

To: City of Waukesha Planning Department and Plan Commission

Project: Summit Credit Union Branch Office
2208 E. Moreland Blvd
Waukesha, Wisconsin

Applicants' Contact: Summit Credit Union
4800 American Parkway
Madison Wisconsin 53718
Attn: Jeremy Eppler
608-243-5000, extension 4407

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Attn: Peter Tan and Austen Conrad
608-276-9200

Civil Engineer: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

Landscape Architect: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

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Request

Applicant is seeking Plan Commission approval on the use of the property in general as well as the building brand & design prior to moving forward with permitting.

Zoning Data

Current Zoning: B-5 Community Business District

Proposed Use: Single story financial institution with drive-through teller facilities.

Project Statistics

Legal: Refer to site survey attached.

Lot Area: 49,364 sq. ft.

Lot Coverage: Impervious = 28,476 sq. ft. (57.69% of site)

- 3,687 sq. ft. building “footprint”
- 22,562 sq. ft. parking and drive aisles
- 2,227 sq. ft. sidewalk and misc. paving.

Pervious area = 20,888 sq. ft. (42.31% of site)

- Lawn, landscaped areas, drainage ways

Building Area: Building: 3,687 gross square feet (GSF)
Drive Thru Canopy: 649 GSF
Total “footprint”: 4,336 GSF

Building height: 1 story
23’-11” feet to top of highest coping

Parking

Employees = 8 max, 5 normal	8 stalls required.
Customer Floor Area = 1,704 sf	1,704 sf / 1 stall per 150 sf = 12 stalls required

20 parking stalls required. 21 parking stalls provided on site (including 1 handicapped accessible stall)

Bicycle Parking

Credit Union = 3,687 gross sq. ft.	3,687 sf / 1 stall per 2000 sf = 2 stalls required
Employees = 8 max, 5 normal	8 employees / 1 stall per 20 employees = 1 stall required

3 bicycle parking stalls required. 4 bicycle stalls provided on site.

Description of Intended Use

Financial Institution:

Operational characteristics will be those of a typical financial institution. Two drive-through teller aisles and one drive-through ATM aisle will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union. The “back of house” area will contain storage, a staff break room, and other support spaces.

For walk-in customers, the lobby will be open from approximately 9:00 am until 5:00 pm Monday through Thursday, 9:00am – 6:00pm Friday, and 9:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 8:00 am to 6:00 pm Monday through Friday and from 8:30 am to 1:00pm on Saturday. An ATM machine on the outer-most drive-through lane will be available at all times.

Daily Traffic Expected: 100 walk-in customers, 200 drive-through customers

Design Narrative

The site and building is designed in response to Summit Credit Union's desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric. The massing and design composition of the building is such that it presents a pleasing face to the public realm on all four sides of the site. The drive-up canopy design is fully integrated into the overall design composition of the facility.

Floor-to-ceiling windows allow for much of the building to rely on natural daylighting. To underscore Summit's commitment to sustainability, large southwest facing vertical sail-shaped fabric sunshades reduce solar heat gain and glare on the southwest facing curtainwall of the branch and provide cool, diffuse daylighting to the interior. Please refer to the attached photographs of the Summit Credit Union Monona branch for an idea of the design forms and details, as well as the exterior materials and finishes on the project.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The design and architecture of the Summit Credit Union Moreland Blvd Branch clearly represents the credit union's mission and vision into the future.

Exterior Materials and Colors:

Brick: Brick comprises more than 50% of the non-window exterior surface of the building. The brick proposed is Endicott Manganese Ironspot brick.

Exterior Walls Above Window Heads: Silver metallic ribbed metal panel.

Windows: Aluminum storefront system in a clear anodized aluminum finish.

Copings, window sills, rooftop mechanical equipment screen and accent trim on roof overhang fascias: Silver metallic metal to match finish of window frames.



Figure 1. Typical materials.



Figure 2. Summit Credit Union in Monona, WI. Proposed building will have a similar design language and material palette.



Figure 3. Summit Credit Union in Monona, WI. Proposed building will have a similar design language and material palette.