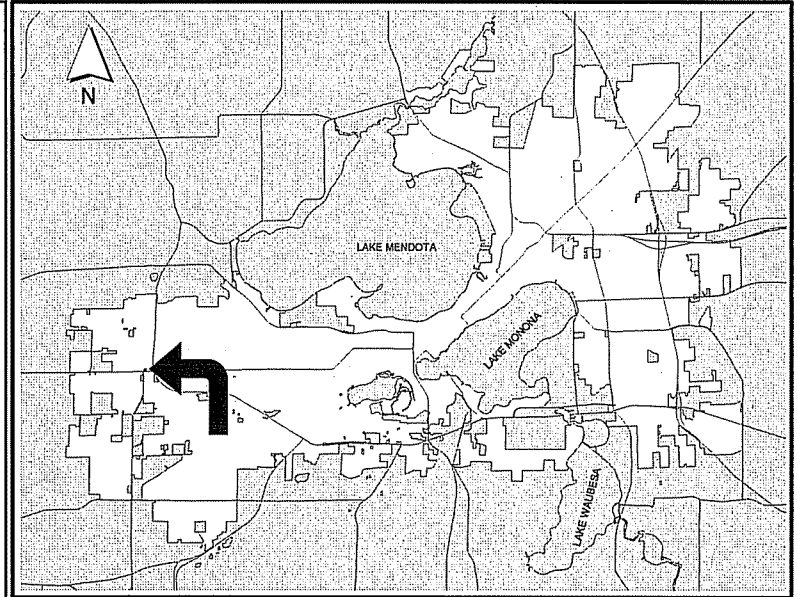


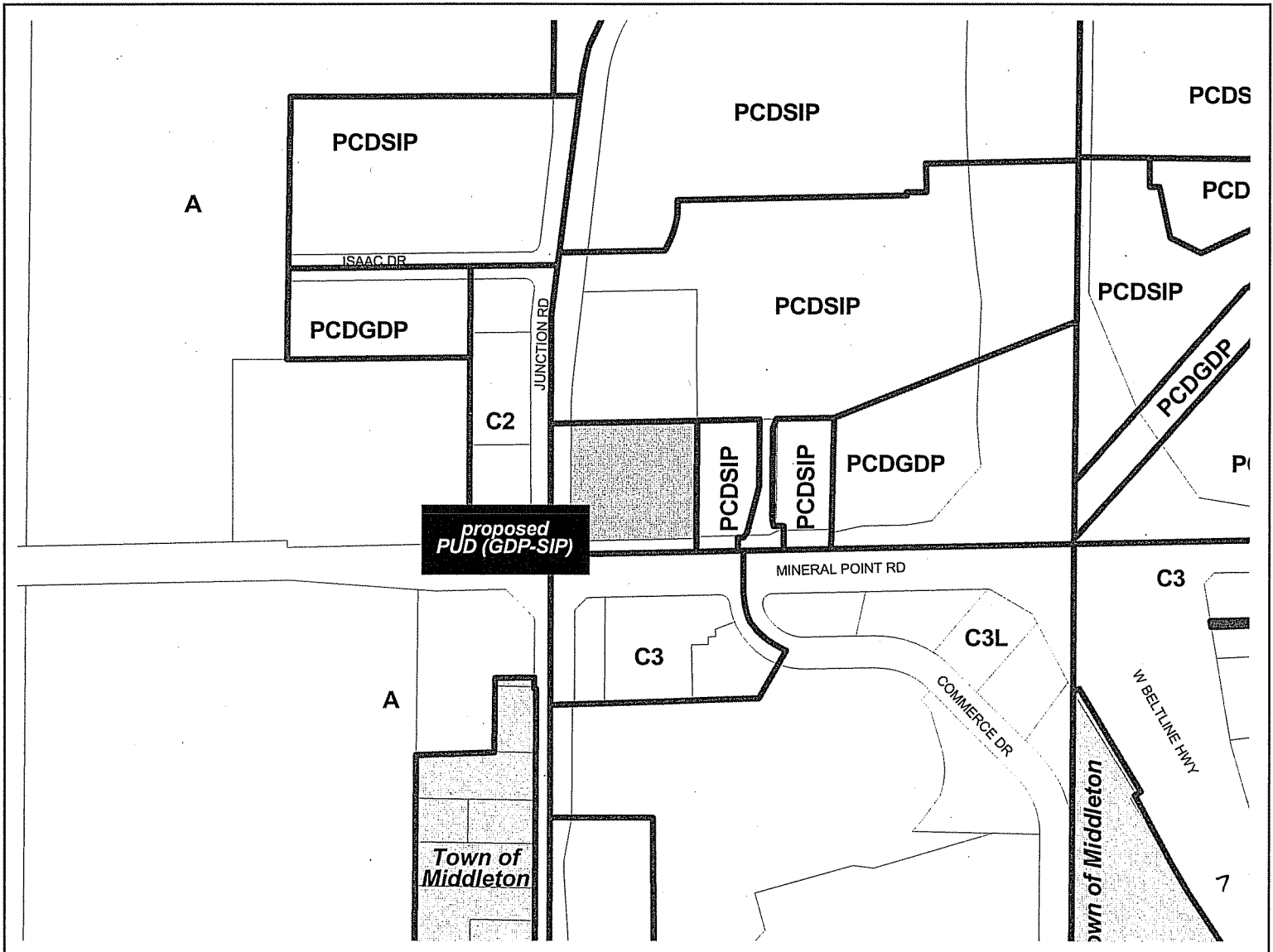
CITY OF MADISON

Proposed Rezoning

Location: 8240 Mineral Point Road
Applicant: Thomas J Wilkinson - Wis. Community Bank/
Ronald Trachtenberg - Murphy Desmond SC
From C2 District(s)
To PUD(GDP-SIP) District(s)
Existing Use: Vacant Lot
Proposed Use: Bank with Drive-Up Window &
Future Retail/Office Space
File No. _____
Public Hearing Dates: _____
Plan Commission 01 May 2006
Common Council 16 May 2006



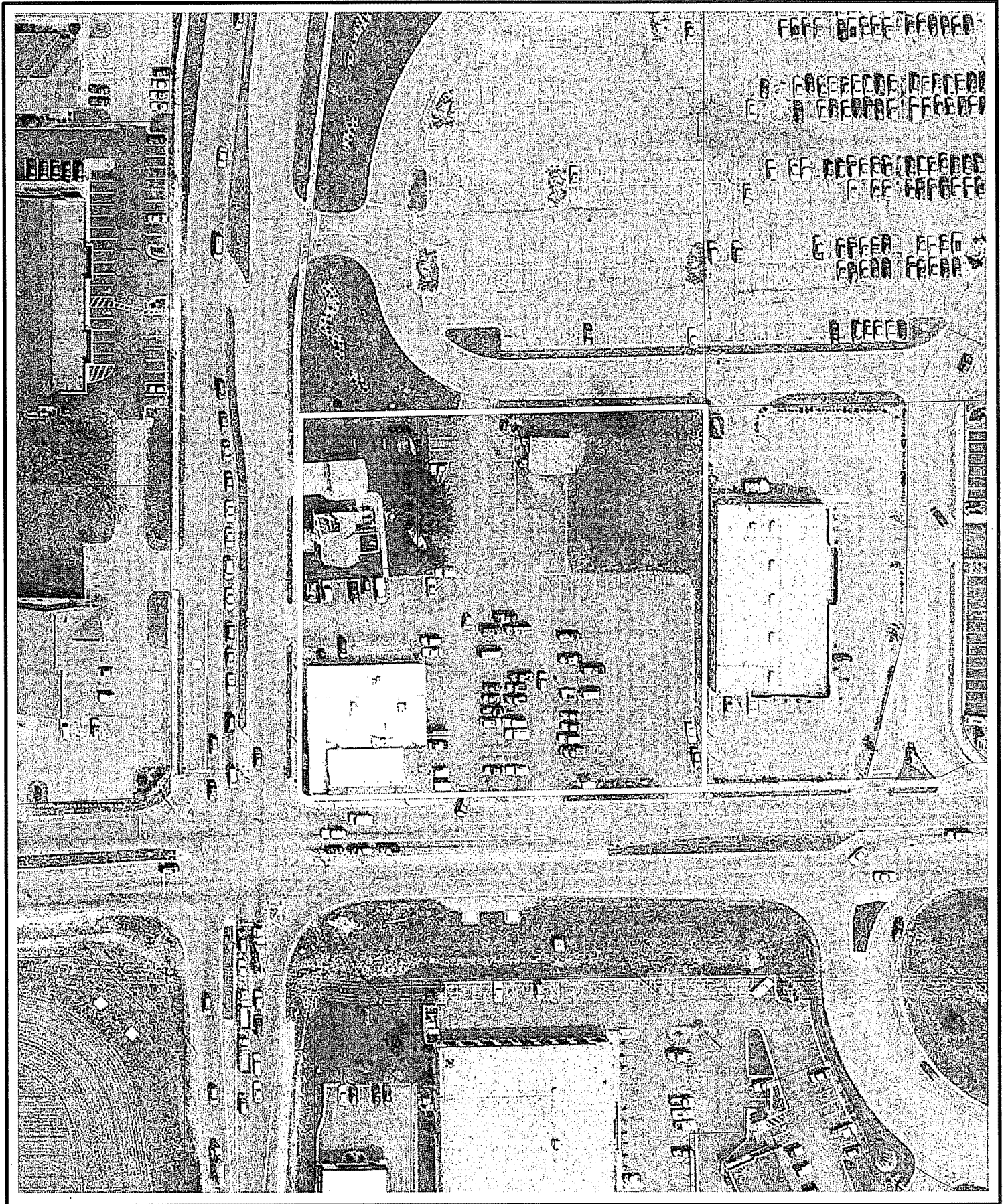
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



8240 Mineral Point Road

100 0 100 Feet

Date of Aerial Photography - April 2003



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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1200- Receipt No. 65840
 Date Received 3/8/06
 Received By mwt
 Parcel No. 0708-224-
 Aldermanic District 9- PAUL Skidmore
 GQ Eng hold, Ev. cond. use
 Zoning District C2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrbrhd. Assn Not. N/A Waiver _____
 Date Sign Issued _____

1. **Project Address:** 8240 Mineral Point Rd. & 117 Junction Road **Project Area in Acres:** 1.83 acres net

Project Title (if any): Wisconsin Community Bank - Speedway Project

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>C2</u> to PUD/PCD-GDP & PUD/PCD-SIP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Thomas J. Wilkinson, CEO Company: Wisconsin Community Bank WCB Properties, LLC/ /

Street Address: 6180 Verona Road City/State: Madison WI Zip: 53719

Telephone: 608) 298-1701 Fax: (608)298-1710 Email: twilkinson@thewcb.com

Project Contact Person: Ronald M. Trachtenberg Company: Murphy Desmond S.C.

Street Address: P.O. Box 2038 City/State: Madison, WI Zip: 53701-2038

Telephone: (608) 268-5575 Fax: (608) 257-2508 Email: rtrachtenberg@murphydesmond.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Lot 1: New Wisconsin Community Bank facility; Lot 2: Future retail/office

Development Schedule: Commencement Lot 1: ASAP Completion Lot 1: ASAP
Lot 2: 5 years Lot 2: 5 years

CONTINUE →

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$1,200.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 Junction Neighborhood Development Plan, which recommends:

Community Commercial for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Ald. Paul Skidmore, District 9; Junction Ridge Neighborhood Assoc.; Both 12/15/05

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 Counter and Planning Unit staff; note staff persons and date.

Planner Bill Roberts Date numerous | Zoning Staff Kathy Voeck Date numerous

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Ronald M. Trachtenberg, Esq. Date 3/ 8 /06

Signature [Handwritten Signature] Relation to Property Owner Attorney

Authorizing Signature of Property Owner _____ Date _____

MURPHY DESMOND S.C.

L A W Y E R S

Manchester Place
2 East Mifflin Street, Suite 800
Madison, Wisconsin 53703-4217

Mailing Address:
P.O. Box 2038
Madison, Wisconsin 53701-2038

Telephone (608) 257-7181
www.murphydesmond.com

Ronald M. Trachtenberg
Direct Line (608) 268-5575
Facsimile (608) 257-2508
rtrachtenberg@murphydesmond.com

8 March 2006

Plan Commission
c/o Dept. of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison WI 53703

Re: WCB Office and Retail Center
WCB Properties, LLC/Wisconsin Community Bank
8420 Mineral Point Road and 117 Junction Road

Dear Chair and Members of the City of Madison Plan Commission:

WCB Properties, LLC/Wisconsin Community Bank is the owner of 8420 Mineral Point Road and 117 Junction Road, located at the southwest corner of the Target-Copps shopping center which is located at the northeast corner of the Mineral Point Road/Junction Road. The site is the location of the former Speedway Bar. All prior improvements to the site have been demolished and the site presently sits vacant.

Enclosed with this cover letter are a Subdivision Application and Land Use Application.

WCB is proposing to re-subdividing the existing two parcels into two new parcels and rezoning same from C2 to PUD-GDP and PUD-GDP-SIP. WCB has been working extensively with representatives of Planning and Development, Engineering and Traffic Engineering over the past year to resolve site, access and development issues. There have also been meetings with the district alderperson, Paul Skidmore, and the area neighborhood association, Junction Ridge Neighborhood Association, to discuss these issues.

The existing site consists of 2.36 acres. To facilitate the future reconstruction of the Mineral Point Road/Junction Road intersection, WCB will be dedicating approximately 23 feet depth of frontage along Mineral Point Road and along Junction Road, leaving a net developable site of 1.83 acres. The new site will be subdivided into two lots, Lot 1 consisting of 1.25 acres and Lot 2 consisting of .58 acres.

Lot 1 is proposed for immediate development as a new branch for the Wisconsin Community Bank. The new bank building will be a two story above ground and partially finished lower level level. The building foot print will be 5,993 square feet. The main level, or first floor, will be used for normal retail banking operations with drive through and ATM machine and the second floor will be used for bank offices. The lower level will be partially finished and used for a board-community meeting room, employees eating and rest area, storage and building utilities. The anticipated hours of operation of the bank will be Monday through Friday from 8:30 a.m. to 5:00 p.m. (lobby) and 7:30 a.m. to 6 p.m. (drive-up), and Saturday from 8:30 a.m. to noon (both). The anticipated number of employees initially is 20 full time equivalents and at full capacity is 30 full time equivalents. There are planned 52 parking spots, of which 15 parking spots are located on Lot 2 are to be shared parking with the future Lot 2 development. The proposed loading area is located on Lot 2 is to be a shared loading area with the future Lot 2 development. Development of Lot 1 is to be ASAP.

Except for some very limited uses, Lot 2, pursuant to an agreement with City Engineer and Traffic Engineering staff, Lot 2 cannot be developed until December 31, 2011 unless authorized earlier by the City in order to facilitate the reconstruction of the Mineral Point Road/Junction Road intersection. The temporary uses consist of use as a temporary banking facility until the Wisconsin Community Bank facility is operational on Lot 1, but no later than December 31, 2006 and as accessory parking and loading pad site as shown on the submitted plans. Upon Lot 2 being developable, a PUD-GDP-SIP will be submitted for Lot 2 and the accessory parking and loading pad site as presently shown on Lot 2 will become a shared facility with Lot 1. Lot 2 will be utilized for office and/or retail use. The employment base (in relationship to the size of the future building improvement) and hours of operation will be comparable to that of the Wisconsin Community Bank for office operations and the Target-Copps center for retail operations. Development of Lot 2 is to be ASAP following December 31, 2006 unless earlier approved by the City.

All trash storage and removal and all snow removal will be done by private contractor. Minor maintenance equipment will be kept on site. Major maintenance equipment will be brought on site as necessary.

The owner of the site is: WCB Properties, LLC
6180 Verona Road
Madison WI 53719
Attn: Thomas Wilkinson, CEO
Telephone: 608-298-1701
Fax: 608-298-1710
Email: twilkinson@thewcb.com

Plan Commission
8 March 2006
Page 3

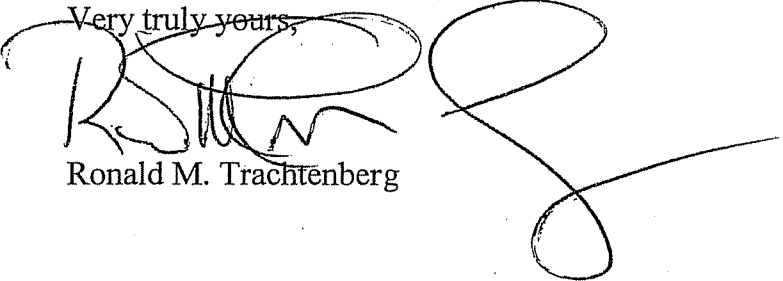
The design/build firm is: BrandPartners
10 N. Main Street
Rochester NH 03839
Attn: Mark Greenfield
Telephone 603-335-1400 x-317
Fax: 603-682-0965
Email: mgreenfield@brandpartners.com

The engineering firm is: Mayo Corporation
600 Grand Canyon Drive
Madison WI 53719
Attn: Matt Collins
Telephone: 608-833-0628
Fax: 608-833-0746
Email: mcollins@mayocorporation.com

Legal counsel is: Murphy Desmond SC
Post Office Box 2038
Madison WI 53719
Telephone: 608-268-5575
Fax: 608-257-2508
Email: rtrachtenberg@murphydesmond.com

We look forward to presenting this project to you.

Very truly yours,


Ronald M. Trachtenberg

RMT:srp
221563
letter of intent
Enclosures

ZONING TEXT

**PLANNED UNIT DEVELOPMENT
GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN
PUD (GDP) AND PUD (SIP)
MARCH 8, 2006**

WCB OFFICE AND RETAIL CENTER

Lots 1 and 2, Certified Survey Map No. _____,
_____ and _____ Mineral Point Road,
in the City of Madison, Dane County, Wisconsin,

A. Statement of Purpose:

This Planned Unit Development – General Development Plan and Specific Implementation Plan PUD (GDP & SIP) provides for an office and retail center consisting of two lots, Lots 1 and 2 of CSM# _____. Lot 1, with a street address of _____ Mineral Point Road, consists of 1.25 square feet, is zoned PUD-GDP-SIP and will be utilized for a new Wisconsin Community Bank facility. Lot 2, with a street address of _____ Mineral Point Road, consists of .58 square feet, is zoned PUD-GDP and will be developed for new office and/or retail after December 31, 2011 unless sooner approved by the City of Madison.

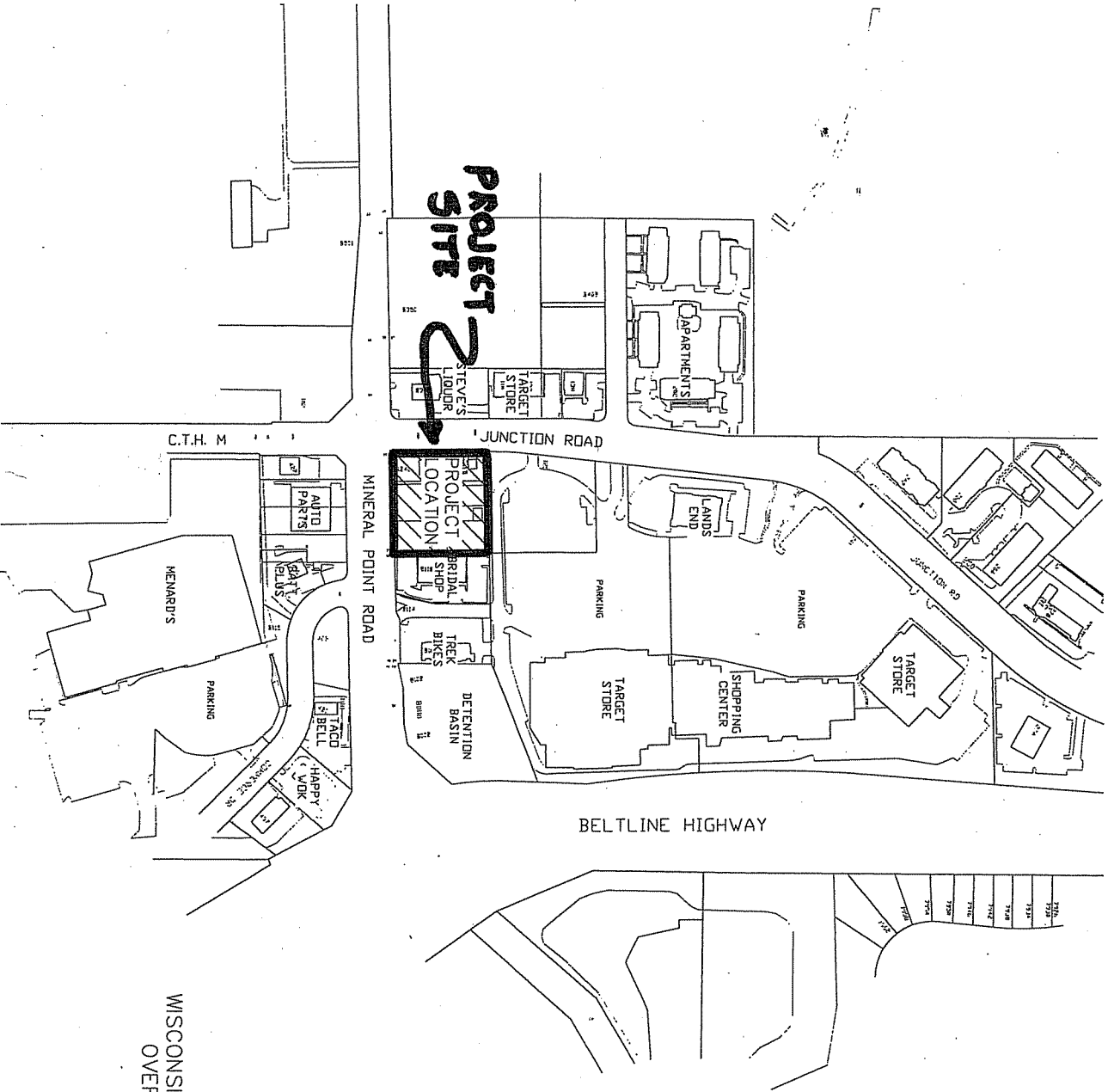
B. Permitted Uses:

Lots 1 and 2: Banks and financial institutions; loan offices; offices, business and professional, including banks and financial institutions, and medical, dental and optical clinics; and retail shops and stores as permitted in the C2 zoning district and uses accessory thereto, together with related drive through facilities and shared parking and loading areas.

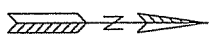
Lot 2: Temporary banking facility with drive-through facility until the opening of the WCB facility on Lot 1, but not beyond December 31, 2006. Temporary parking and loading area to serve Lot 1 (per the approved plans) until Lot 1 is developed. No additional uses shall be permitted until after December 31, 2011 unless sooner approved by the City of Madison and only upon the approval of the PUD-GDP-SIP for Lot 2.

7
Rev
3-13-06

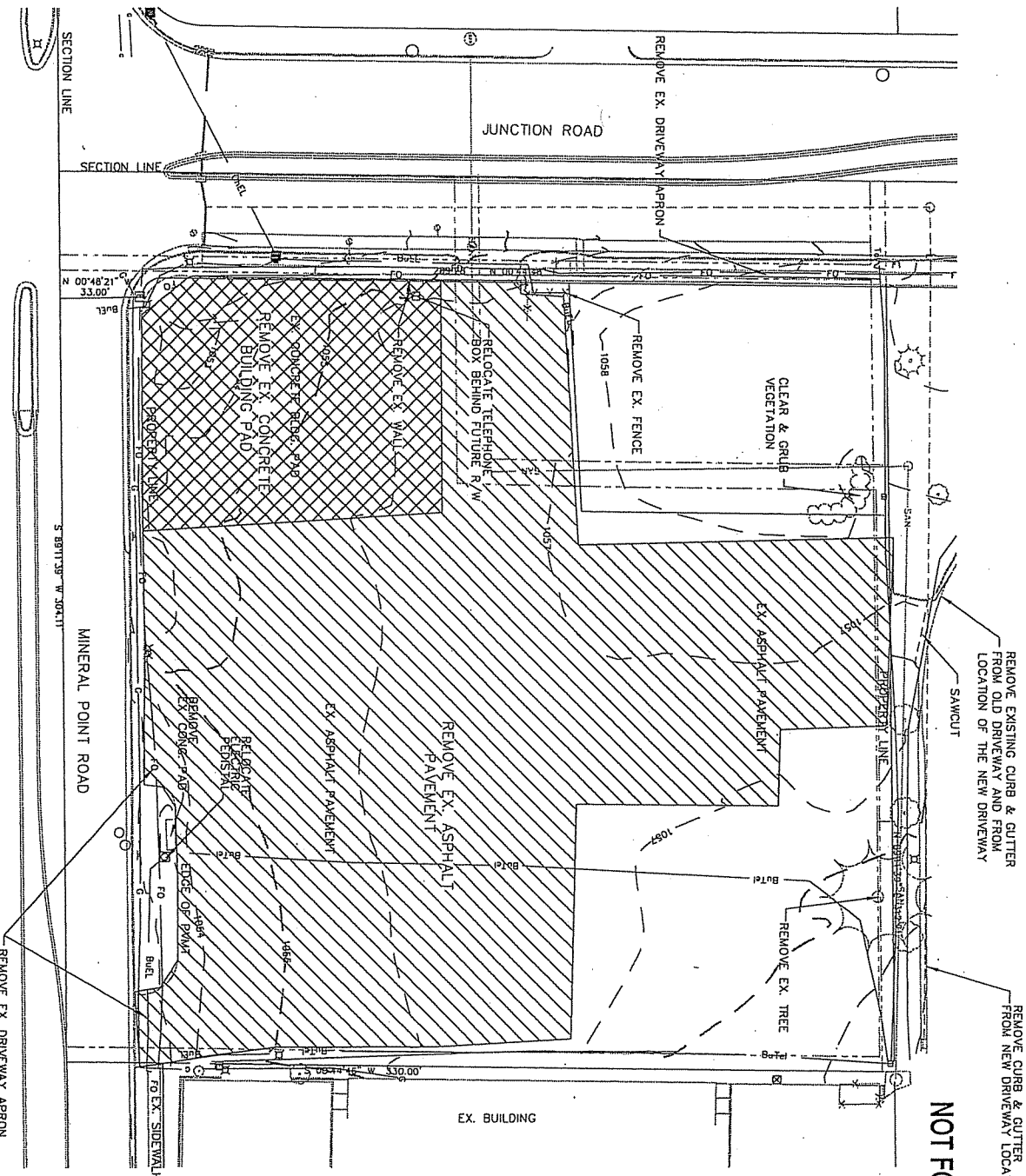
- C. Lot Area:** As shown on the approved plans.
- D. Floor Area Ratio:** As shown on the approved plans.
- E. Yard Requirements:** As shown on the approved plans.
- F. Landscaping:** As shown on the approved plans.
- G. Accessory Off-Street Parking and Loading:** As shown on the approved plans.
- H. Building Description and Design, including Height:** As shown on the approved plans.
- I. Lighting (Building and Site):** As shown on the approved plans.
- J. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C3 District or as shown on the approved plans.
- K. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.





WISCONSIN COMMUNITY BANK
OVERALL AREA MAP



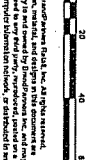
<p>brandpartners</p> <p>Brandpartners 10 Main Street Rochester, NH 03859 Phone: 603.335.1400 Fax: 603.335.4542</p>	
<p>CLIENT/PROJECT WISCONSIN COMMUNITY BANK</p>	
<p>INFORMATION Patrick Verhulst/Verhulst - DP OVERALL/DP/DWG Issue Date: 03-09-06 Drawn By: JWC Checked By: Revision:</p>	
<p>TITLE WISCONSIN COMMUNITY BANK OVERALL AREA PLAN</p>	
<p>SCALE <small>Graphic Scale: 1" = 150'</small></p>	
<p>C100</p>	



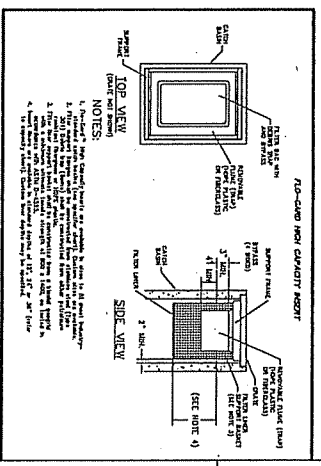
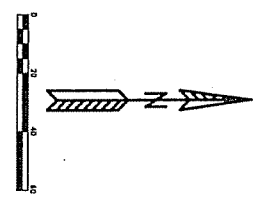
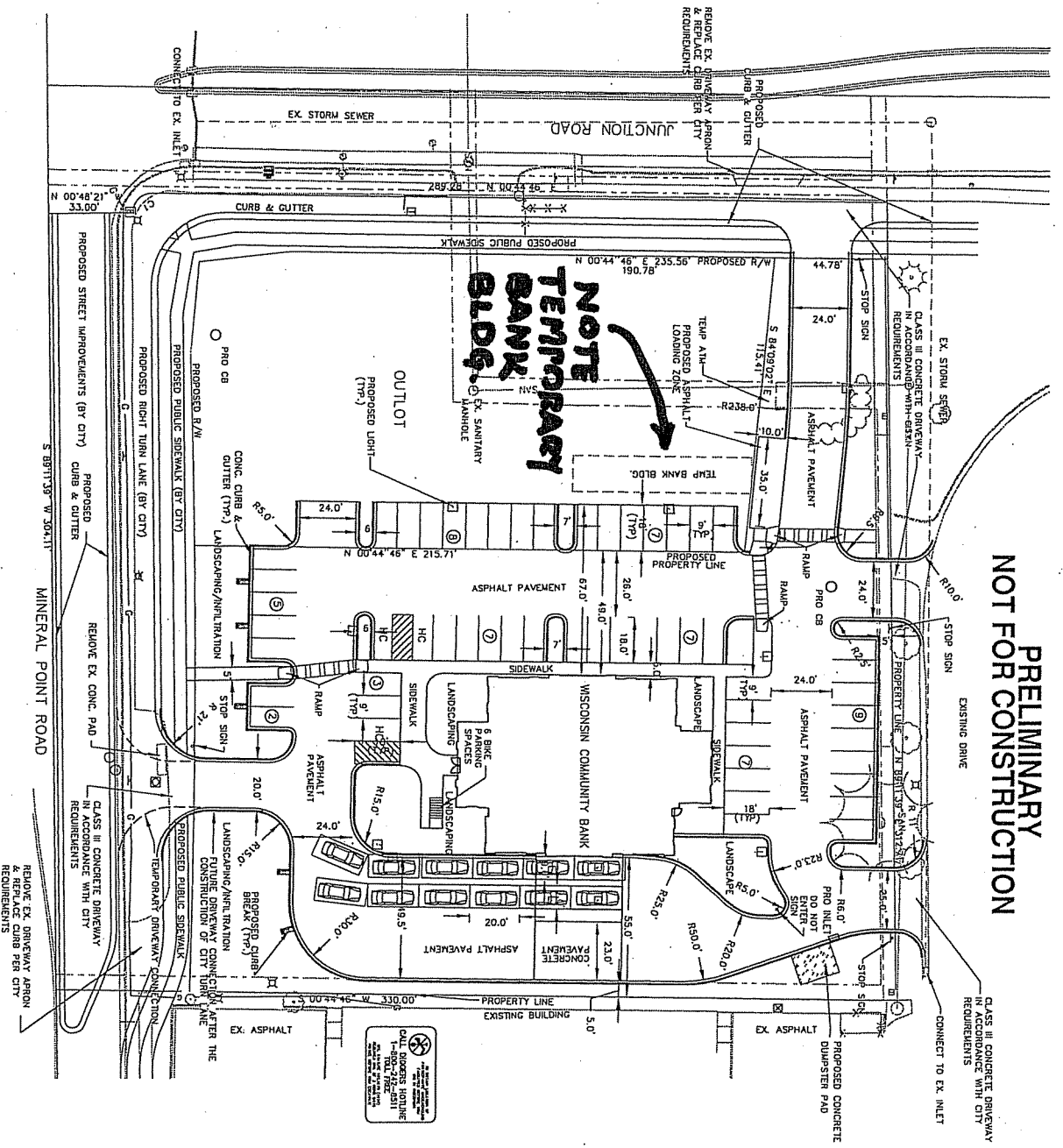
**PRELIMINARY
NOT FOR CONSTRUCTION**

-  ASPHALT PAVEMENT TO BE REMOVED
-  CONCRETE BUILDING PAD TO BE REMOVED

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ADOPTED RECORD DRAWINGS PROVIDED BY THE LOCAL BUREAU OF UNDERGROUND UTILITIES/STRUCTURES. ADDITIONAL LOCATIONS SHOWN HEREON. ADDITIONAL RECORD UTILITIES/STRUCTURES MAY BE DISCOVERED DURING THE COURSE OF THIS SURVEY. TO LOCATE BURIED UTILITIES/STRUCTURES, LOCAL BUREAU OF UNDERGROUND UTILITIES/STRUCTURES ARE REQUESTED TO PROVIDE A COPY OF THEIR RECORD DRAWINGS TO THE SURVEYOR. THIS NOTICE IS CALLED WITH THREE DAYS PRIOR NOTICE AT 1-800-242-8511.

<p>brandpartners</p> <p>BrandPartners 10 Main Street Rochester, NH 03089 Phone: 603.335.1400 Fax: 603.335.4542</p>	<p>MAYO corporation ENGINEERS, SURVEYORS, ARCHITECTS, PLANNERS 400 GRAND CANYON DRIVE, LAMONT, NH 03576-1018 E-MAIL: info@brandpartners.com</p>	<p>CLIENT/PROJECT WISCONSIN COMMUNITY BANK</p>	<p>INFORMATION Plan #: W8111051ENG-CIVIL - EP W811BASE.DWG Issue Date: 03-07-08 Drawn By: CJP Checked By: Revised: 1. 2. 3. 4. 5. 6. 7. 8. 9.</p>
<p>TITLE WISCONSIN COMMUNITY BANK DEMOLITION PLAN</p> <p>SCALE </p>		<p style="font-size: 2em;">C102</p>	

**PRELIMINARY
NOT FOR CONSTRUCTION**



NOTE: SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS INCLUDING DETECTABLE WARNING PANELS

SITE AND BUILDING INFORMATION		
TOTAL LOT AREA	12,000 sq. ft.	1
EXISTING BUILDING AREA	10,000 sq. ft.	2
PROPOSED BUILDING AREA	12,000 sq. ft.	3
PROPOSED PARKING SPACES	25	4
PROPOSED LANDSCAPE AREAS	1,000 sq. ft.	5
PROPOSED SIDEWALKS	1,000 sq. ft.	6
PROPOSED DRIVEWAYS	1,000 sq. ft.	7
PROPOSED UTILITY LINES	1,000 sq. ft.	8
PROPOSED FENCES	1,000 sq. ft.	9

PARKING LOT PLAN SITE INFORMATION BLOCK		
DATE	03/01/08	1
DESIGNER	MAVO CORPORATION	2
CHECKER	DAVID CALVERT	3
APPROVER	DAVID CALVERT	4
DATE OF PAVING	03/01/08	5
DATE OF SIGNAGE	03/01/08	6
DATE OF FENCING	03/01/08	7
DATE OF UTILITY LINES	03/01/08	8
DATE OF FENCES	03/01/08	9

brandpartners

BrandPartners
 10 Main Street Rochester, NH 03309
 Phone: 603.335.1400 Fax: 603.335.4542

MAYO corporation
ENGINEERS SURVEYORS PLANNERS
 800 GARDEN CITY ROAD, SUITE 100
 FARMINGTON, NH 03825
 E-MAIL: info@mayocorp.com

CLIENT/PROJECT
WISCONSIN COMMUNITY BANK

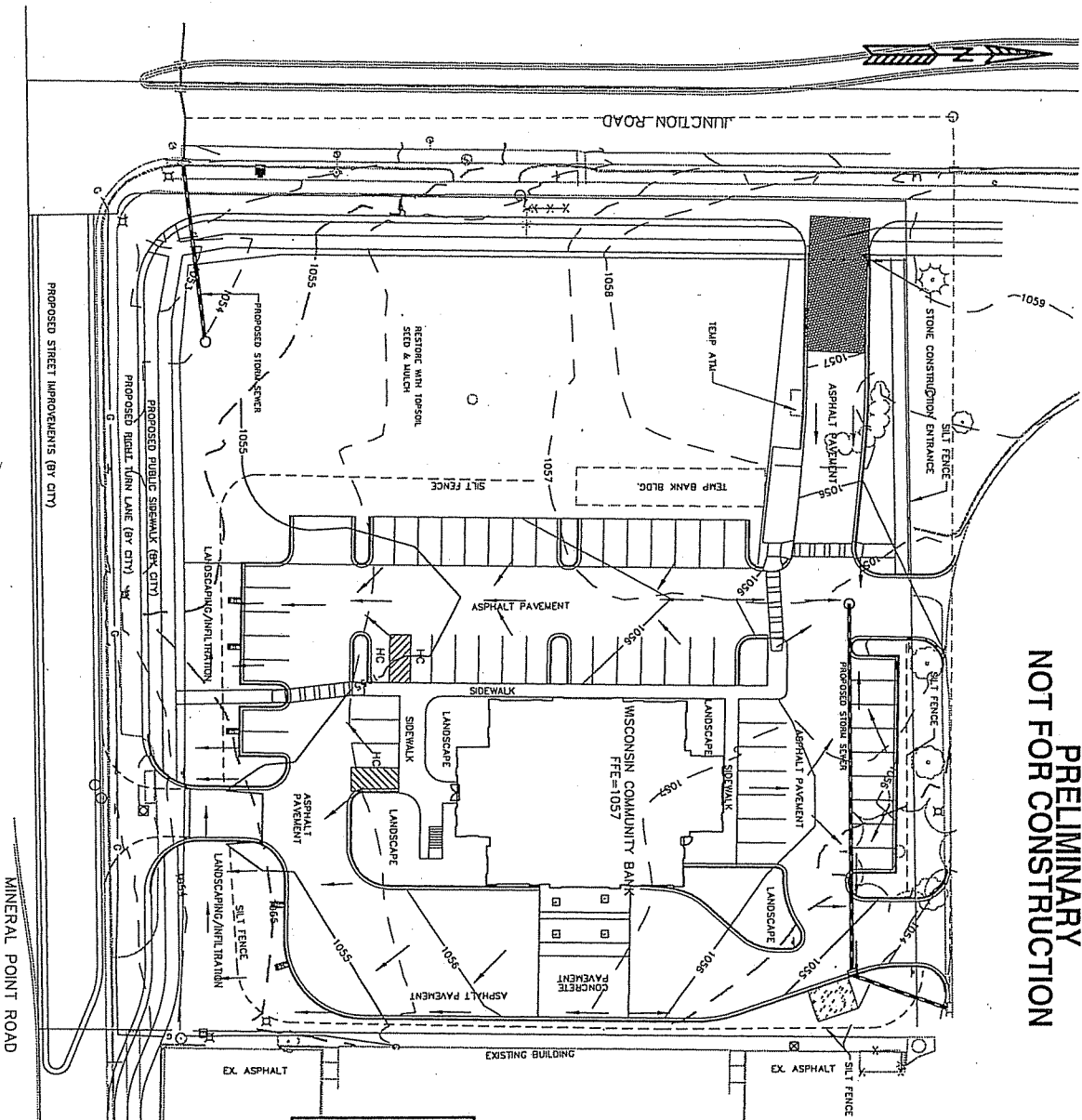
INFORMATION
 Plan No: W011001-ENG-CM-EP-W011015E-DWG
 Issue Date: 03-01-08
 Drawn By: GVP
 Checked By:
 Revisor:

TITLE
**WISCONSIN COMMUNITY BANK
 SITE PLAN**

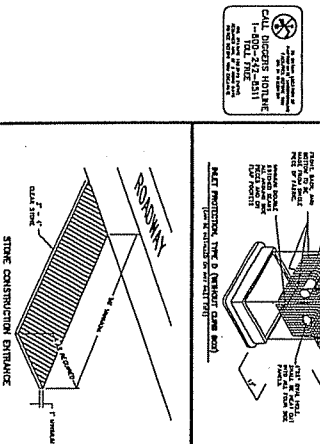
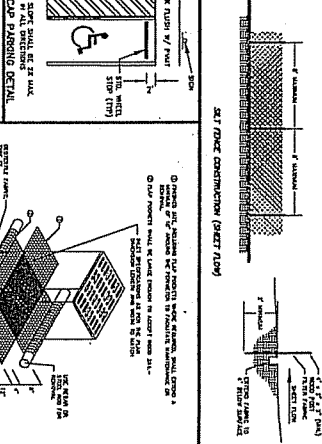
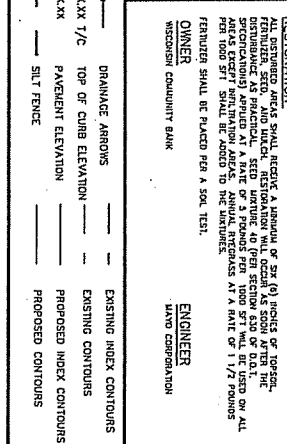
SCALE

C103

**PRELIMINARY
NOT FOR CONSTRUCTION**



GENERAL NOTES
 STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED UNTIL THE MAXIMUM PERCENTAGE OF VEGETATION IS ESTABLISHED.
 SILT FENCE & STORAGES SHALL BE FIELD LOCATED BY THE CONSTRUCTION MANAGER. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.
 AFTER ROUGH GRADING HAS BEEN COMPLETED STRAW MULCH ON CLASS 1, TYPE B EROSION CONTROL FABRIC SHALL BE PLACED ON SLOPES 4:1 OR GREATER.
 PLACE TYPE D MAT PROTECTION IN EACH INLET BEFORE CONSTRUCTION.
 INSTALL 10-GALD INLETS IN ALL INLETS AFTER CONSTRUCTION.
TIME SCHEDULE
RESTORATION:
 VEGETATION SHALL BE REPLACED WITH A MINIMUM OF 5% (BY VOLUME) OF TREES. FERTILIZER, SEED AND MULCH RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED BURNING AS PER SECTION 230 OF D.O.T. SHALL BE USED TO PREPARE ALL AREAS EXCEPT PAVEMENT AREAS. ANNUAL RATES SHALL BE 1.75 POUNDS PER 1000 SQ FT. SHALL BE ADDED TO THE MIXTURE.
 FERTILIZER SHALL BE PLACED PER A SOIL TEST.
OWNER:
 WISCONSIN COMMUNITY BANK
ENGINEER:
 LAND CONSTRUCTION



brandpartners

Brandpartners
 10 Main Street Rochester, NH 03309
 Phone: 603.335.1400 Fax: 603.335.1592

MAYO corporation
 ENGINEERS SURVEYORS ARCHITECTS PLANNERS
 200 North Main Street, Suite 200
 Concord, NH 03301
 Phone: 603.224.1000 Fax: 603.224.1001
 E-Mail: info@mayoengineers.com

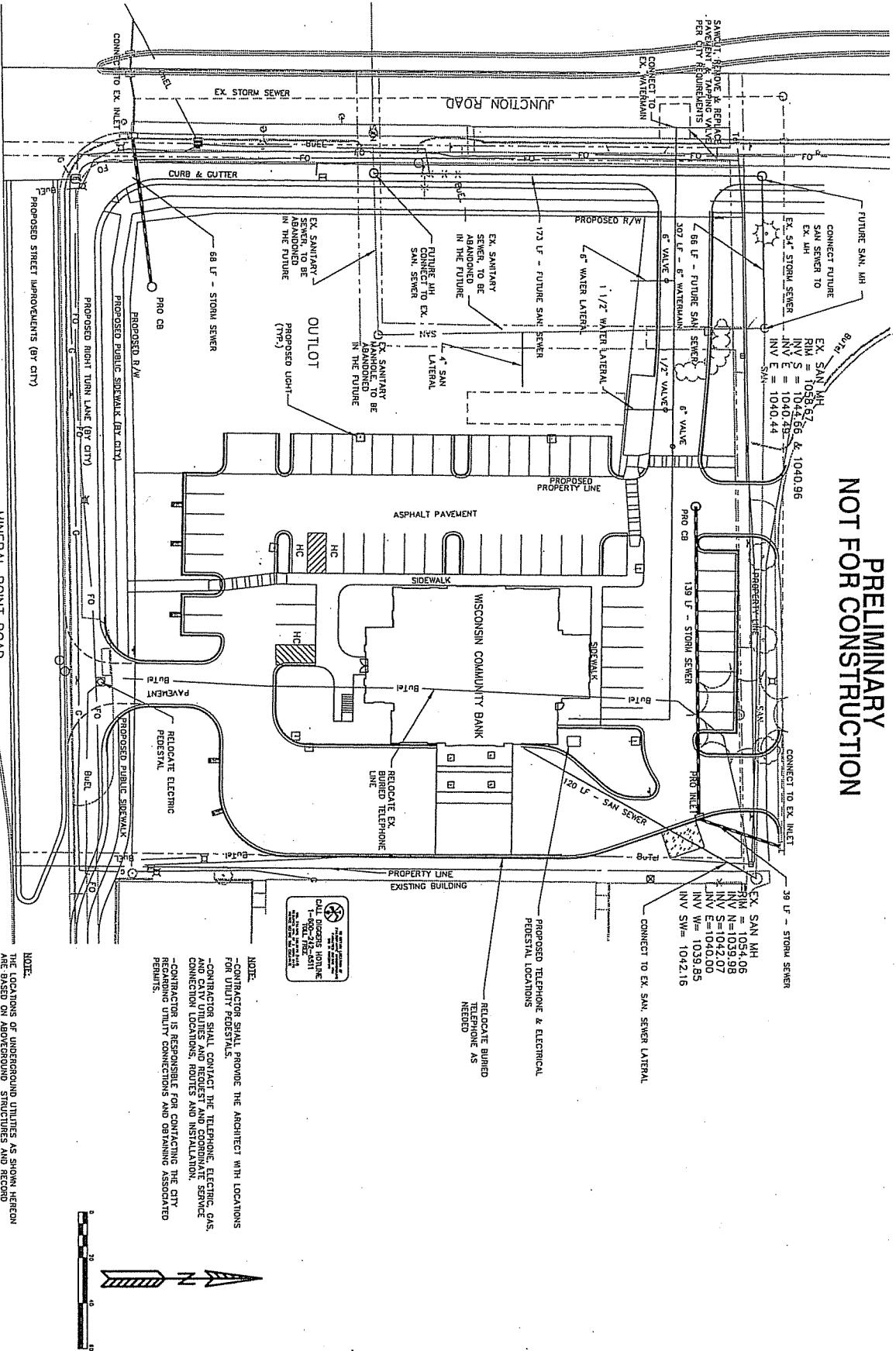
CLIENT/PROJECT
 WISCONSIN COMMUNITY BANK

INFORMATION
 Pair: R:\VIB105\BANK\CIVIL-EP\W1818A5E.DWG
 Issue Date: 03-07-08
 Drawn By: CJP
 Checked By:
 Revision:

TITLE
 WISCONSIN COMMUNITY BANK
 GRADING & EROSION CONTROL
 PLAN
 SCALE
 0 20 40 60
 Feet
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 This drawing is the property of Brand Partners, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Brand Partners, Inc.

C104

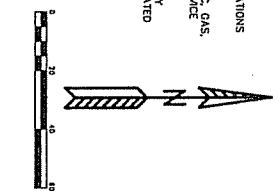
**PRELIMINARY
NOT FOR CONSTRUCTION**



- NOTE:**
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH LOCATIONS FOR UTILITY PEDIESTALS.
 - CONTRACTOR SHALL CONTACT THE TELEPHONE, ELECTRIC, GAS, AND CAV UTILITIES AND REQUEST ANY COORDINATE SERVICE CONNECTION LOCATIONS, ROUTES AND INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY REGARDING UTILITY CONNECTIONS AND OBTAINING ASSOCIATED PERMITS.

NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS OR AS MARKED BY DIGGER'S HOTLINE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN ON THIS DRAWING. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, WISCONSIN STATUTE 182.0175 (1974) SHOULD BE CONSULTED. THESE LOCATIONS SHOULD BE CALLED WITH THREE DAYS PRIOR TO THE START OF WORK. 5/24/2008



brandpartners

BrandPartners
10 Main Street Rochester, NH 03309
Phone: 603.335.1400 Fax 603.335.4542

MAYO corporation
ENGINEERS SURVEYORS ARCHITECTS PLANNERS
P.O. BOX 104
Rochester, NH 03309
Tel: 603.335.1400 Fax: 603.335.4542
www.mayocorp.com

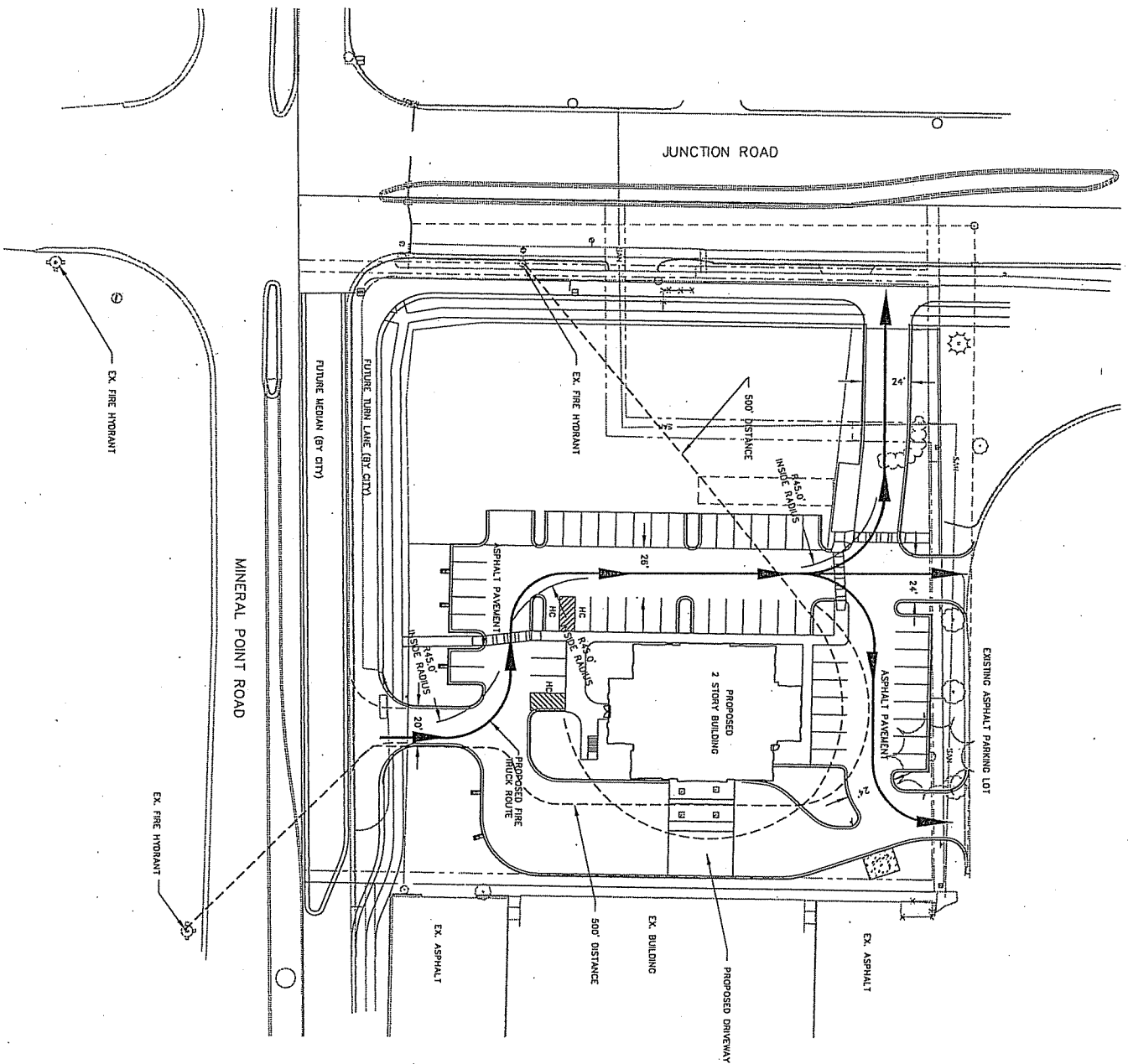
CLIENT/PROJECT
WISCONSIN COMMUNITY BANK

INFORMATION
Plan: K:\WB1105\ENG\CIVIL-EP\WB1105A5C.DWG
Issue Date: 03-07-08
Drawn By: GJP
Checked By:
Revision:

TITLE
**WISCONSIN COMMUNITY BANK
UTILITY PLAN**

SCALE
0 20 40 60
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C105



brandpartners

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MAYO corporation
 ENGINEERS SURVEYORS ARCHITECTS PLANNERS
 600 GRAND CANYON DRIVE, RICHMOND, NH 03304
 E-MAIL: info@mayocorp.com

CLIENT/PROJECT
WISCONSIN COMMUNITY BANK

INFORMATION
 Public#: Y811105\ENR\Civil-CF\W81BASE.DWG
 Issue Date: 03-07-08
 Drawn By: CJP
 Checked By:
 Reviser:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
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- 8.
- 9.

TITLE
**WISCONSIN COMMUNITY BANK
 FIRE ACCESS PLAN**

SCALE

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CLIENT/PROJECT
WISCONSIN COMMUNITY BANK

INFORMATION
 Project: W81105 (P) W81105 LANDSCAPE.DWG
 Issue Date: 03-07-08
 Drawn By: SL
 Checked By:
 Reviewed:

TITLE
**WISCONSIN COMMUNITY BANK
 LANDSCAPE PLAN**

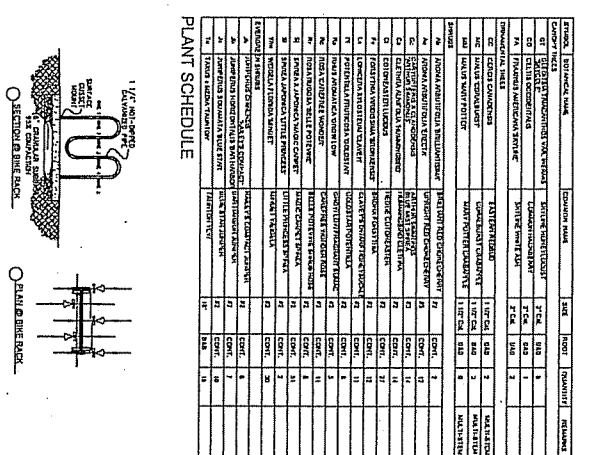
SCALE


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L100

PLANT SCHEDULE

Symbol	Plant Name	Quantity	Size	Height	Quantity	Remarks
1	DOGWOOD	1	12"	12'	1	
2	DOGWOOD	1	12"	12'	1	
3	DOGWOOD	1	12"	12'	1	
4	DOGWOOD	1	12"	12'	1	
5	DOGWOOD	1	12"	12'	1	
6	DOGWOOD	1	12"	12'	1	
7	DOGWOOD	1	12"	12'	1	
8	DOGWOOD	1	12"	12'	1	
9	DOGWOOD	1	12"	12'	1	



BIKE RACK

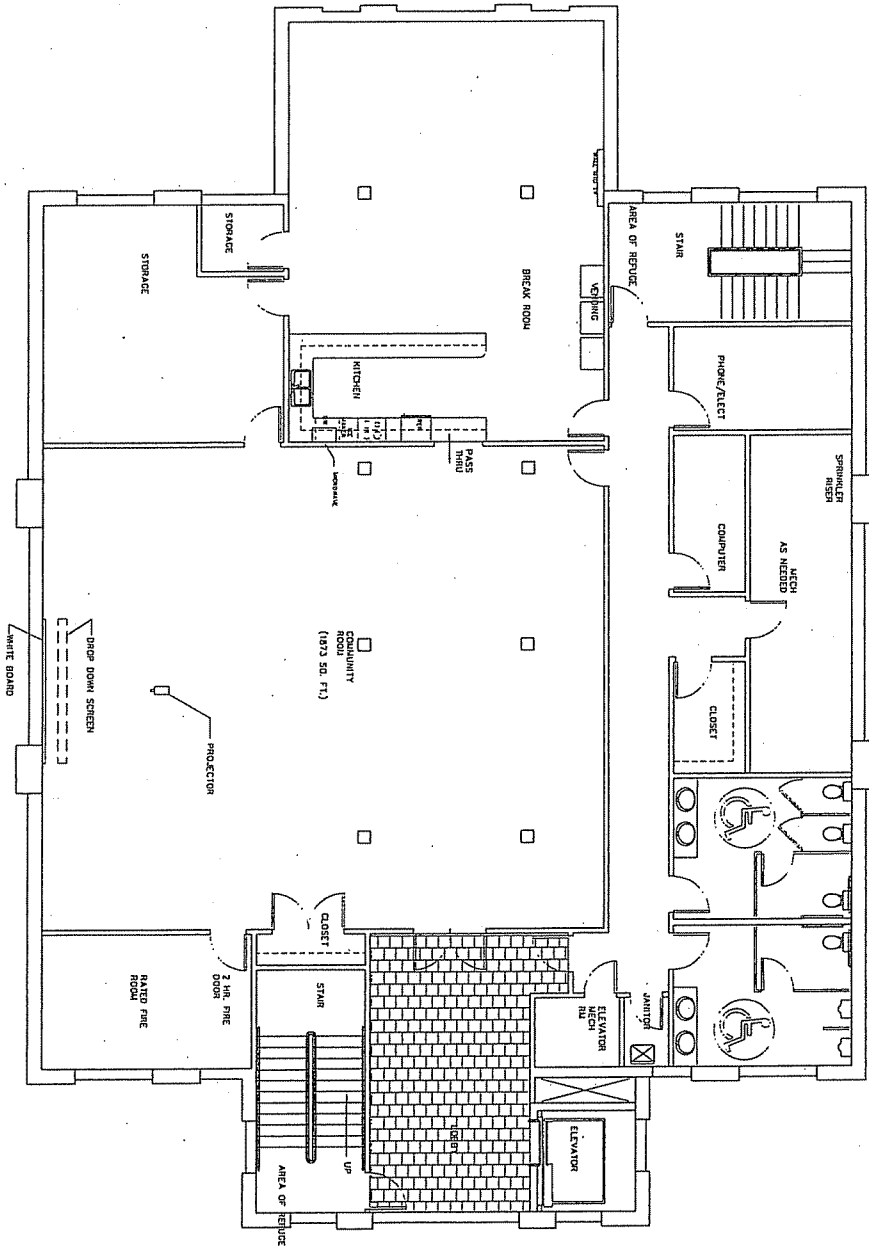


FIELD BIKE RACK

QUANTITIES INCLUDED IN PLANNING LOT LANDSCAPING WORKSHEET

FUTURE BUILDING SITE

NOTES:
 1. ART BIDS TO HAVE 2" WIDENED BANK
 2. MATCH TO PLANNING LOT LANDSCAPING WORKSHEET
 3. PLANNING AND SHALL HAVE 2" WIDENED BANK
 4. MATCH TO PLANNING LOT LANDSCAPING WORKSHEET



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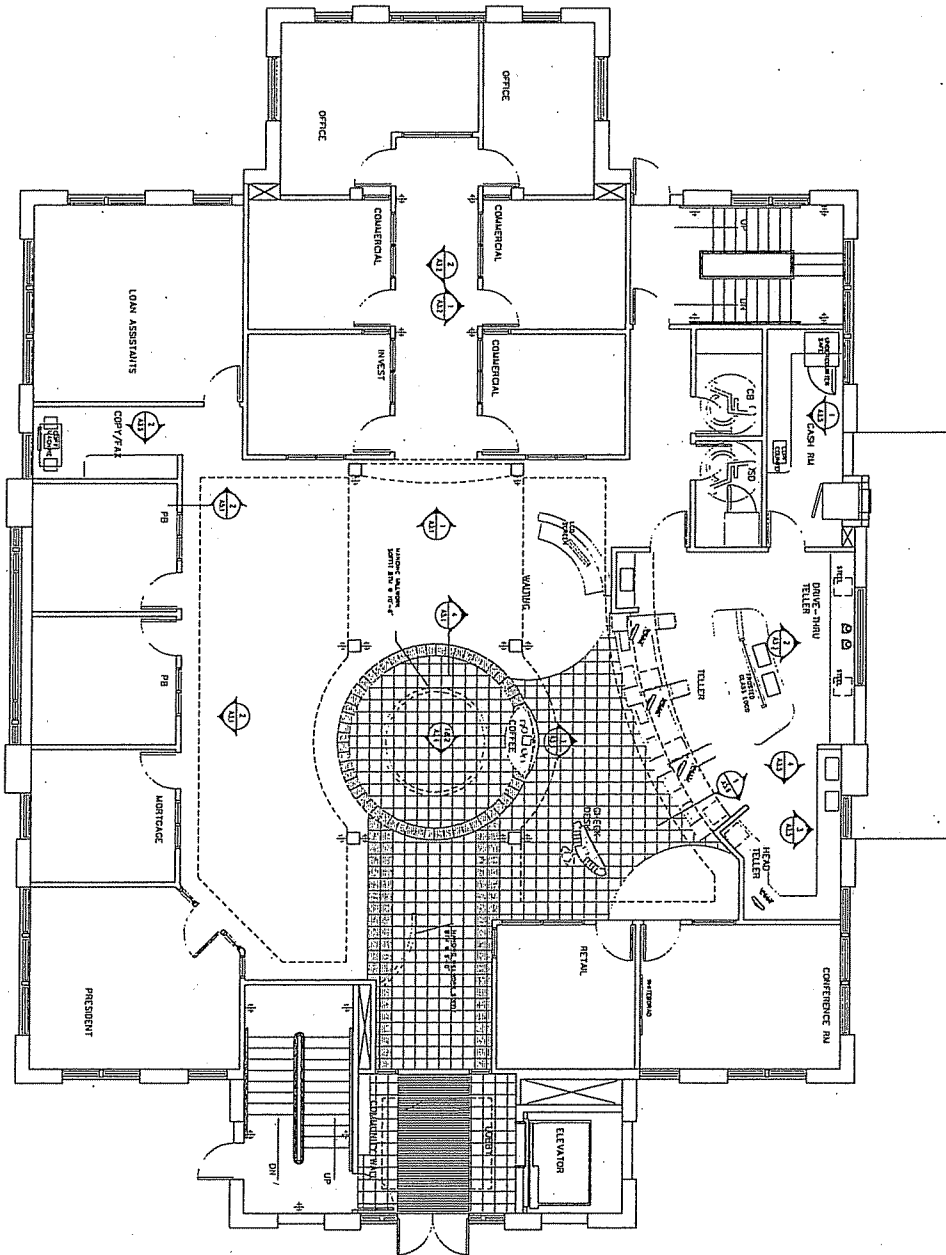
BrandPartners
 10 Main Street, Rockville, MD 20850
 Phone: 603.315.4100 Fax: 603.315.4152

CLIENT/PROJECT
 WISCONSIN COMMUNITY BANK
 SPEEDWAY

INFORMATION
 Pak: 11/15/04
 Drawn By: KJI
 Checked By: SW
 Revision:
 1. 11/23/04
 2.
 3.
 4.
 5.
 6.
 7.
 8.
 9.

TITLE
 FLOOR PLAN
 BASEMENT
 SCALE
 1/16"=1'-0"

A1.1.0



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CLIENT/PROJECT
 WISCONSIN COMMUNITY BANK
 SPOKANE

INFORMATION

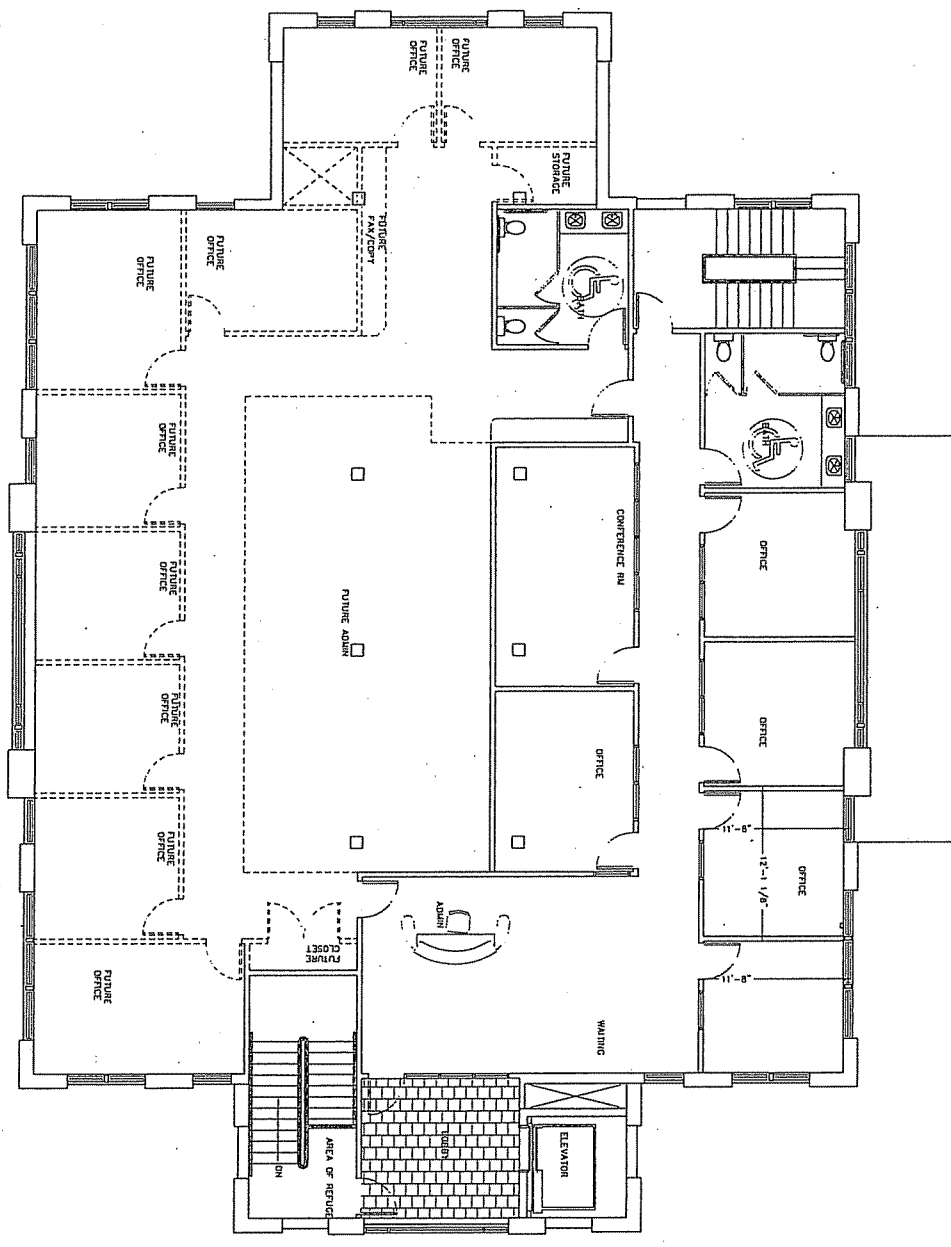
DATE: 1-14-00
 DRAWN BY: MJD
 CHECKED BY: SM
 REVISIONS:
 1. 1-23-00
 2. 1-24-00
 3. 1-25-00
 4. 2-2-00
 5. 2-2-00
 6. 2-17-00
 7.
 8.
 9.

TITLE

FLOOR PLAN
 1ST FLOOR
 SCALE
 1/16"=1'-0"

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A1.1.1



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Division
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CLIENT/PROJECT
WISCONSIN COMMUNITY BANK
SPEEDWAY

INFORMATION

File Name: 14-0
Drawn By: KJ
Checked By: SK
Number: 1, 14200
2,
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TITLE

FLOOR PLAN
2ND FLOOR
SCALE
1/16"=1'-0"

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Plover, WI 53075, USA | Phone: 608.333.4400 | Fax: 608.333.4422

CLIENT/PROJECT
**WISCONSIN COMMUNITY
BANK
SPEEDWAY SITE**

INFORMATION

Plan:
Issue Date: 11-14-85
Drawn By: SMH
Checked By:
Revised:
1. 2/27/86

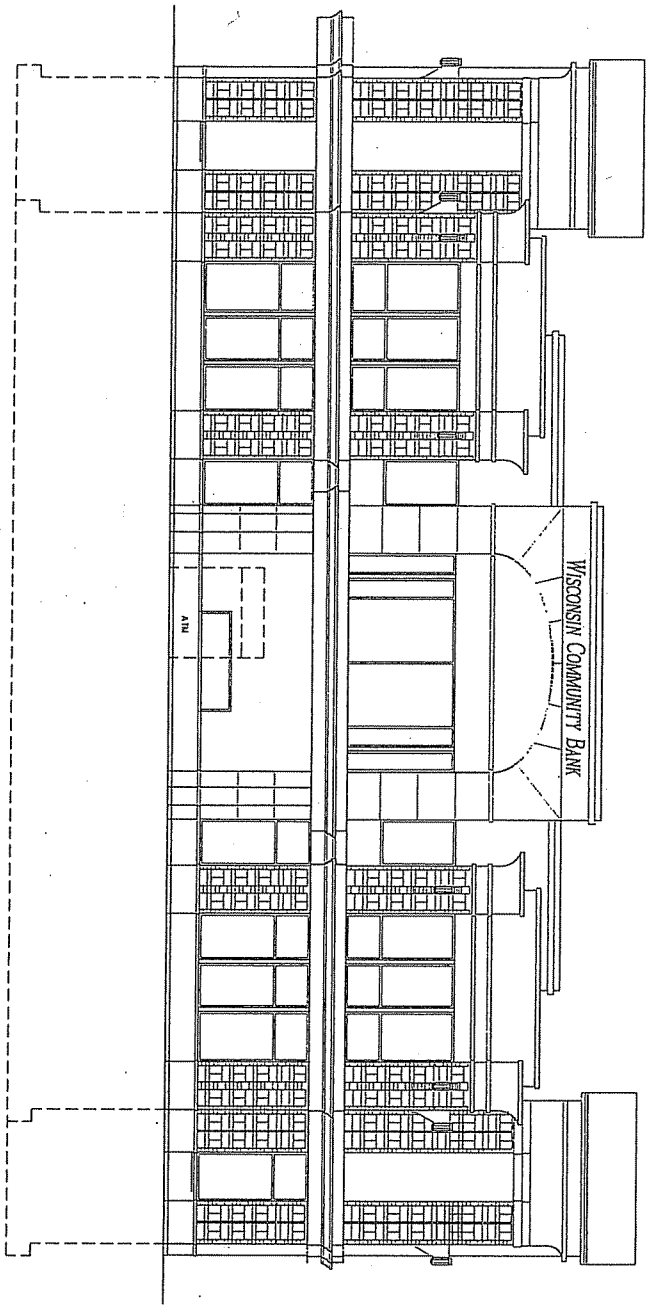
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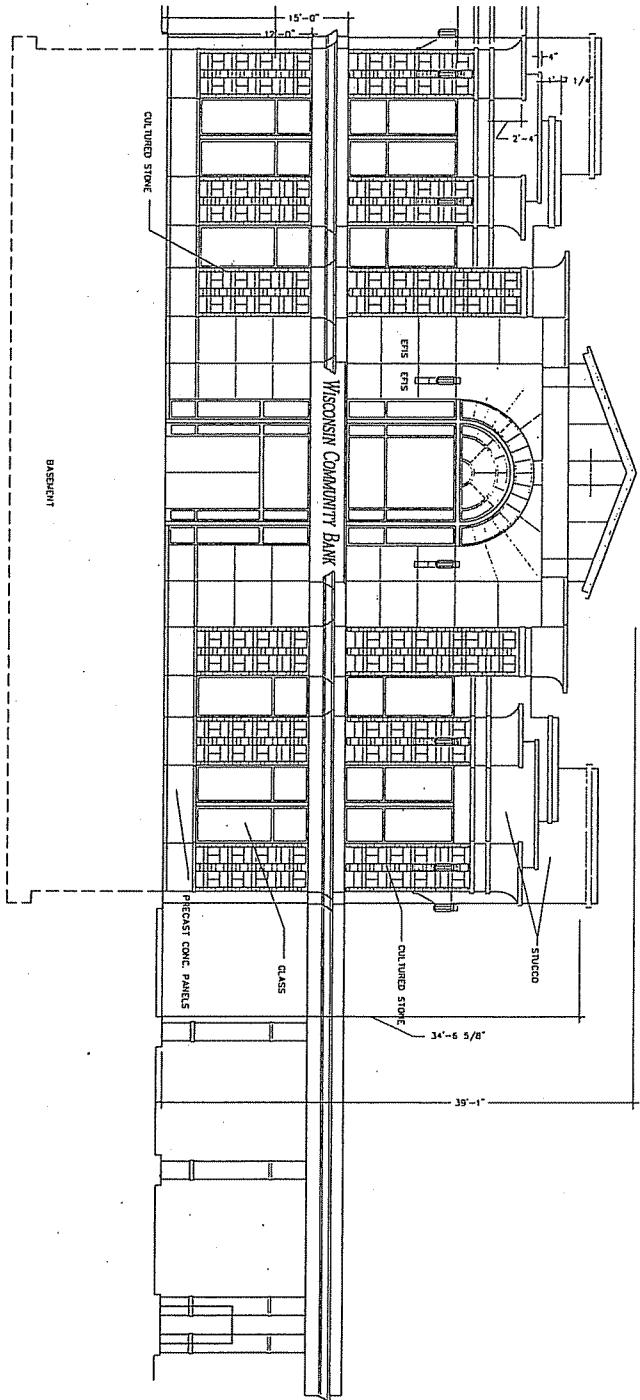
TITLE
ELEVATION

SCALE
1/16"=1'-0"

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A2.1





brandparitiss

BrandParitiss
 10 Lake Street, Rochester, NY 14623
 Phone: 503.323.1400 Fax: 503.323.4424

CLIENT/PROJECT
WISCONSIN COMMUNITY BANK
SPEEDWAY SITE

INFORMATION
 Plan: 1/11/03
 Issue Date: 1/11/03
 Drawn By: SM
 Checked by:
 Rework:
 1. 2/27/03
 2.
 3.
 4.
 5.
 6.
 7.
 8.
 9.

TITLE
ELEVATION

SCALE
 1/16"=1'-0"

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A2.2

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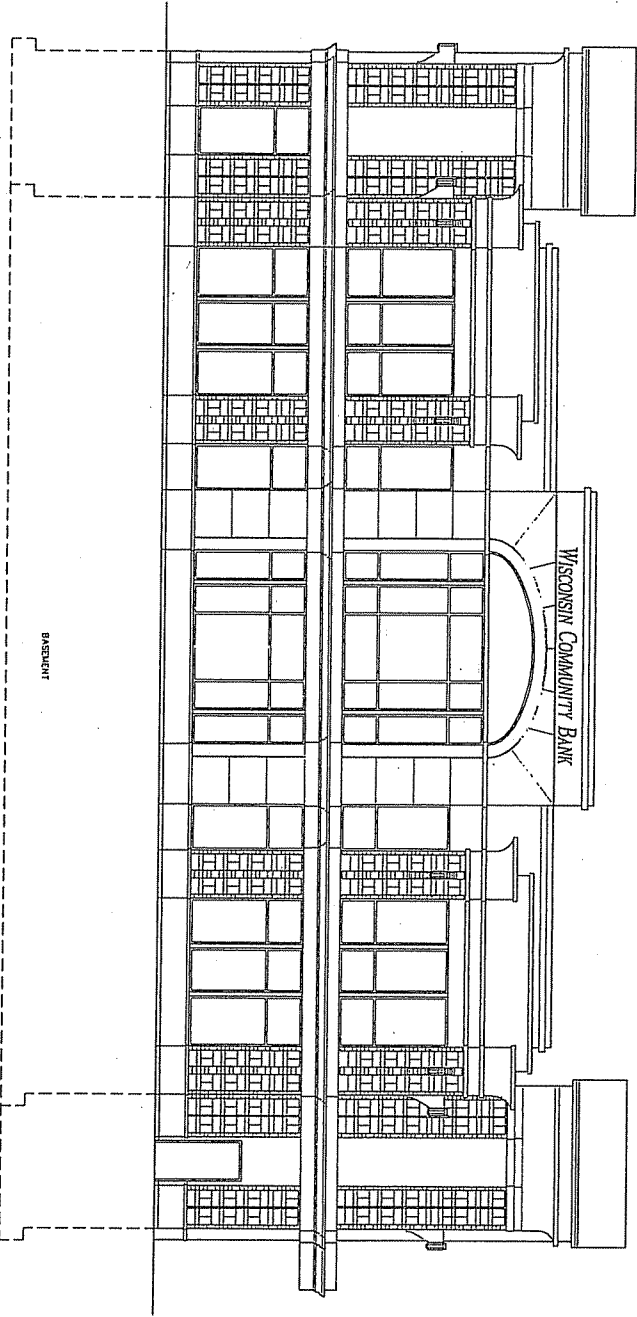
BrandPartners
 10 Main Street Rochester, NH 03025
 Phone: 603.231.1100 Fax: 603.231.6341

CLIENT/PROJECT
 WISCONSIN COMMUNITY
 BANK
 SPEEDWAY SITE

INFORMATION

PKA
 Issue Date: 11-14-06
 Drawn By: ash
 Checked By:
 Reviewed:

- 1.
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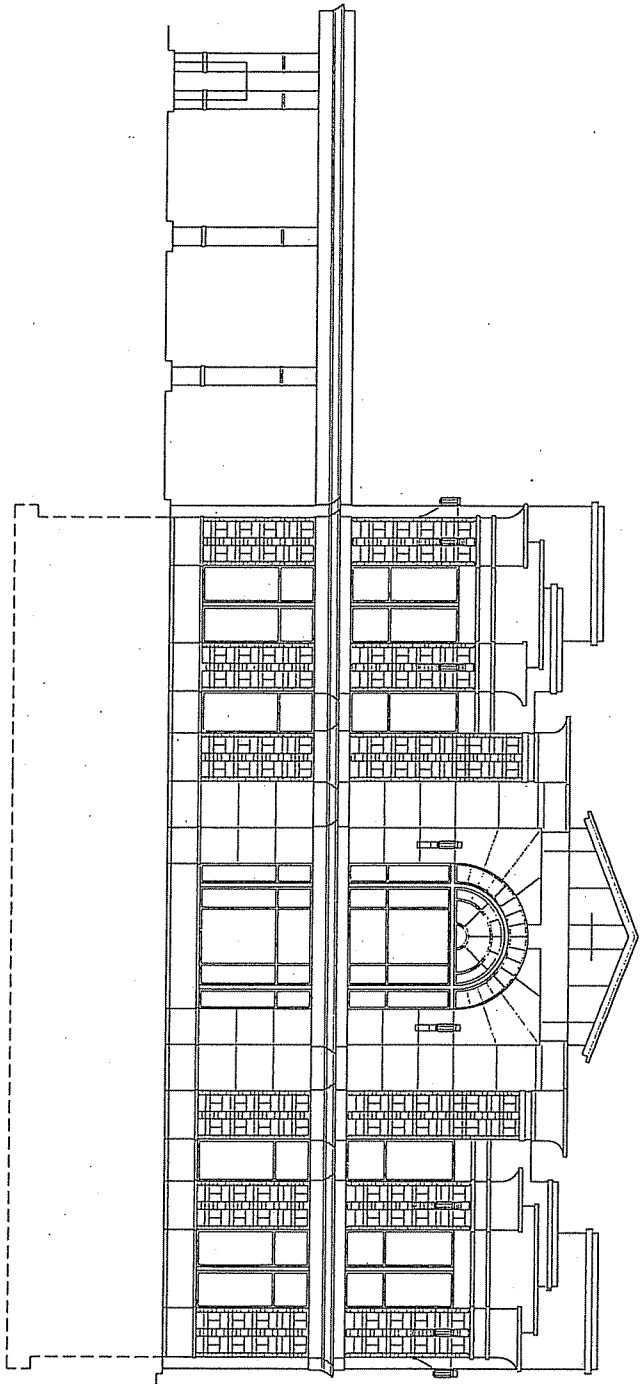


TITLE
 ELEVATION

SCALE
 1/8"=1'-0"

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A2.3



NORTH ELEVATION

brandpastry

brandpastry
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CLIENT/PROJECT
**WISCONSIN COMMUNITY
BANK
SPEEDWAY SITE**

INFORMATION
Pac
Issue Date: 12-14-03
Drawn By: SMI
Checked By:
Revised:
1. 2-27-04
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TITLE
ELEVATION

SCALE
1/16"=1'-0"

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A2.4