



Tamara Szudy
Planning & Zoning Manager
Community Development
City of Wauwatosa
7725 W North Ave.
Wauwatosa, WI 53213

October 11, 2023

Re: Project narrative for the property 11111 W Burleigh St.

Dear Ms. Szudy,

This letter is to detail our application for Design Review and Major PUD Amendment to build a new single-story +/- 3,293 SF freestanding retail banking center with a detached ATM drive-thru. The proposed Chase Bank building and associated parking lot will be located at the northwest corner of W Burleigh Street and N 112TH Street. New parking and landscaping will be implemented to improve the aesthetics of the area.

The design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. The proposed Banking Center is comprised of cultured stone chiseled - limestone color), cement siding color "Ash – Nichiha" and "Bark – Nichiha", aluminum composite panels in "clear anodized" color, along with a black anodized storefront system, and clear glassing. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations, a photometric study has been developed and included in this submittal. A fully new layout of site lighting will be proposed along with complementary architectural lighting within the building which will enrich the architectural design of the site at night and will also add to the security for the users during night hours.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting

The proposed schedule has construction commencing by Spring 2024 (pending regulatory approvals) and an anticipated occupancy date of Fall 2024.



Parties Involved:

Applicant
Terron Wright
The Architects Partnership, LTD (TAP)

Landscape Architect
Craig Most
Terra Engineering LTD.

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Civil Engineer
Matthew Lingam
Kimley-Horn and Associates, INC.

Property Owner
Matt Levitt
Obo Meijer Inc.

Buyer
Kenneth Colliander
obo JPMorgan Chase Bank, N.A.

Zoning Classification:

The property in question is in a zoning district classified as Planned Unit Development.

Type of Business:

The type of business is a retail banking center. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be sixteen. The nine employees will consist of two (2) tellers, one (1) lead teller, two (2) bankers, one (1) branch manager, one (1) mortgage loan officer, one (1) financial advisor and one (1) business banker.

A handwritten signature in black ink, appearing to read "Timothy R. Meseck". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Timothy R. Meseck
The Architects Partnership, LTD.