

December 17, 2019

City of Madison
Planning Division
Madison Municipal Building Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Heartland Credit Union – Williamson Branch Remodel / Alterations

Dear Plan Commission & Planning Staff:

La Macchia Group, LLC, by the direction of Heartland Credit Union is proud to propose a remodel and alteration to Heartland Credit Unions current branch at 944 Williamson Street. Currently, the existing 5,259 square foot building houses (3) tenants. Heartland Credit Union proposes occupying the entire building and developing (2) drive thru lanes within the footprint of the existing building. This would reduce the building to 3,590 square feet with another 350 square feet of unoccupied storage and utility space.

Heartland Credit Union is committed to better serving their Membership and the community by increasing the types of services offered. Heartland Credit Union would actively like to correct a non-conforming condition that occurs with their drive-thru. We will be bringing that service up to the standards set forth by the TSS District and meeting the Vehicle Access Sales and Service Windows provisions. This plan actively reduces the amount of disturbance to the site and improves traffic circulation. Minimizing disturbance to the site is necessary because of poor soil conditions on site.

We have also taken care to diminish the changes to the aesthetics of the existing building. Care will be used during construction to recover as much material (brick & CMU) for reuse. Our reuse of CMU should be sufficient to meet our material quantity needed, Additional brick will be needed to complete the proposed design. Care will be taken to match the brick as closely as possible and staining all brick to provide a uniformed look is available. Our goal is to not change the existing roof and no changes to infrastructure (electrical, sanitary, storm or water) will be needed outside of the building footprint. While we are relocating the entry to the building, we are utilizing existing openings and structure to make the changes look original and even improve the existing aesthetic conditions.

The plan set forth also increases the security on the site by relocating the ATM of the sidewalk and bringing it into the site, the night deposit will be adjacent to the ATM. After hours, the drive through will be gated to prevent unsafe conditions.



At the completion of the project Heartland Credit Union will be bringing their Willy St. location a better level of service. Heartland Credit Union looks forward to continuing their commitment as a community partner as they have for the past 80 years. We look forward to working with the city of Madison as Heartland takes their next steps to better serve the Willy Street neighborhood.

Sincerely,

Timothy J. Niemiec

Senior Architectural Designer
LaMacchia Group, LLC