

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

DATE SUBMITTED: <u>3/1/06</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>3/8/06</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8420 Mineral Point Road & 117 Junction Road

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>WCB Properties, LLC/Wisconsin Community Bank</u>	<u>Brand Partners</u>
Attn.: <u>Tom Wilkinson</u>	Attn.: <u>Mark Greenfield</u>
<u>6180 Verona Road, Madison, WI 53719</u>	<u>10 N. Main Street</u>
CONTACT PERSON: <u>Atty. Ronald M. Trachtenberg</u>	<u>Rochester, NH 03839</u>

Address: P.O. Box 2038  
Madison, WI 53701-2038

Phone: (608) 268-5575

Fax: (608) 257-2508

E-mail address: rtrachtenberg@murphydesmond.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Wisconsin Community Bank  
8140 Mineral Point Road  
Madison, WI.

Project description:

This is a re-development of an existing commercial site at the northeast corner of Mineral Point Road and Junction Road. The project involves a new ground up, two story building with finished basement space, drive-up window, and drive through lanes, totaling 17,979 square feet, with 5,993 square feet at each level.

Exterior finishes will be comprised of man-made stonework, pre-cast concrete panels, and a limited amount of EIFS. The four elevations have been designed to provide a careful balance of massing at parapets and facades. Any roof top HVAC units will be completely screened from view at street level.

Interior of first floor includes large retail floor area, three teller stations, 11 private offices, work support areas, conference room, cash room, and copy/file areas.

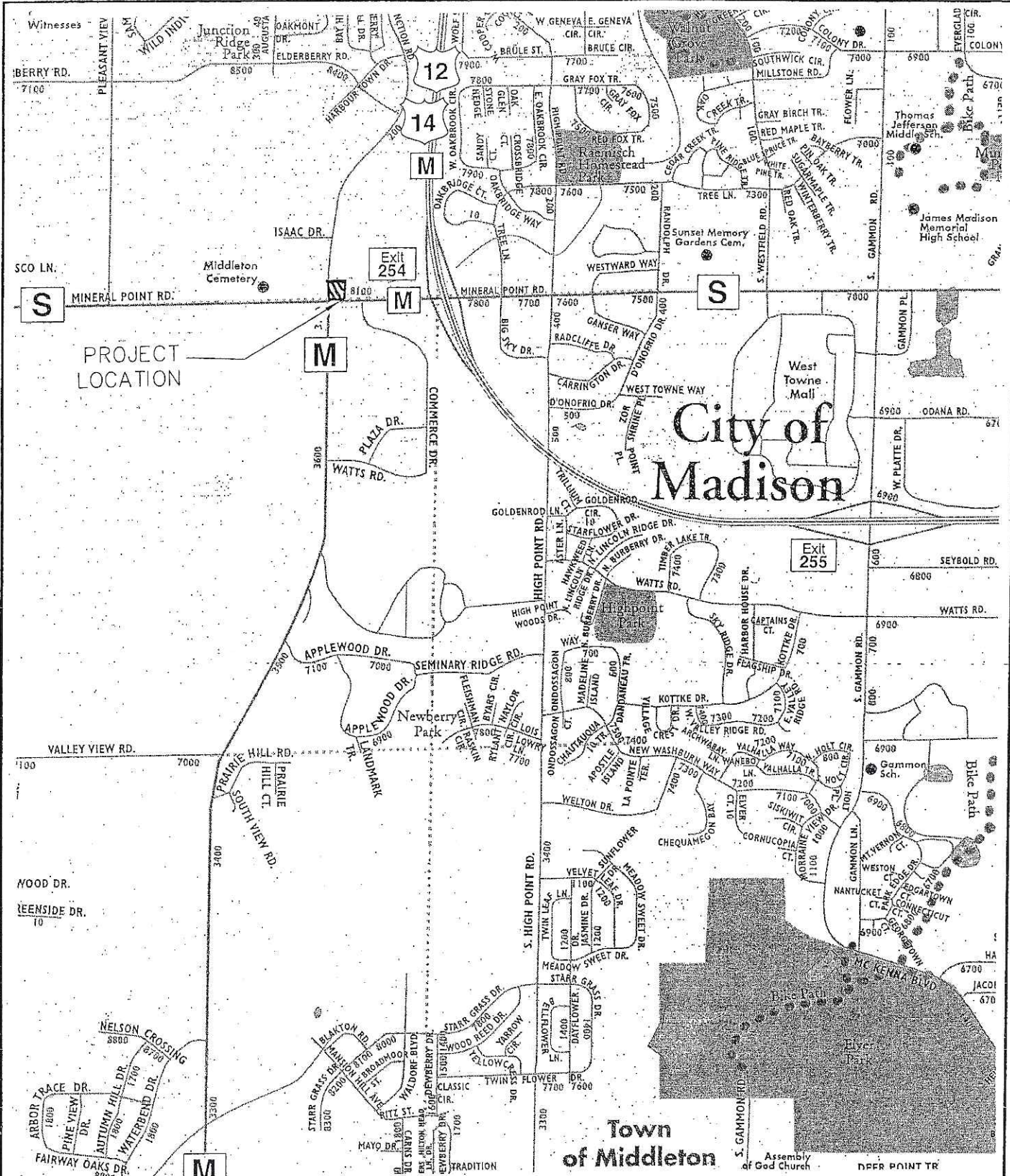
Basement level will contain restrooms, breakroom and kitchen area, a community room to hold a maximum of 49 occupants, mechanical room, data server room, electrical room, and storage areas.

Upper floor will be partially finished to start, with private offices, a conference room, restrooms, and a waiting area.

There will be two individual sets of stairs, and an elevator to serve all three floors.

The site will feature decorative landscaping including shade trees, native perennials and a dry stream feature. The project does not require storm water infiltration per City ordinances, however, the current design incorporates infiltration areas into the landscaping features. The design will include storm water quality control features as required by City ordinances.

MAVO Corporation  
Engineers - Surveyors - Architects - Planners, 800 Grand Canyon Dr, Madison, Wisconsin 53719 (608) 833-0628



# WISCONSIN COMMUNITY BANK PROJECT LOCATION

PLOT DATE: 02-23-05  
PLOT VIEW: LAYOUT  
WB-11-05  
SHEET 1 OF 1

**LANDSCAPE WORKSHEET**  
 Parking Lots, Storage Areas and Loading Areas  
 (Section 28.04 Madison General Ordinance)

Project Location/Address: <u>8240 Mineral Point Road</u>
Name of Project: <u>Wisconsin Community Bank</u>
Owner/Contact: <u>Brand Partners Retail, Inc</u>
Address: <u>10 Main Street, Rochester NH 03839</u>

**FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT**

**I. Number of Trees Required**

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.  
 [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls \_\_\_\_\_ 55

Total Square Footage of the Storage Area \_\_\_\_\_  
 Divided by Three Hundred (300) Square Feet 0

TOTAL

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) \_\_\_\_\_  
 (See Schedule on reverse side) 4

**II. Number of Landscape Points Required**

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. \_\_\_\_\_  
 (See Schedule on reverse side) 0

TOTAL

Number of Points Required (See Schedule on reverse side) \_\_\_\_\_ 240.6

**Tabulation of Points and Credits**

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

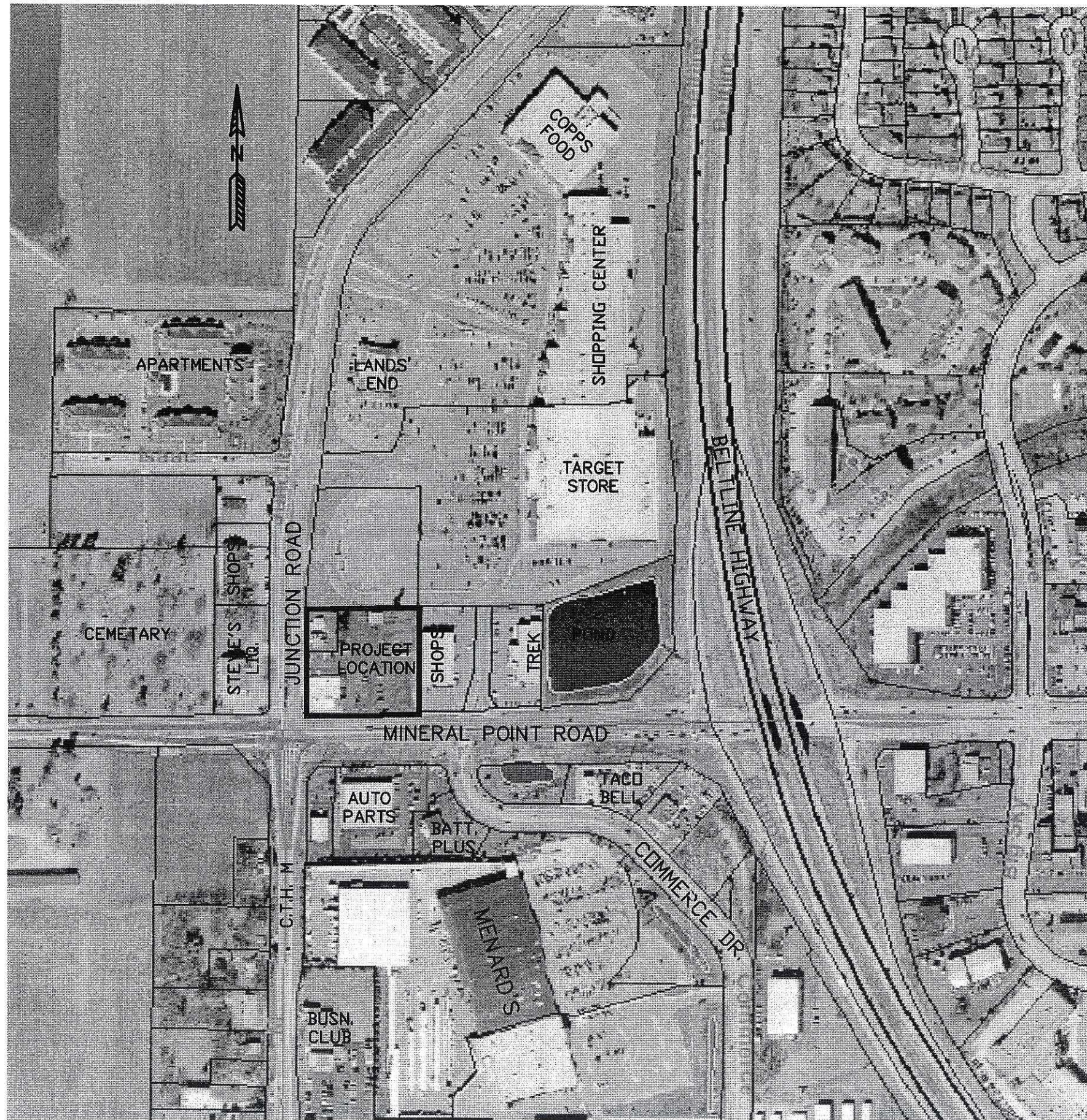
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	4	140		
Deciduous Shrub	2	108	216		
Evergreen Shrub	3	17	51		
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	4	60		
Sub Totals			467	+	0

TOTAL  
 = 467

\*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided  
 (Equal to or greater than points required)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_



WISCONSIN COMMUNITY BANK  
 PROPOSED PROJECT LOCATION  
 MADISON, WISCONSIN

**brandpartners**

BrandPartners  
 10 Main Street Rochester, NH 03839  
 Phone: 603.335.1400 Fax 603.335.4542

**MAYO** corporation

ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
 600 GRAND CANYON DRIVE, MADISON, WI 53719-1044  
 E-MAIL: info@mayocorporation.com

CLIENT/PROJECT

**WISCONSIN COMMUNITY BANK  
 SPEEDWAY**

INFORMATION

Path: M:\WB1105\ENG\CIVIL-EP\DCIPhoto.DWG

Issue Date: 03-01-06

Drawn By: MMC

Checked By:

Revision:

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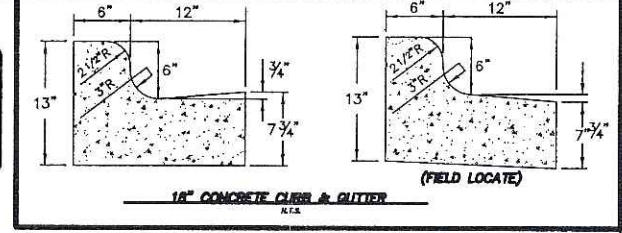
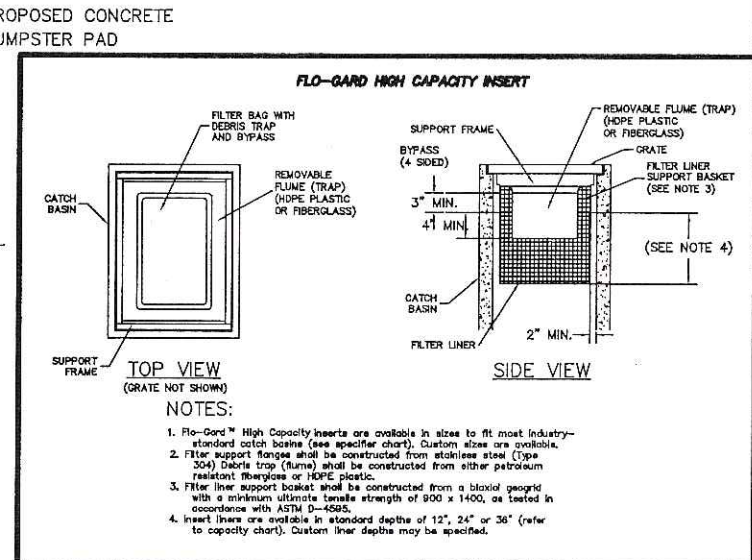
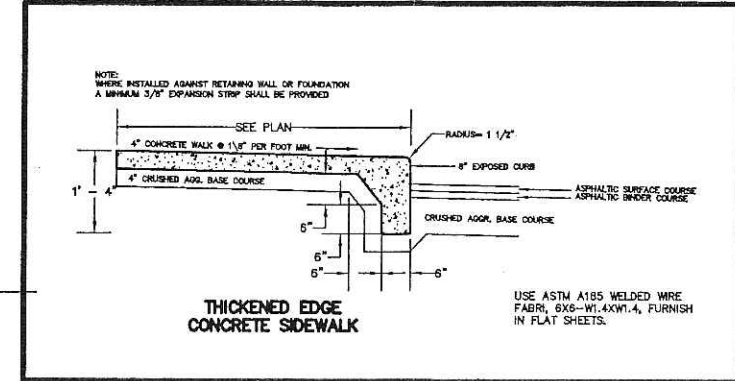
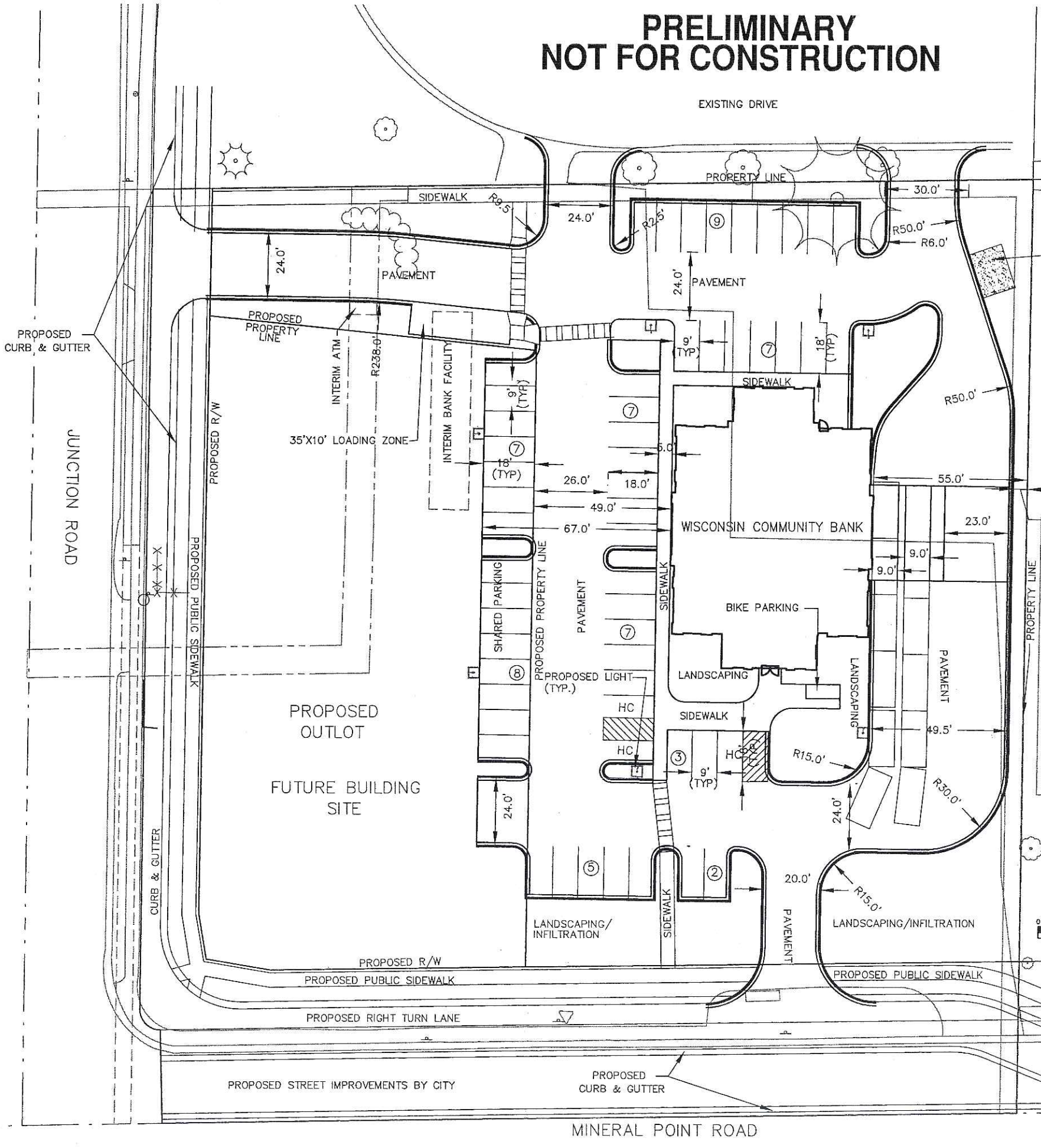
**WISCONSIN COMMUNITY BANK  
 PROJECT LOCATION**

SCALE



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# PRELIMINARY NOT FOR CONSTRUCTION

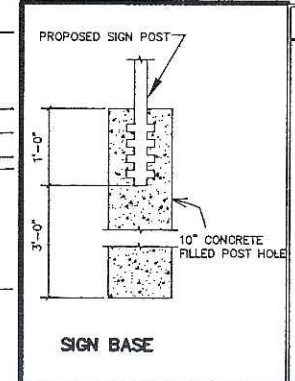


TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE

WIS. STATUTE 182.01(5) (MFS) REQUIRES M.C. OF 3 WORK DAYS NOTICE BEFORE YOU DIGGERS.



SITE AND BUILDING INFORMATION	
TOTAL LOT AREA:	1.96 ACRES
BUILDING FOOTPRINT AREA:	5,993 sq. ft.
TOTAL SQUARE FOOTAGE OF BUILDING:	13,859 sq. ft.
HANDICAPPED ACCESSIBLE PARKING STALLS REQUIRED:	3
HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED:	3
PARKING STALLS REQUIRED:	46
TOTAL PARKING STALLS PROVIDED:	52



PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	8140 Mineral Point Road
Site acreage (total)	1.24 ACRES
Number of building stories (above grade)	2
Building height	34
DILHR type of construction (new structures or additions)	
Total square footage of building	
Use of property	BANK WITH DRIVE-UP
Gross square feet of office	N/A
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production	NA
Capacity of restaurant/place of assembly	NA
Number of bicycle stalls shown	5
Number of Parking stalls:	shown
Small car	0
Large car	49
Accessible	3
Total	52
Number of trees shown	

**brandpartners**

BrandPartners  
10 Main Street Rochester, NH 03839  
Phone: 603.335.1400 Fax 603.335.4542

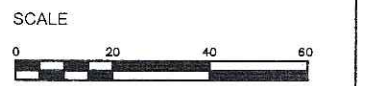
**MAYO** corporation  
ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
800 GRAND CANYON DRIVE, MADISON, WI 53719-1044  
E-MAIL: info@mayocorporation.com

CLIENT/PROJECT  
**WISCONSIN COMMUNITY BANK**

INFORMATION  
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Issue Date: 03-01-06  
Drawn By: GVP  
Checked By:

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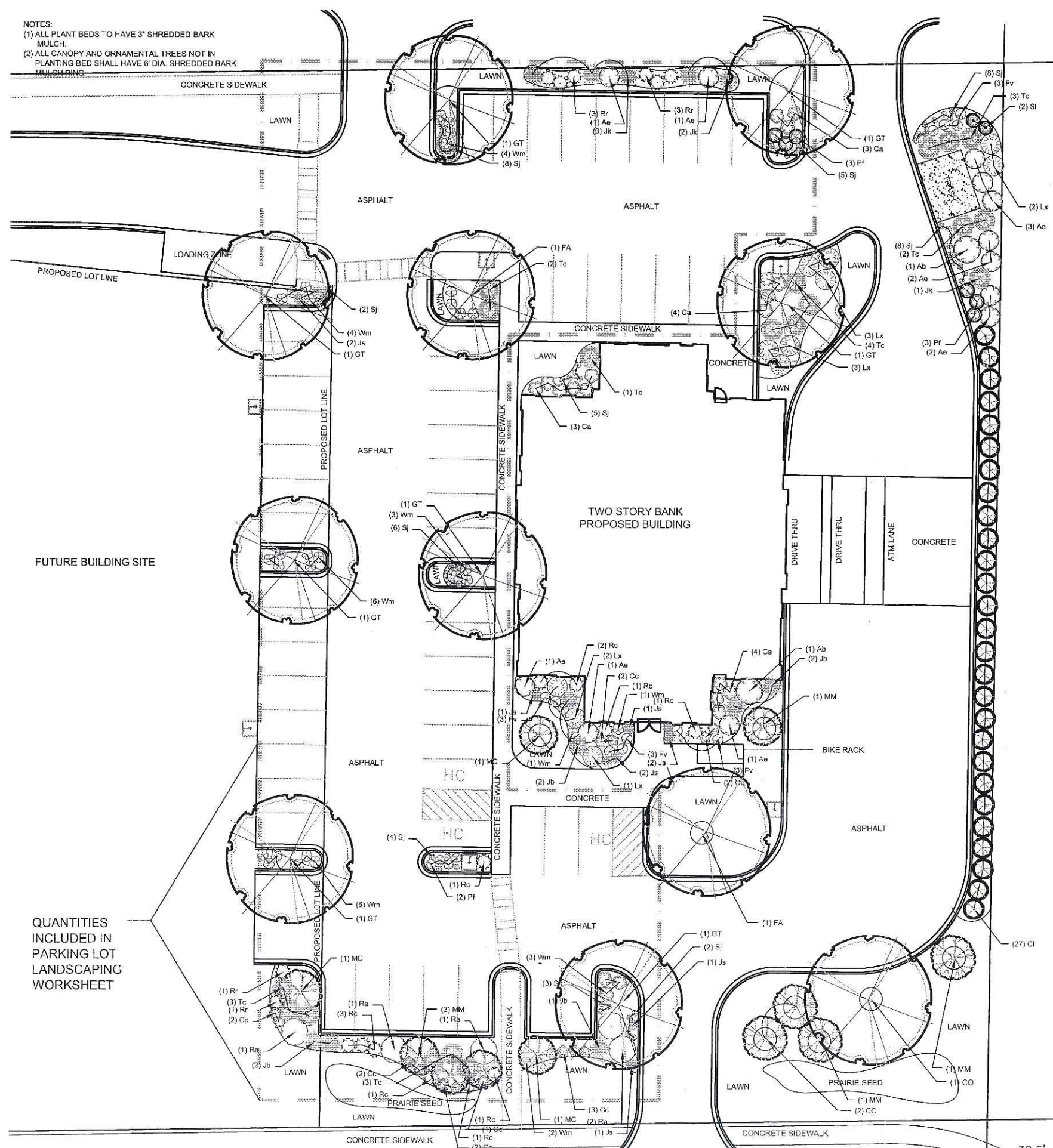
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**WISCONSIN COMMUNITY BANK  
SITE PLAN**



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**C102**

NOTES:  
 (1) ALL PLANT BEDS TO HAVE 3" SHREDDED BARK MULCH.  
 (2) ALL CANOPY AND ORNAMENTAL TREES NOT IN PLANTING BED SHALL HAVE 6" DIA. SHREDDED BARK MULCH RING



FUTURE BUILDING SITE

QUANTITIES INCLUDED IN PARKING LOT LANDSCAPING WORKSHEET

LANDSCAPE WORKSHEET  
 Parking Lot, Storage Area and Loading Zone  
 (Rochester, NH) - (Site Plan) - (Landscape Worksheet)

Summary of Landscaping

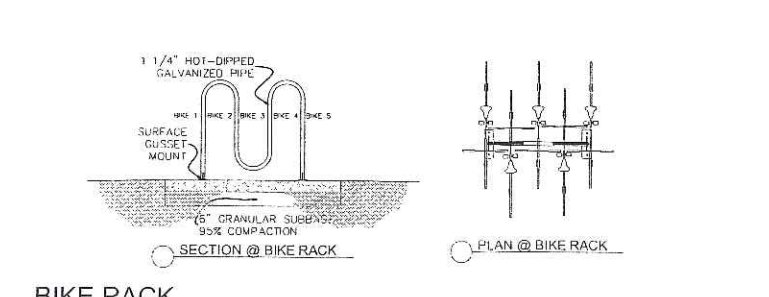
Number of Plantings

Planting Type	Quantity
Canopy Trees	8
Ornamental Trees	2
Shrubs	30
Evergreen Shrubs	7
<b>TOTAL</b>	<b>47</b>

PARKING LOT LANDSCAPE WORKSHEET

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	REMARKS
<b>CANOPY TREES</b>						
GT	GLEDISIA TRICANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" Cal.	B&B	8	
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" Cal.	B&B	1	
FA	FRAXINUS AMERICANA 'SKYLINE'	SKYLINE WHITE ASH	2" Cal.	B&B	2	
<b>ORNAMENTAL TREES</b>						
CC	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" Cal.	B&B	2	MULTI-STEM
MC	MALLUS 'CORALBURST'	CORALBURST CRABAPPLE	1 1/2" Cal.	B&B	3	MULTI-STEM
MM	MALLUS 'MARY POTTER'	MARY POTTER CRABAPPLE	1 1/2" Cal.	B&B	6	MULTI-STEM
<b>SHRUBS</b>						
Ab	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKECHERRY	#2	CONT.	2	
Ae	ARONIA ARBUTIFOLIA 'ERECTA'	UPRIGHT RED CHOKECHERRY	#5	CONT.	12	
Cc	CARYOPTERIS X CLANODENSIS	ARTHUR SIMMONDS	#3	CONT.	14	
Ca	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	#2	CONT.	14	
Cl	COTONEASTER LUCIDUS	HEDGE COTONEASTER	#2	CONT.	27	
Fv	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	#2	CONT.	12	
Lx	LONICERA XYLOSTEMUM 'CLAVEY'	CLAVEY'S DWARF HONEYSUCKLE	#2	CONT.	11	
Pf	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA	#2	CONT.	8	
Ra	RHUS AROMATICA 'GROW LOW'	GROW LOW FRAGRANT SUMAC	#2	CONT.	5	
Rc	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	#2	CONT.	11	
Rv	ROSA RUGOSA 'BELLE POTEVINE'	BELLE POTEVINE SHRUB ROSE	#2	CONT.	8	
Sj	SPIREA X JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	#2	CONT.	51	
Si	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#2	CONT.	2	
Wm	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	#2	CONT.	30	
<b>EVERGREEN SHRUBS</b>						
Jk	JUNIPERUS CHINENSIS 'KALEY'S COMPACT'	KALEY'S COMPACT JUNIPER	#2	CONT.	6	
Jb	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	#2	CONT.	7	
Js	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#2	CONT.	10	
Tc	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	18"	B&B	18	

PLANT SCHEDULE



brandpartners

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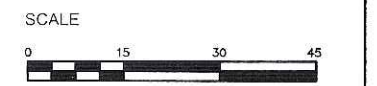
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**WISCONSIN COMMUNITY BANK  
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TITLE  
**WISCONSIN COMMUNITY BANK  
 LANDSCAPE PLAN**



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**WISCONSIN COMMUNITY  
BANK  
SPEEDWAY SITE**

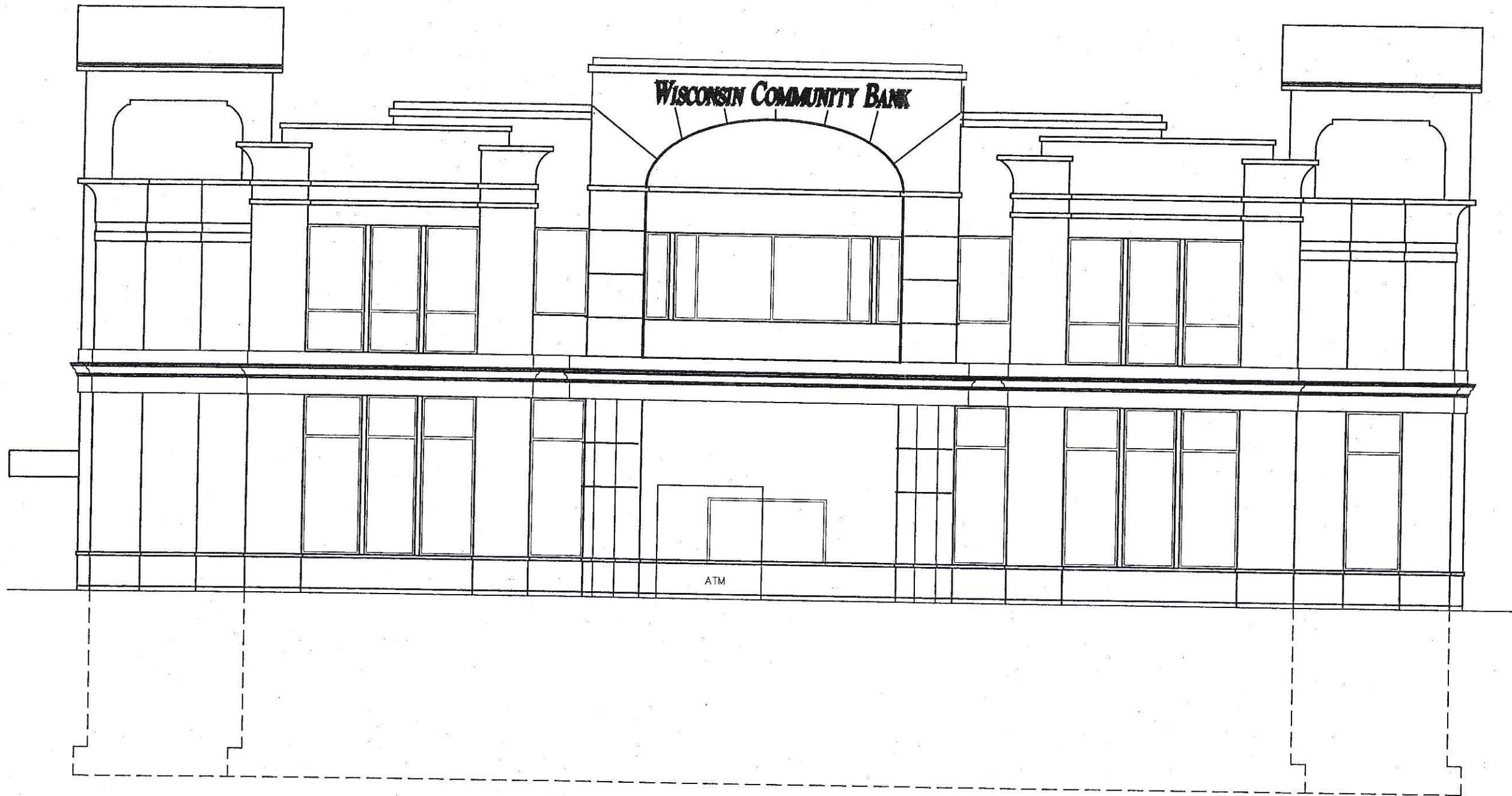
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TITLE  
**ELEVATION**

SCALE  
1/8"=1'-0"

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EAST ELEVATION

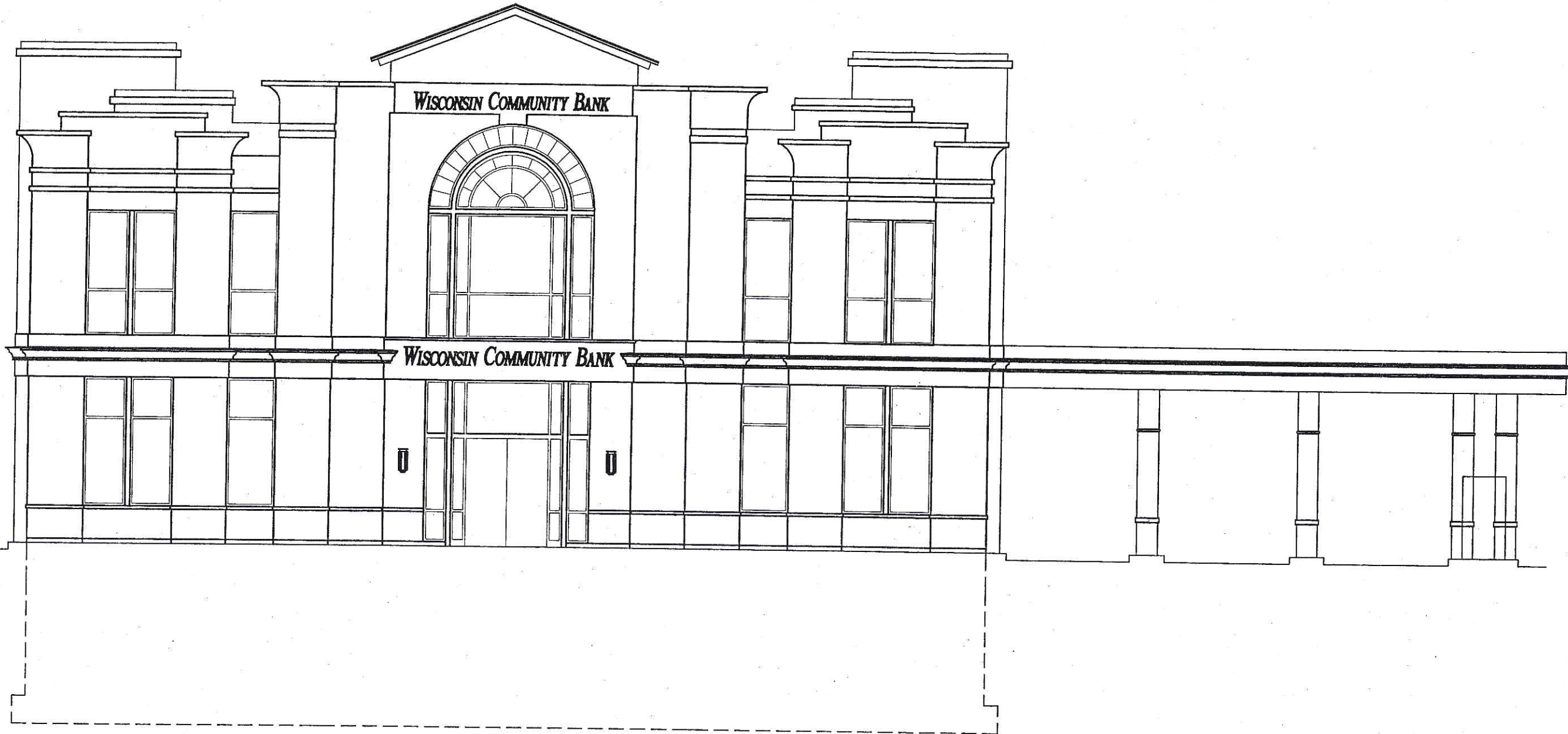


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SOUTH ELEVATION

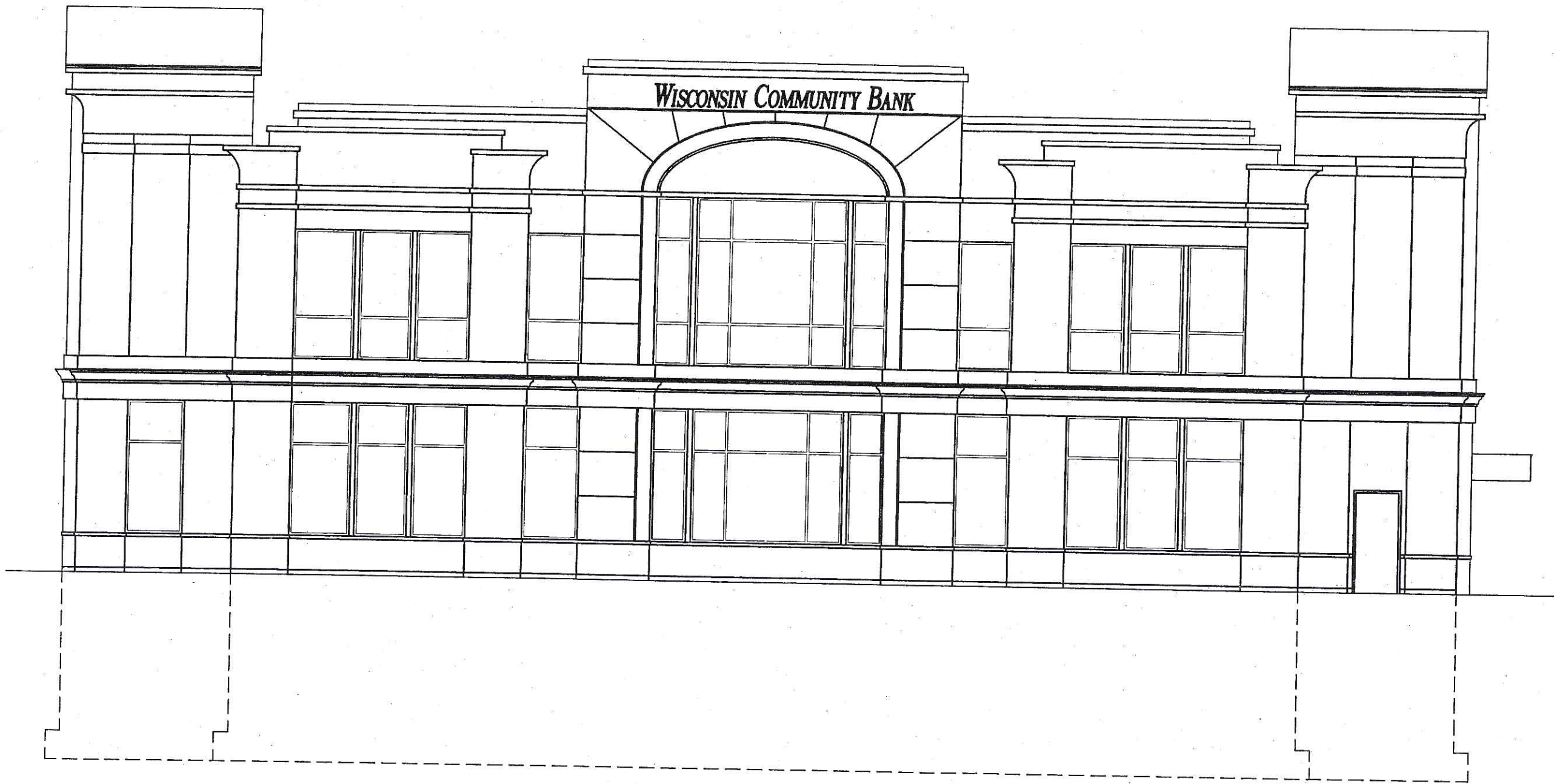
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WEST ELEVATION

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BANK  
SPEEDWAY SITE**

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NORTH ELEVATION