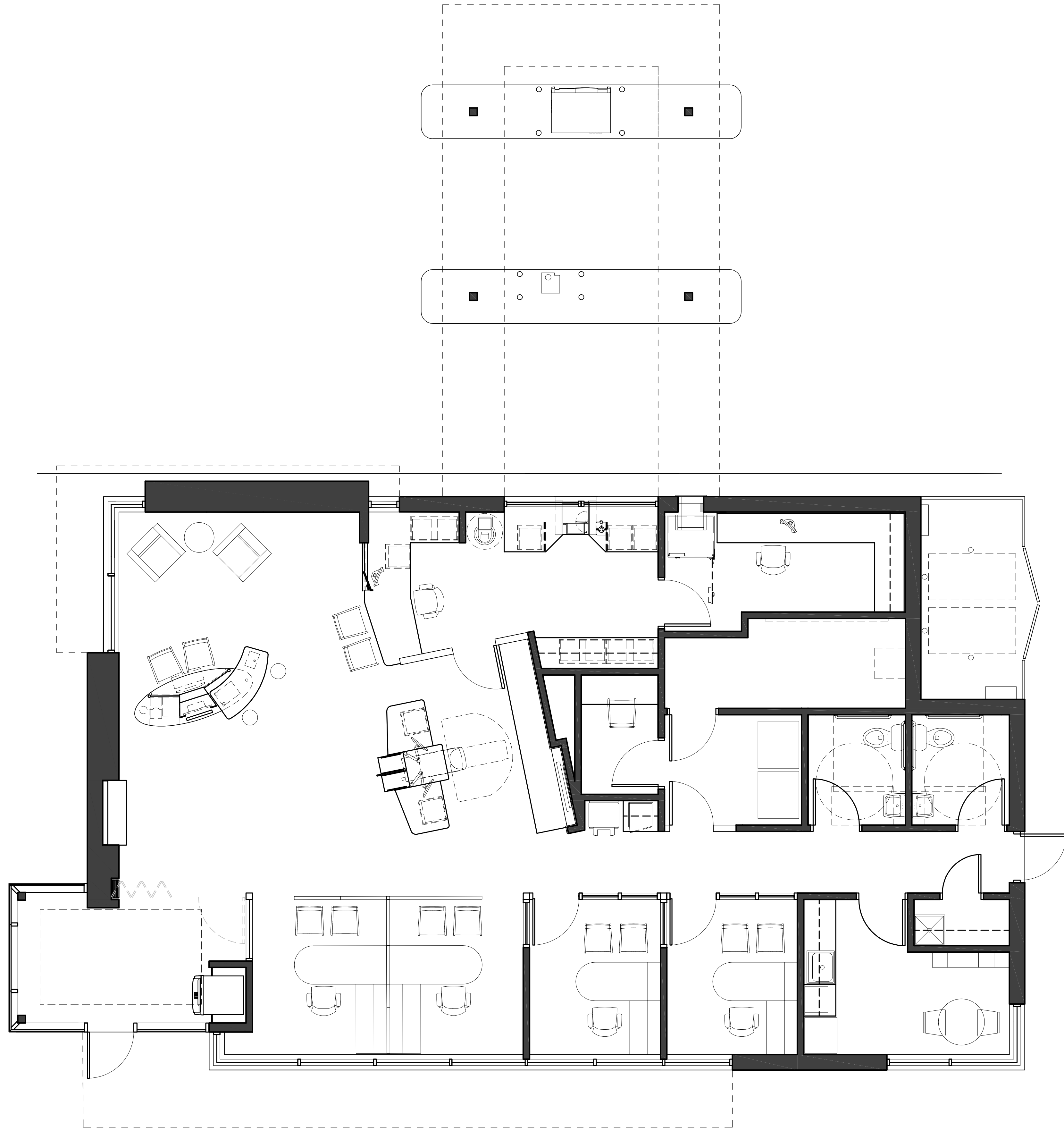
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756 North
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RINKAICHUNG
RINKAICHUNG ARCHITECTURE INC



1 FLOOR PLAN
1/4"=1'-0" 

AB Cost Center: 88207
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**PROPOSED
FLOOR PLAN**

**ASSOCIATED BANK
NEW BRANCH**

WAUKESHA GRANDVIEW
 2815 N. GRANDVIEW BLVD
 WAUKESHA, WI
 Issue Date JULY 9, 2014

WAUKESHA PLAN COMMISSION



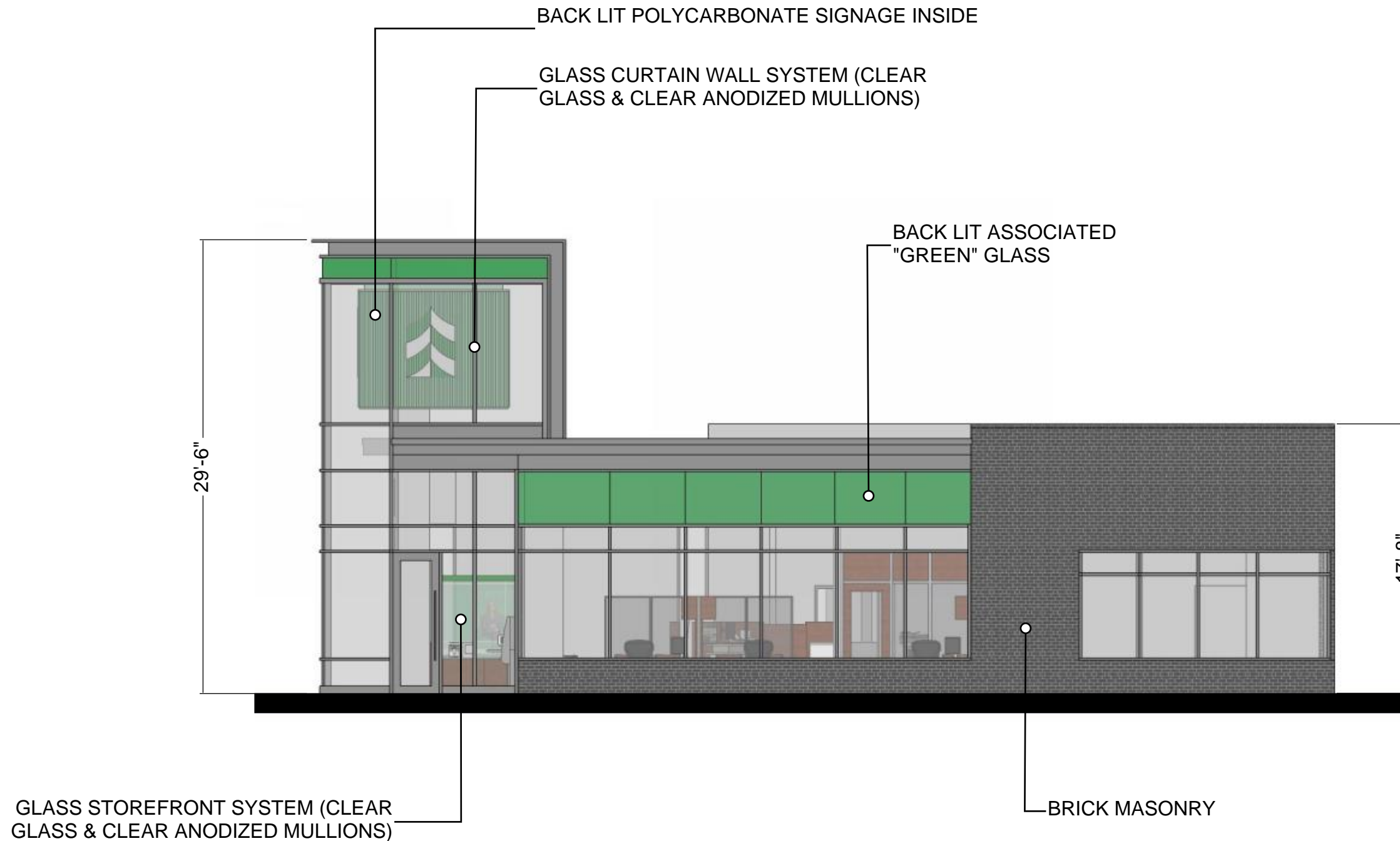
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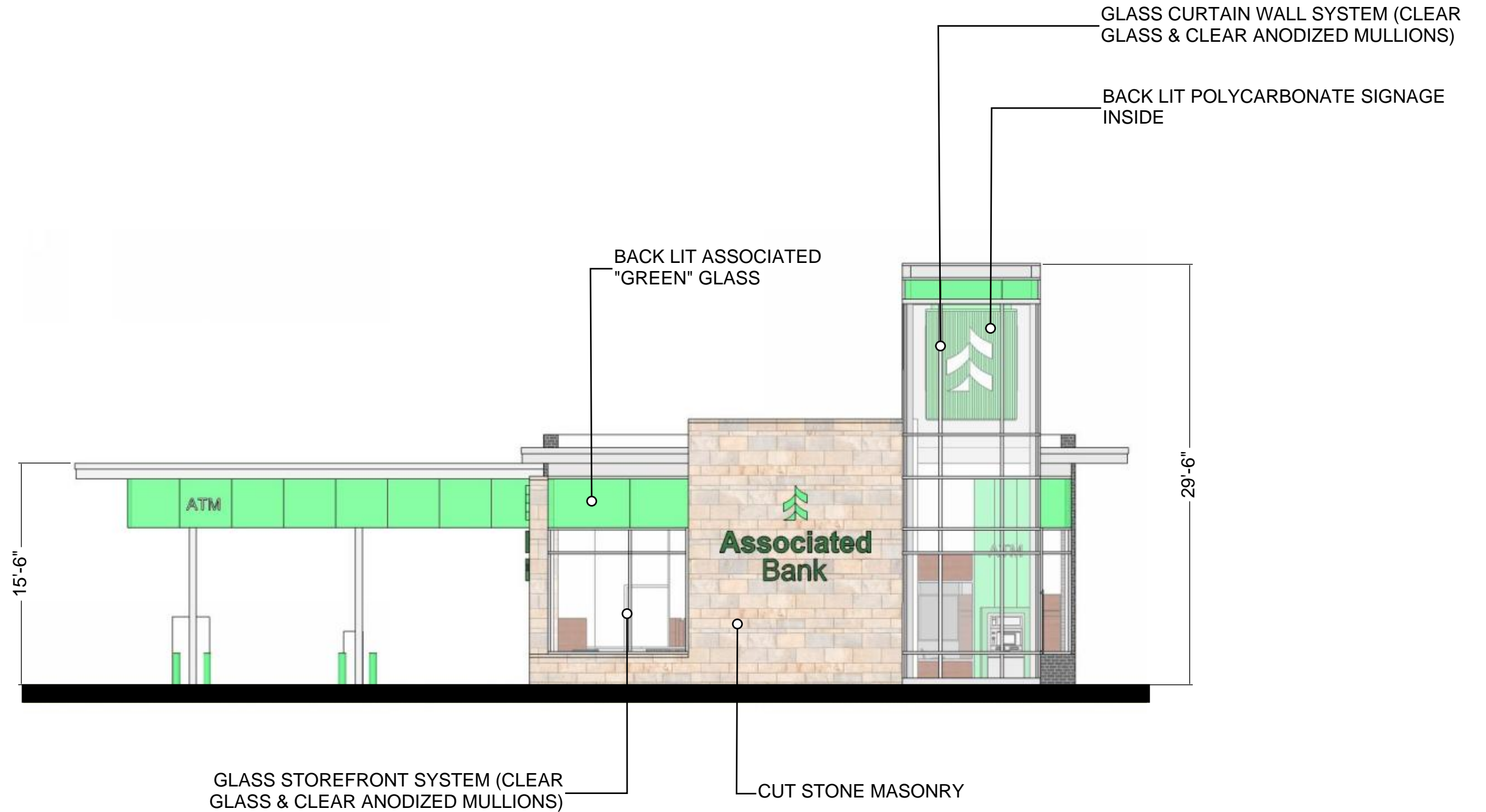
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ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



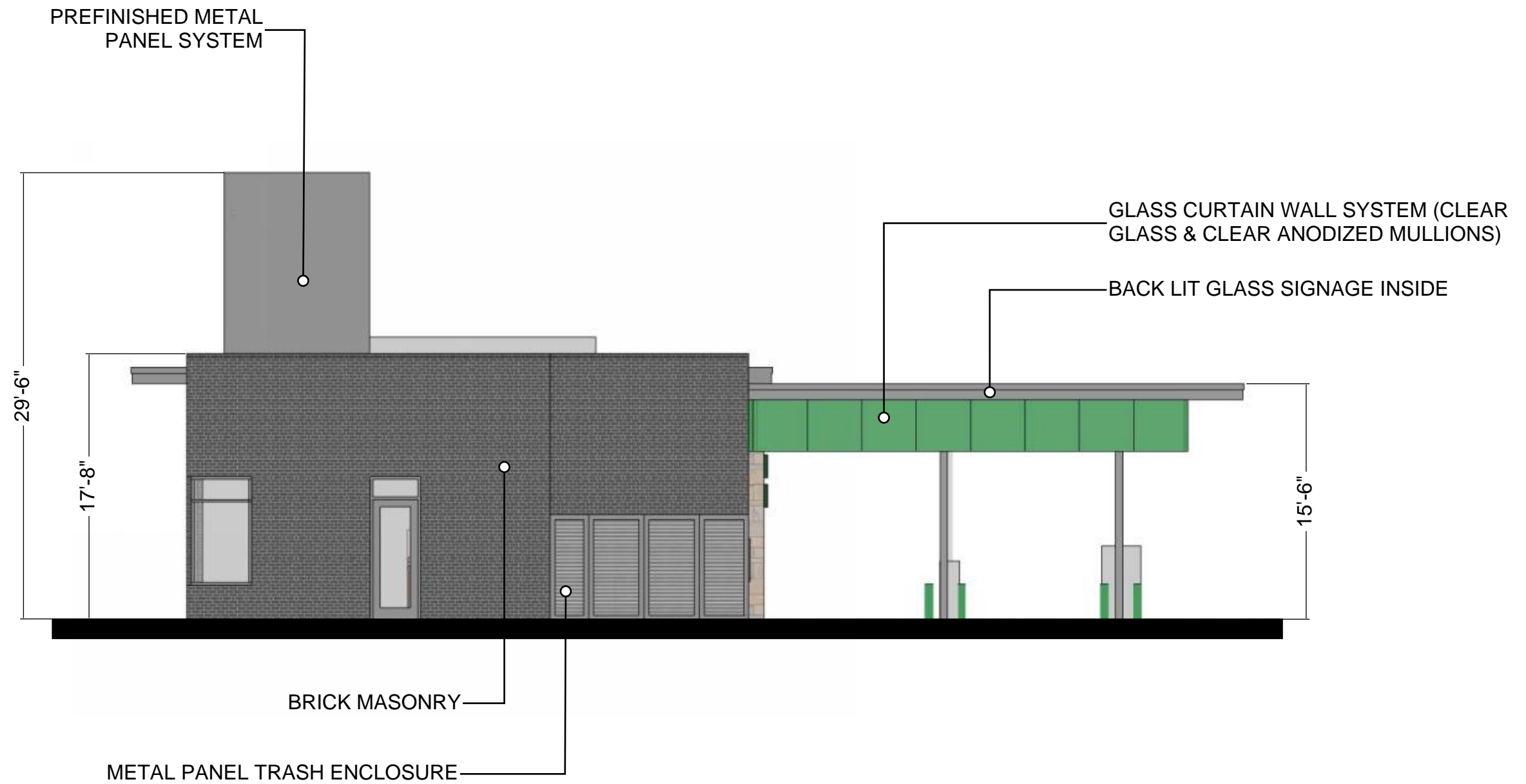
CONCEPT SOUTH ELEVATION

ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



CONCEPT WEST ELEVATION

ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



CONCEPT EAST ELEVATION

ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



CONCEPT NORTH ELEVATION

ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



CONCEPT BUILDING VIEW

ASSOCIATED BANK - WAUKESHA (GRANDVIEW)



CONCEPT BUILDING VIEW

ASSOCIATED BANK - CARPENTERSVILLE, IL



ASSOCIATED BANK - CARPENTERSVILLE, IL



ASSOCIATED BANK - WAUKESHA (SUNSET)



ASSOCIATED BANK - WAUKESHA (SUNSET)



SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

Project Name Associated Bank - Waukesha (Grandview)

Date 7/9/2014

Check all those that apply

SUSTAINABLE SITES		Notes	SUSTAINABLE SITES CONT'D		Notes
	Construction Activity Pollution Prevention			Stormwater Quantity & Quality Design	
	<i>Chapter 32 permit</i>			<i>Chapter 32 permit</i>	
<input checked="" type="checkbox"/>	Site Selection		<input type="checkbox"/>	Heat Island Effect-Nonroof	
	<i>Not farmland</i>			<i>50% shade in 5 years</i>	
	<i>Not lower than 5 feet above 100 year flood elevation</i>			<i>Materials with SRI of at least 29</i>	
	<i>n/a Protect species habitat</i>		<input type="checkbox"/>	Heat Island Effect-Roof	
<input checked="" type="checkbox"/>	<i>Not within 100 feet of wetlands</i>			<i>High albedo roof surface</i>	
<input checked="" type="checkbox"/>	<i>Not within 50 feet of water body</i>			<i>Green Roof</i>	
<input checked="" type="checkbox"/>	<i>Not previously parkland</i>		<input type="checkbox"/>	Light Pollution Reduction	
	Dev. Density and Community Connectivity			<i>Indoor Lighting</i>	
<input checked="" type="checkbox"/>	<i>Previously developed site</i>		<input checked="" type="checkbox"/>	<i>Reduced lighting 11pm-5am</i>	
	<i>1/2 mile to basic services</i>		<input checked="" type="checkbox"/>	<i>Meet ANSI/ASHRAE/IESNA standards</i>	
	<i>Pedestrian access to services</i>			<i>Exterior Lighting</i>	
	<i>W/in 1/2 mile of dense neighborhood</i>		WATER EFFICIENCY		
	Brownfield Redevelopment		<input type="checkbox"/>	Water Use Reduction	
	<i>Site documented as contaminated</i>			<i>Toilets</i>	
	<i>Defined as brownfield by gov't agency</i>			<i>Faucets</i>	
	Alternative Transportation			<i>Prerinse spray valves</i>	
	<i>Public Transportation Access</i>		<input type="checkbox"/>	Water Efficient Landscaping	
	<i>Bicycle Storage & Changing Rooms</i>			<i>Reduce water consumption by 50% for landscaping</i>	
	<i>Low Emitting & Fuel-Efficient Vehicles</i>			<i>Use no potable water for irrigation</i>	
	<i>Parking Capacity</i>		ENERGY & ATMOSPHERE		
<input checked="" type="checkbox"/>	<i>Provide no new parking</i>		<input type="checkbox"/>	On-site Renewable Energy	
<input checked="" type="checkbox"/>	<i>Sized to no exceed minimum zoning reqmnt</i>		MATERIALS & RESOURCES		
<input checked="" type="checkbox"/>	<i>Preserve future parking in greenspace</i>		<input type="checkbox"/>	Storage & Collection of Recyclables	
	Protect or Restore Habitat		<input type="checkbox"/>	Building Reuse	
<input checked="" type="checkbox"/>	<i>Limit site disturbance</i>			Construction Waste Management	
<input checked="" type="checkbox"/>	<i>Restore greenspace</i>			Materials Reuse	
	Maximize Open Space			Recycled Content	
<input checked="" type="checkbox"/>	<i>20% open space</i>			Regional Materials	
	<i>Vegetated roof</i>			Rapidly Renewable Materials	
	<i>25% Pedestrian oriented hardscape areas</i>				
	<i>Wetlands or naturally designed pond</i>				