



Location  
1422 Northport Drive

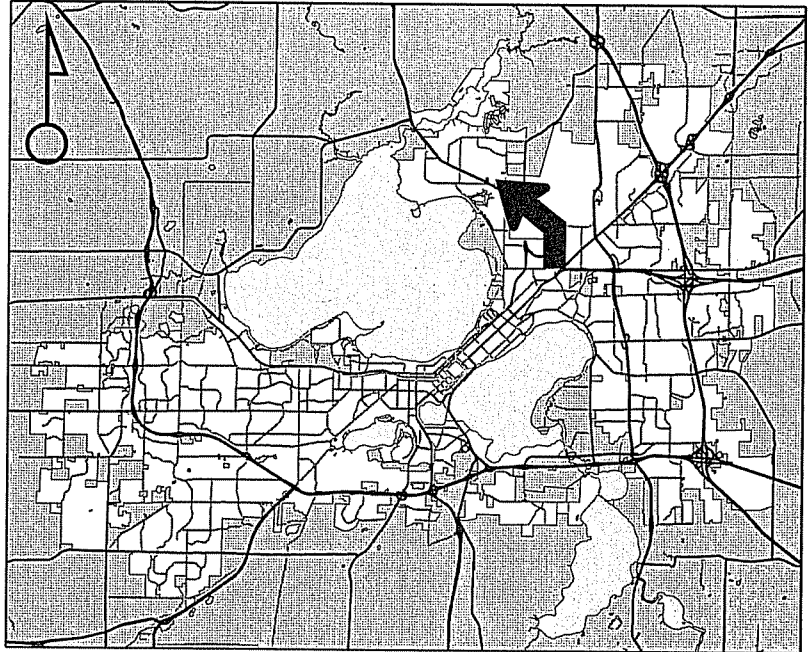
Project Name  
UW Credit Union

Applicant  
Brad McClain – UW Credit Union/  
David Ewanowski – Kee Architecture

Existing Use  
Commercial building

Proposed Use  
Demolish commercial building to  
allow construction of credit union  
w/drive-up window

Public Hearing Date  
Plan Commission  
09 July 2012

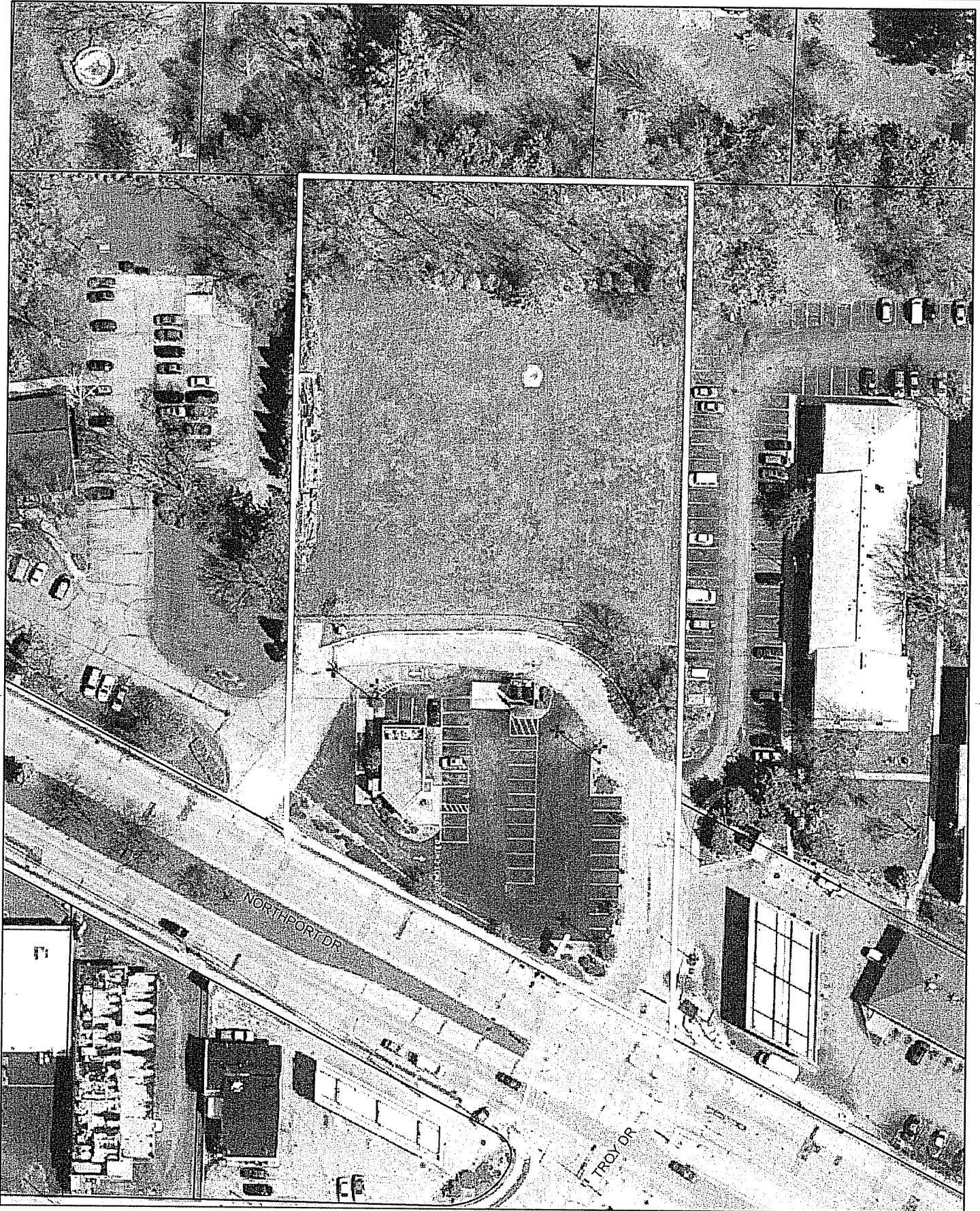


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 June 2012





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>550<sup>00</sup></u>	Receipt No. <u>131815</u>
Date Received <u>5/23/12</u>	
Received By <u>JJK</u>	
Parcel No. <u>0809-254-1597-2</u>	
Aldermanic District <u>16-Anita Weier</u>	
GQ <u>CU</u>	
Zoning District <u>C1/C2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5/23/12</u>	

1. Project Address: 1422 Northport Drive Project Area in Acres: 2.49  
Project Title (if any): UW Credit Union

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Brad McClain Company: UW credit Union  
Street Address: 3500 University Ave City/State: Madison WI Zip: 53705  
Telephone: (608) 232-9000 Fax: (608) 236-2300 Email: bmcclain@uwu.org  
Project Contact Person: David Ewanowski Company: KEE Architecture, Inc.  
Street Address: 621 Williams St City/State: Madison WI Zip: 53703  
Telephone: (608) 255-9202 Fax: (608) 255-9011 Email: david@keearch.com  
Property Owner (if not applicant): (same)  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Retail branch for UW credit Union, including (4) drive-up lanes.  
Development Schedule: Commencement 9/2012 Completion 6/2013

**5. Required Submittals:**

**Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

**Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

**Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Northport-Warner Park-Sherman Plan, which recommends: Neighborhood Mixed Use for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder: Anita Weier (4/19/12) and Northside Planning Council (4/19/12)

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: H. Stouder Date: 4/19/12 Zoning Staff: Matt Tucker Date: 3/23/2012

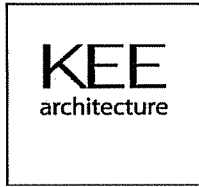
**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name DAVID J. EVANOWSKI, AIA Date 5/22/2012

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date 5/23/12



KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703

May 22, 2012

City of Madison  
Department of Planning and Community & Economic Development  
215 Martin Luther King Jr. Boulevard, Suite LL 100  
Madison, Wisconsin 53703

RE: **Conditional Use Application and Demolition Permit**  
UW Credit Union  
1422 Northport Drive  
Madison, Wisconsin

UW Credit Union is seeking Conditional Use approval for a proposed retail branch for the financial institution, including (4) drive up lanes and parking for 32 cars at the site located at 1422 Northport Drive in Madison. The proposed construction project will also demolish an existing Pizza Hut delivery building, located on the same property.

The following is provided for consideration:

1. Project Name:
  - UW Credit Union – Northport Branch
2. Construction Schedule:
  - Start Construction – September 2012
  - Building Occupancy – June 2013
3. Existing Conditions:
  - Currently zoned C1 and C2, the 108,317 square foot project site is the former location for a Brennan's Market, which was vacated in 2008 and subsequently demolished. The front of the site currently serves as the location for a Pizza Hut delivery business, which will be vacated in July, 2012.
4. Project Team:
  - Owner: UW Credit Union  
3500 University Avenue  
Madison, WI 53705  
(608)232-9000  
Contact: Brad McClain, CFO

- Architect: KEE Architecture, Inc.  
621 Williamson Street  
Madison, WI 53705  
(608)255-9202  
Contact: David J. Ewanowski, AIA
- Civil Engineer: D'Onofrio Kottke & Associates, Inc.  
7530 Westward Way  
Madison, WI 53717-2009  
(608)833-7530  
Contact: Ron Klaas, P.E.
- M/E/P Engineer: KJWW Engineering  
802 West Broadway, Suite 312  
Madison, WI 53713-1839  
(608)223-9600  
Contact: Kris Cotharn, P.E.
- Contractor: J.H. Findorff & Son  
300 South Bedford Street  
Madison, WI 53703  
(608)257-5321  
Contact: Matt Breunig

5. Proposed Building Area and Use:

- 5,045 Gross Square Feet
- Retail Financial Institution with (4) drive-up lanes

6. Number of Employees:

- 6 Full-time
- 5 Part-time

7. Hours of Operation:

- Lobby: 9:00 AM – 5:30 PM Monday through Friday  
9:00 AM – 1:00 PM Saturday
- Drive-Up: 7:30 AM – 6:00 PM Monday through Friday  
9:00 AM – 1:00 PM Saturday
- ATMs: 24/7/365

8. Parking:

- Required by zoning code: 16 stalls
- Proposed per plan: 32 stalls

9. Site Area:

- 108,317 square feet (2.49 acres)

10. Trash Storage and Removal:

- Storage in screened enclosure adjacent to building
- Removal by private hauler

11. Snow Removal:

- On-site storage, in islands and open spaces adjacent to drives and parking lot
- Plowing by private snow removal service

12. Landscape Maintenance:

- By contract landscape maintenance service (using equipment stored off-site)

13. Supporting Documents & Plans (Attached):

- Site Survey (with legal description)
- Site Plan
- Site Grading, Erosion Control, and Utility Plan
- Landscape Plan
- Building Plan
- Building Elevations
- Exterior Light Fixture Cut-Sheets
  
- Existing Building Photograph (Pizza Hut - 1426 Northport Drive)

Thank you for your consideration of this Application.

Please contact our office if you have any questions or comments.

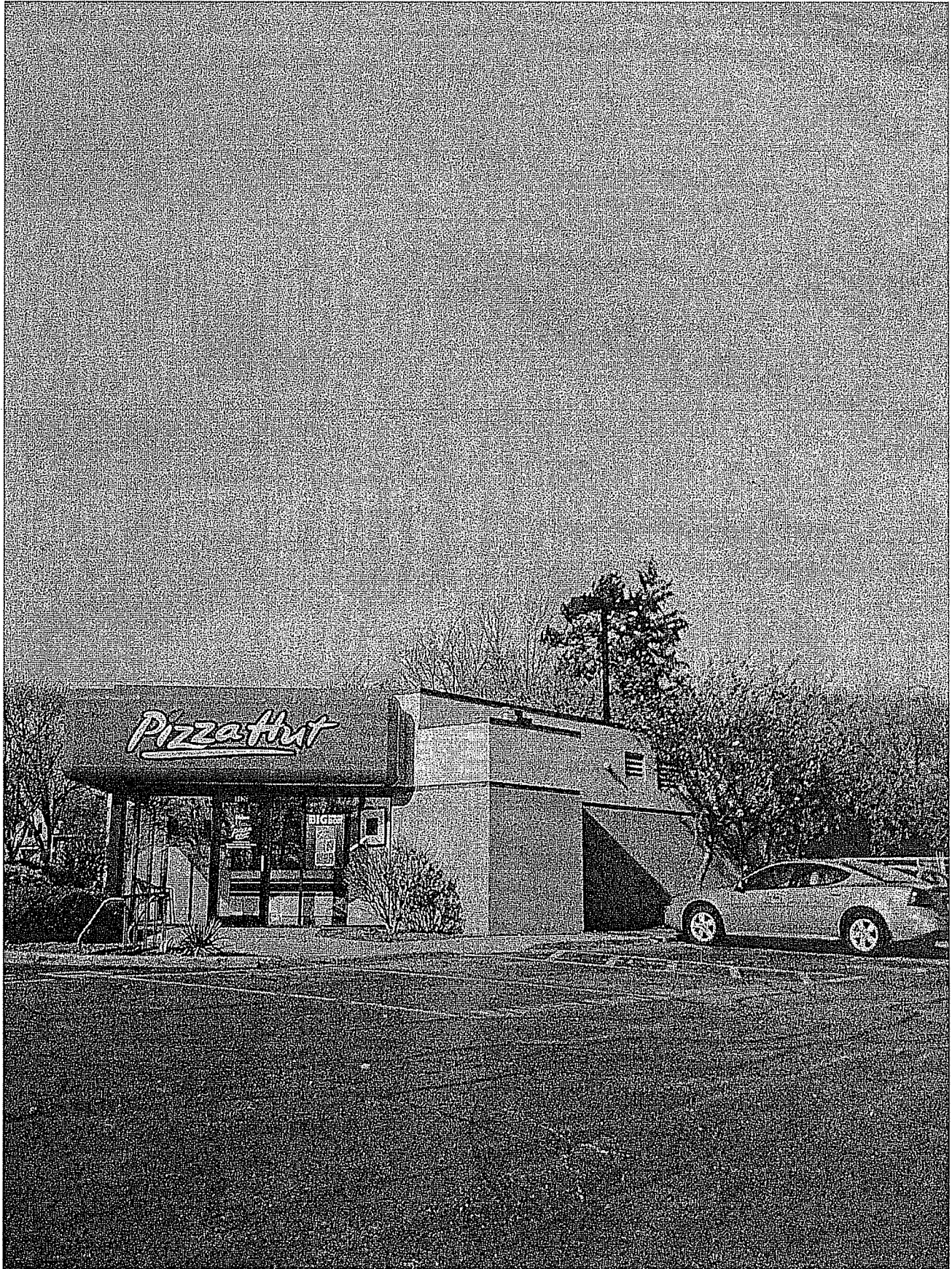
Sincerely,  
KEE Architecture, Inc.



David J. Ewanowski, AIA

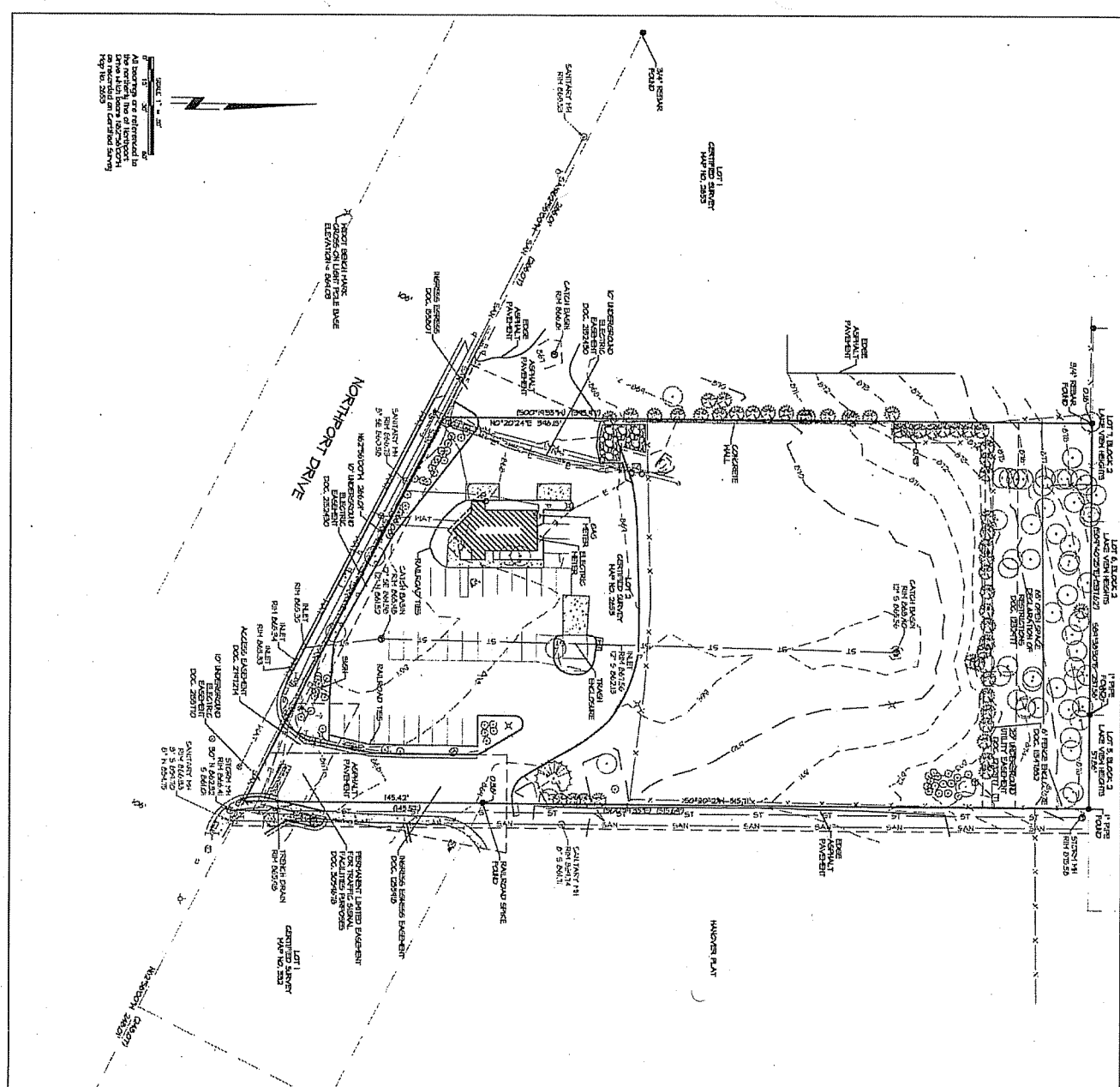
Attachments:

- Land Use Application Form
- Filing Fee (\$1,300)
- Supporting Documents:
  - (7) full-size sets
  - (7) 11" x 17" sets
  - (1) 8-1/2" x 11" set
- Electronic Document Submittal (CD)



**Pizza Hut - 1426 Northport Drive**  
(Drive-Up and Takeout only)





LEGEND	
1	EXISTING CONCRETE DRIVE
2	PROPOSED CONCRETE DRIVE
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100	PROPOSED GRAVEL DRIVE

## LOT 2 CSM 2653

1422 NORTHPORT DRIVE  
MADISON, WISCONSIN

UW CREDIT UNION

**ANOLD AND OSHERDAN INC.**  
SURVEYING & CIVIL ENGINEERING

1401 STATE STREET, SUITE 100  
MADISON, WISCONSIN 53703  
TEL: 608/261-1111  
FAX: 608/261-1112

**TOPOGRAPHIC & UTILITY SURVEY**

Sheet Title: \_\_\_\_\_

NO.	DATE	BY	REVISION
1	10-17-11	RJT	INITIAL DESIGN
2	10-17-11	RJT	FINAL DESIGN

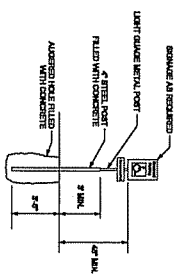
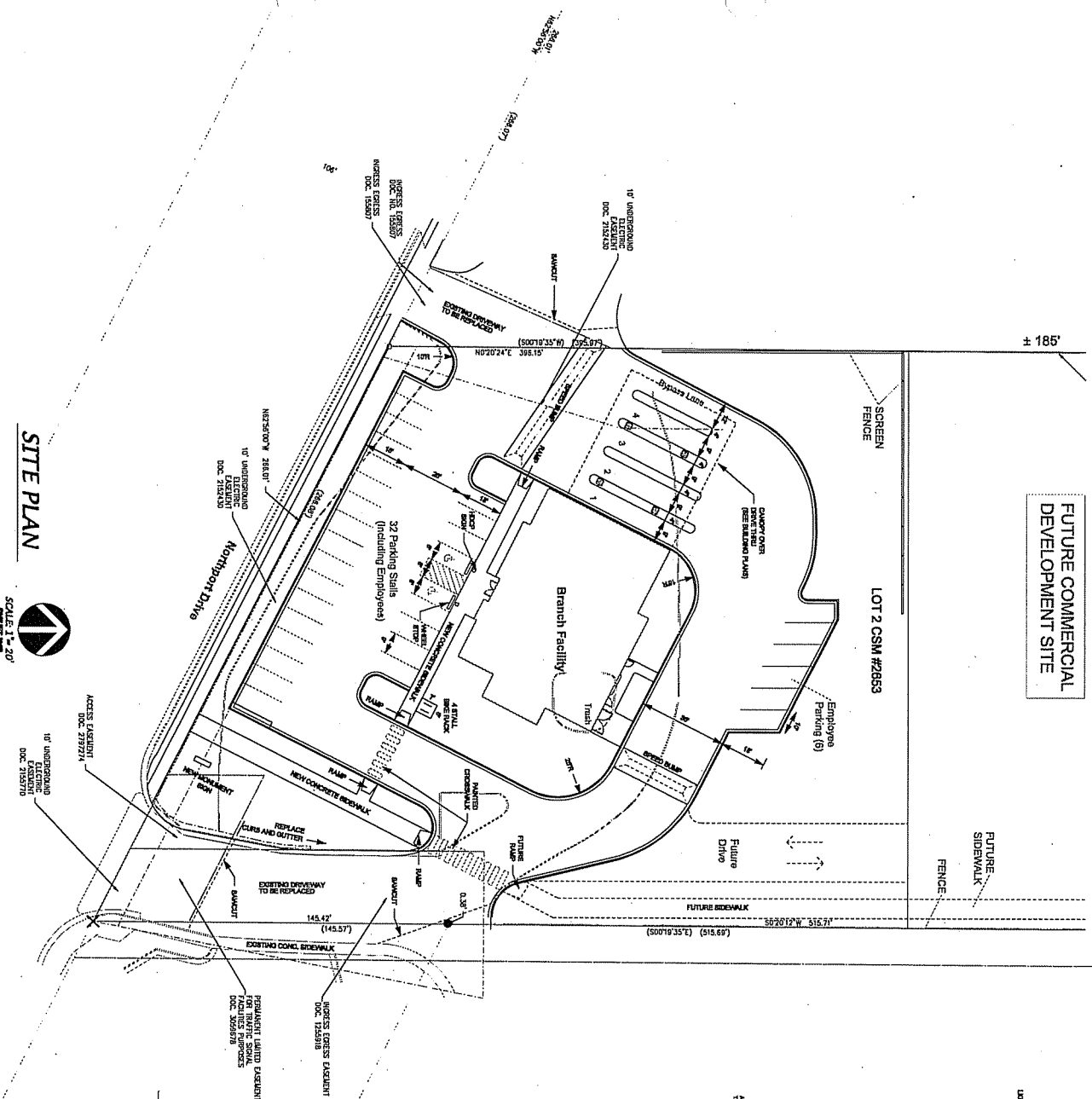
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Date Issued: 10-17-11  
Drawn By: RJT

Scale: As Shown

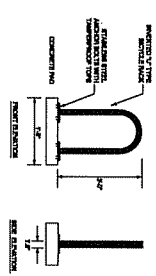
**FUTURE COMMERCIAL DEVELOPMENT SITE**

LOT 2 CSM #2863

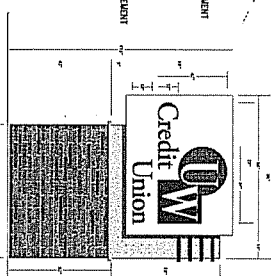
**SITE PLAN**



**ACCESSIBLE PARKING SIGN DETAIL**



**BIKE RACK DETAIL**



**SIGN DETAIL**

**Findorff**

DRYDEN KUTLER AND ASSOCIATES, INC.  
7330 Woodward Way, Madison, WI 53717  
Phone: 608.263.7239 Fax: 608.833.1189  
WWW.FINDORFF.COM WWW.DRYDENKUTLER.COM

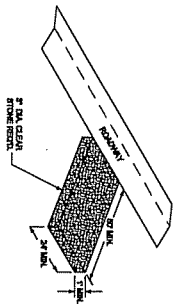
**FOR PRELIMINARY REVIEW**

MAY 23, 2012 PLAN COMMISSION

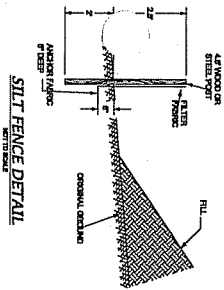
UW Credit Union  
1422 Northport Drive  
Madison, Wisconsin



C-100

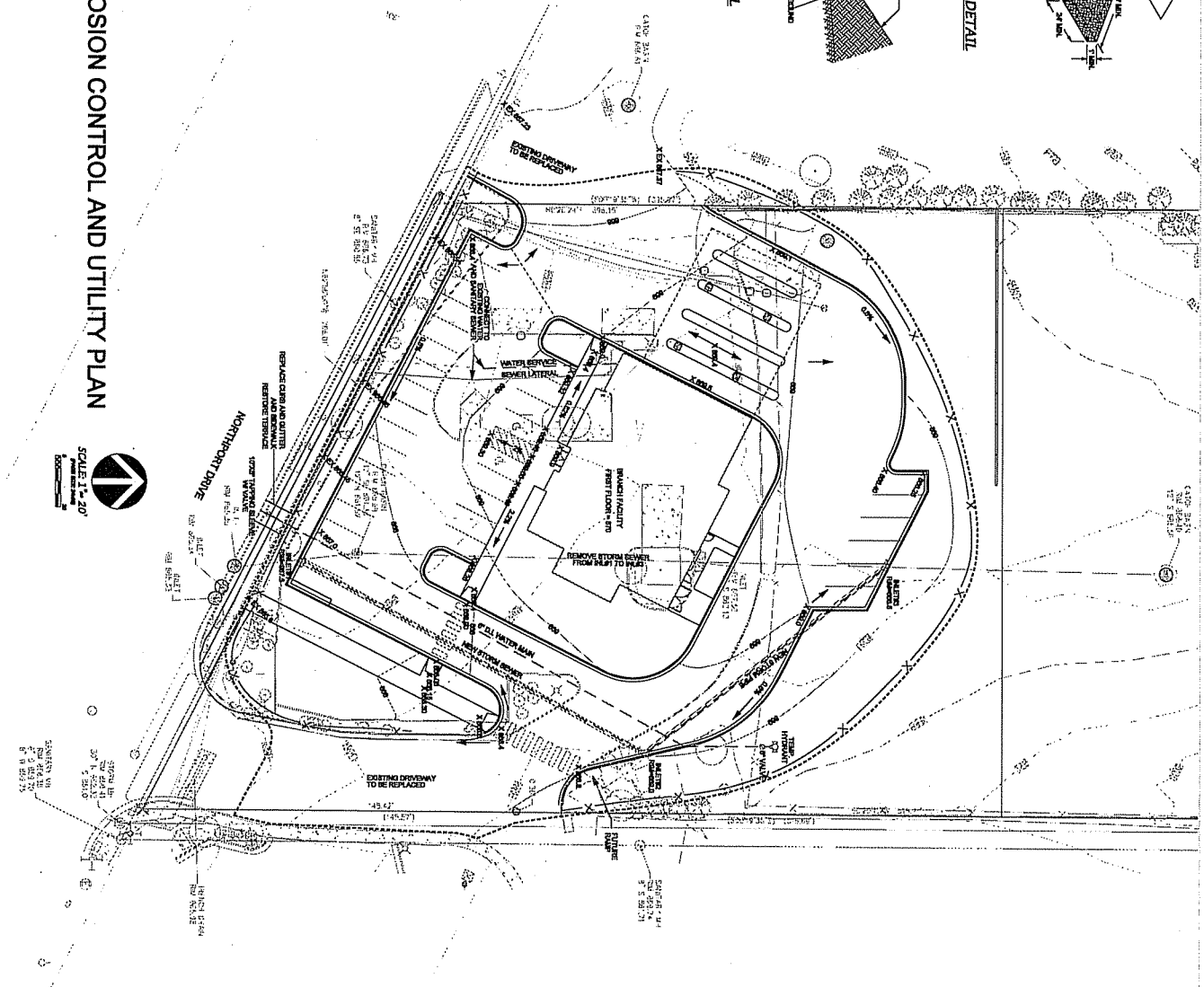


STONE TRACKING PAD DETAIL



SILT FENCE DETAIL

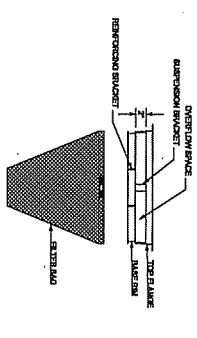
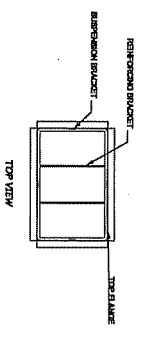
GRADING, EROSION CONTROL AND UTILITY PLAN



- LEGEND
- X ROAD PROPOSED PAVED INVENTORY GRADE
  - X-2 ROAD EXISTING BEAT GRADE
  - - - - - PROPOSED INTERIMMENT CORNER
  - - - - - EXISTING BEAT CORNER
  - - - - - EXISTING INTERIMMENT CORNER
  - - - - - LIMITS OF INTERIMMENT
  - - - - - SILT FENCE
  - - - - - STONE TRACKING PAD

NOTES

1. THE PROPOSED EROSION CONTROL SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION. ALL FINISHED SHALL BE PROTECTED BY A MAINTAINMENT EVENT OR EARLY PROTECTION SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED EROSION CONTROL SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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RECTANGULAR FRAME CATCHALL

**FOR PRELIMINARY REVIEW**

**Findorff**

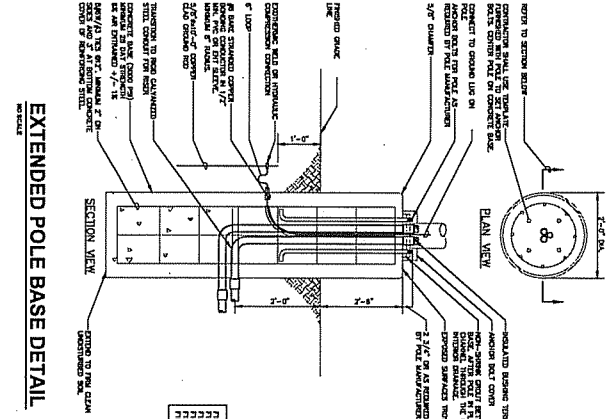
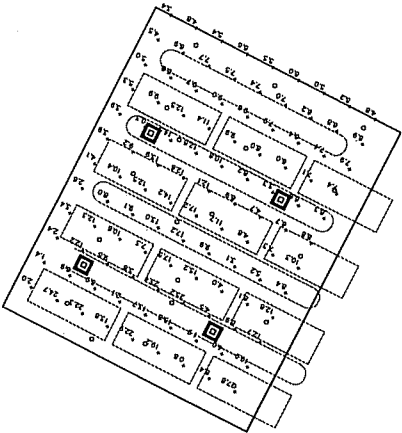
FINDORFF DITTEL AND ASSOCIATES, INC.  
7550 Woodland View, Madison, WI 53717  
TEL: 608.263.2529 FAX: 608.263.1089  
WWW.FINDORFFDITTEL.COM

MAY 23, 2012 PLAN COMMISSION

LWI Credit Union  
1422 Northport Drive  
Madison, Wisconsin

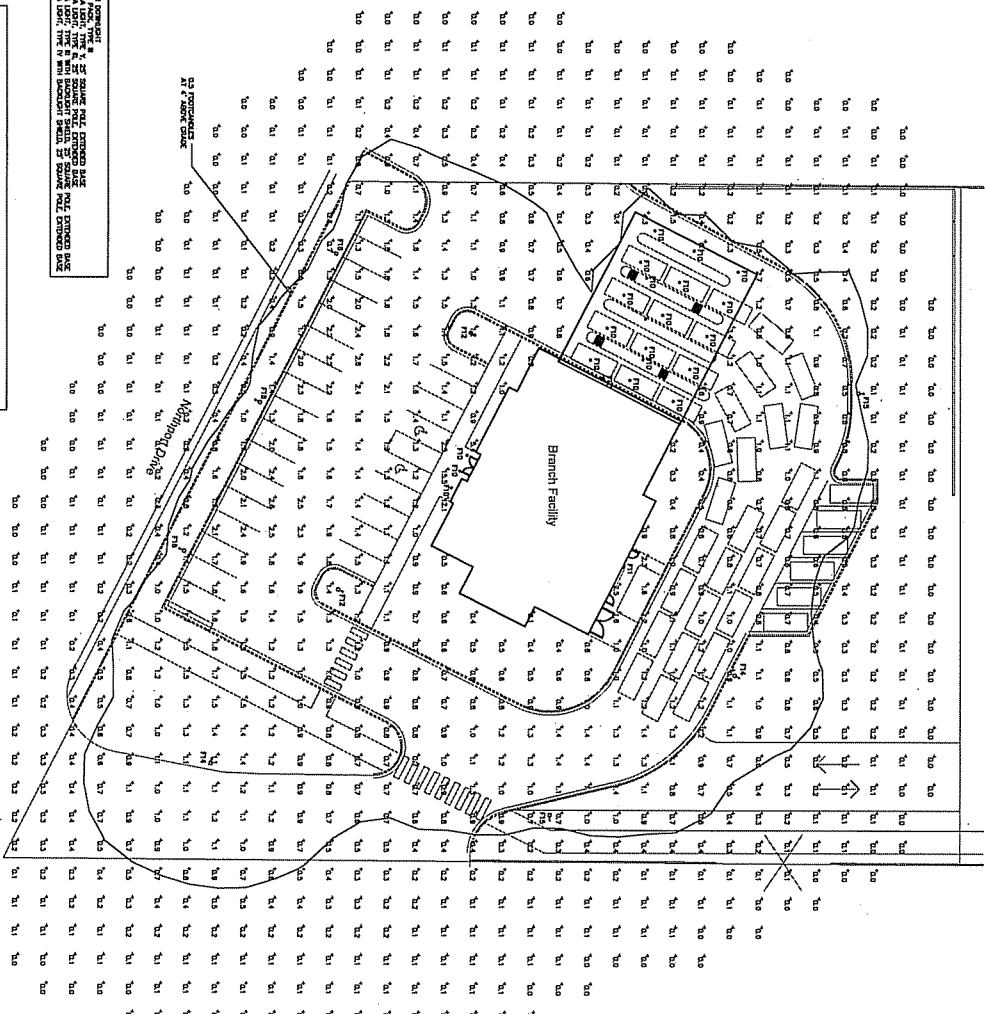
**KEEP**  
architecture

C-101



**STATISTICS (AT GRADE)**

Direction	Avg	Min	Max	Minimum	Maximum	Avg/min
4' from edge 23'						
East Drive	67.8	1.1	62.8	63.1	77.1	2.61
North Drive	67.8	0.8	68.8	1.31	1.21	



**SITE PLAN - CITY SUBMITTAL PHOTOMETRICS**

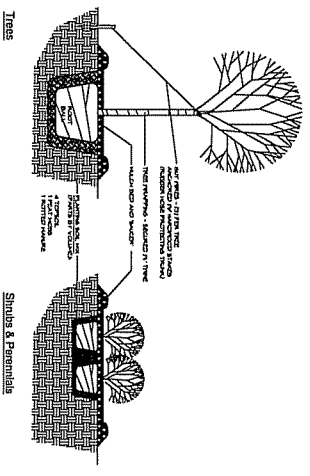
**CONSULTING ENGINEERS**  
 ARCHITECTURAL DESIGN  
 3000 S. 120th Avenue, Suite 200  
 Minneapolis, MN 55406  
 Tel: 612.885.1234  
 Fax: 612.885.1235  
 Website: www.ks-engineering.com

**KEEP architecture**  
 ARCHITECTS  
 3000 S. 120th Avenue, Suite 200  
 Minneapolis, MN 55406  
 Tel: 612.885.1234  
 Fax: 612.885.1235  
 Website: www.ks-engineering.com

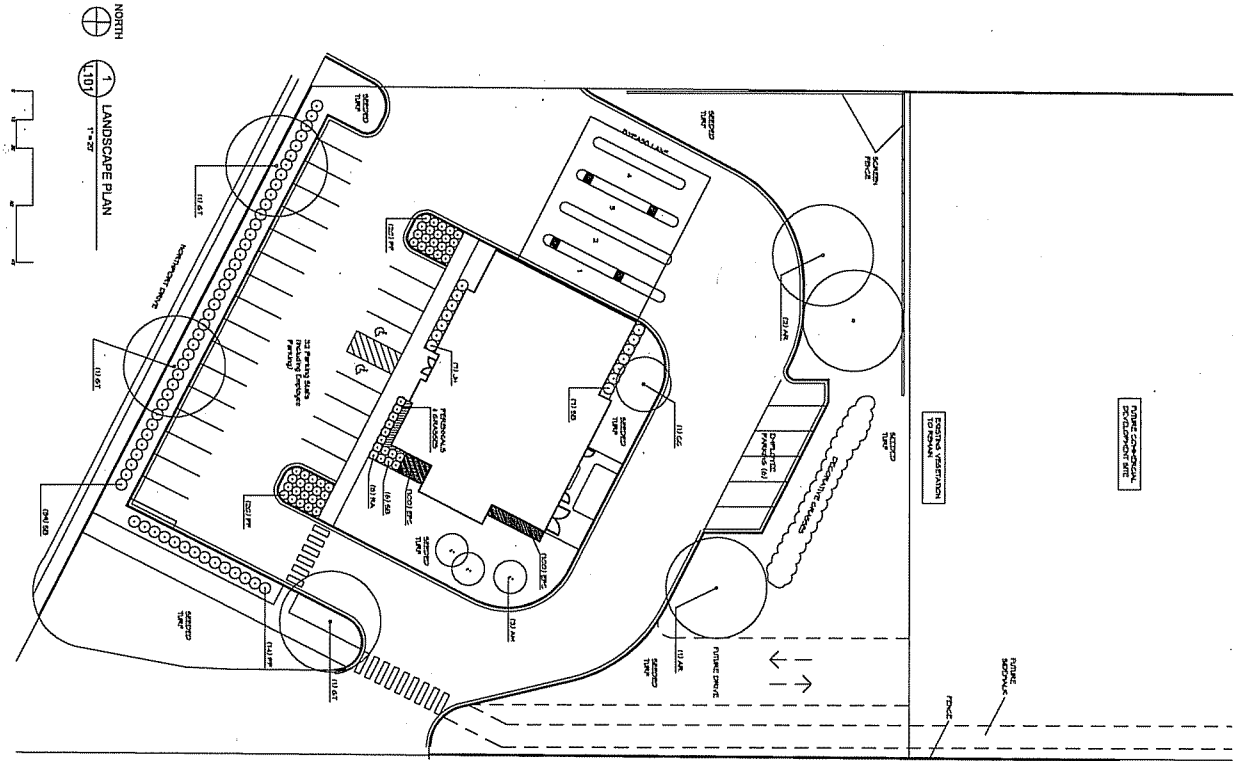
PRELIMINARY  
 USE ONLY

JAMES J. COOPER, JR.  
 JAMES J. COOPER ARCHITECTS

ES001



Plant List	Plant Name	Quantity	Notes
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**PRELIMINARY  
USE ONLY**

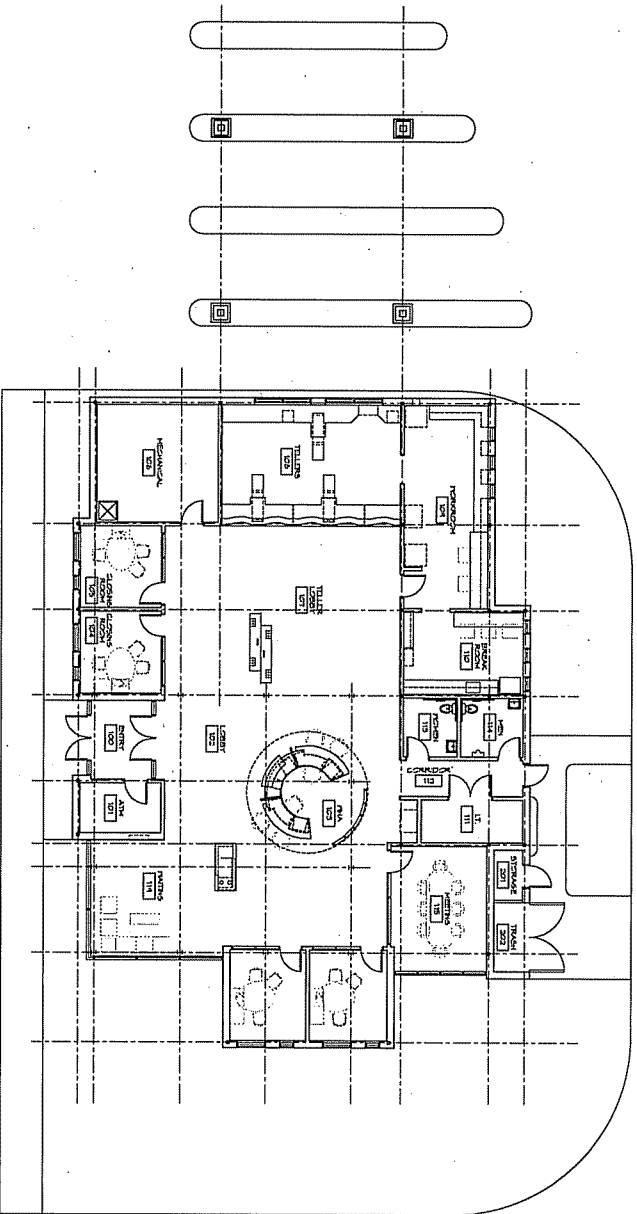
MAY 25, 2017 PLANT COMMISSION

J.W. Greath-Whinn  
1327 Northport Drive  
Madison, WI

**KEEP**  
architecture

1000 University Ave  
Madison, WI 53706

**L101**  
Landscape Plan



NORTH  
 FLOOR PLAN  
 A201

A201

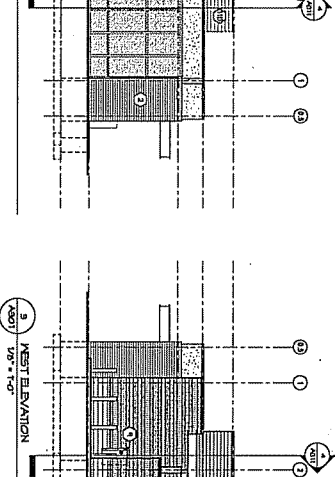
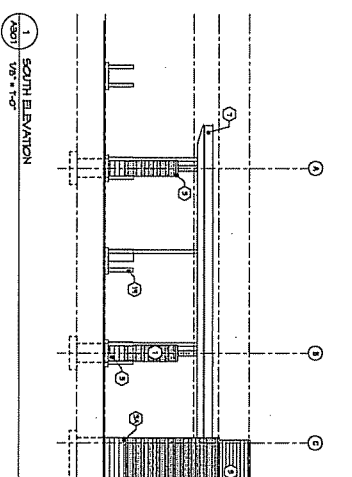
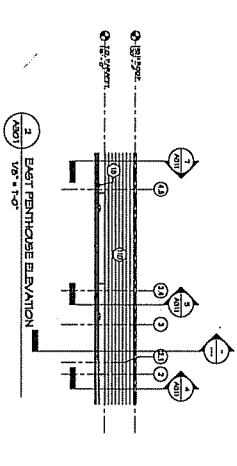
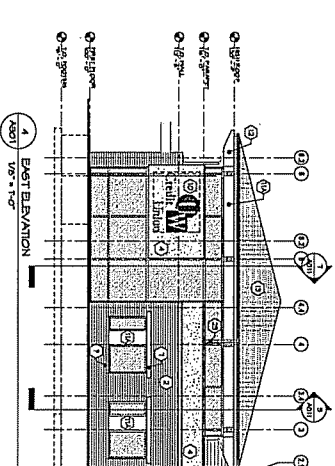
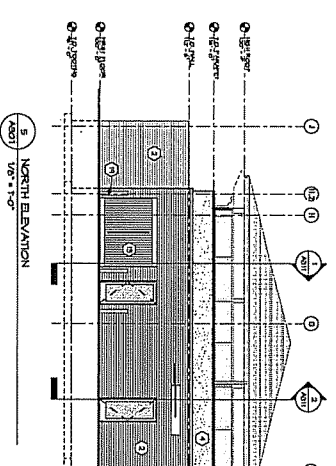
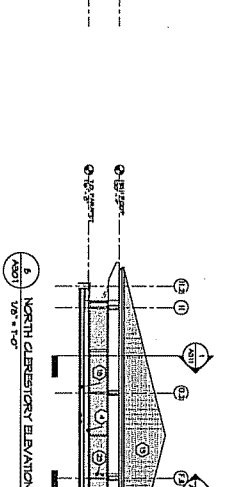
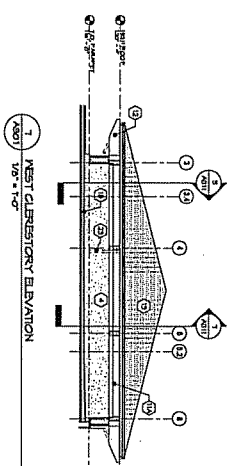
FLOOR PLAN



UW Credit Union  
 1322 Northport Drive  
 Madison, WI

DATE: 2012-12-12

PRELIMINARY  
 USE ONLY



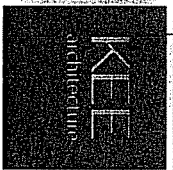
KEY	MATERIAL	FUNCTION
1	SPRINKLER	SPRINKLER
2	WOOD	WOOD
3	GLASS	GLASS
4	BRICK	BRICK
5	CONCRETE	CONCRETE
6	STEEL	STEEL
7	ROOFING	ROOFING
8	LANDSCAPE	LANDSCAPE
9	PAVING	PAVING
10	MECHANICAL	MECHANICAL

KEY	DESCRIPTION
1	WOOD
2	GLASS
3	BRICK
4	CONCRETE
5	STEEL
6	ROOFING
7	LANDSCAPE
8	PAVING
9	MECHANICAL
10	MECHANICAL

**Findorff**

FOR  
PRELIMINARY  
USE ONLY

DD REVIEW July 10, 2012  
 JMW Credit Union  
 1422 Northport Drive  
 Madison, Wisconsin



A301  
EXTERIOR  
ELEVATIONS