

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
April 27, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 27, 2015. Those in attendance were Michael Serpe; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; Judy Juliana; and Bill Stoebig (Alternate #1). Thomas Terwall and John Braig were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE APRIL 13, 2015 PLAN COMMISSION MEETING.**

Don Hackbarth:

So moved.

Jim Bandura:

Second.

Michael Serpe:

**MOTION MADE BY DON HACKBARTH AND SECONDED BY JIM BANDURA FOR APPROVAL OF THE APRIL 13TH PLAN COMMISSION MEETING. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**

**5. CITIZEN COMMENTS.**

Michael Serpe:

Since we have a crowded agenda tonight, we have one public hearing. And if anybody wishes to speak on that public hearing wait until it's called. If anybody wishes to speak on any other matter not on the agenda now is your opportunity to speak. Anybody wishing to speak?

**6. NEW BUSINESS.**

**A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Jim Hooper, agent for Educators Credit Union to construct a full service Educators Credit Union on the vacant property generally located at the northeast corner of STH 50 and 91st Avenue.**

Jean Werbie-Harris:

Members of the Plan Commission, the petitioner is requesting the approval of a conceptual plan for the proposed construction of a 7,280 square foot full service Educators Credit Union on the vacant property generally located at the northeast corner of Highway 50 and 91st Avenue in the Westfield Heights commercial area.

Educators Credit Union is a full service financial institution serving members in Southeast Wisconsin since 1937, offering savings and loan products as well as investment opportunities to individuals and small businesses. ECU is committed to educating and advising members of their options and helping them make sound financial decisions. Branch transactions range from quick deposits and payments to more comprehensive interactions such as loan applications and account openings.

Transactions will be conducted in person and with the branch staff for detailed situations such as purchasing certificates, processing loan applications and general account maintenance. Additionally, transactions such as deposits, payments and cash management will occur through interactive teller technology and video assisted transactions. These are terminals that look like ATMs but have a touch screen video for interacting with a teller located at ECU's home office in Mt. Pleasant. The drive thru terminals are the same ITM or inter active teller type and are both filled with cash by an armored car service.

The anticipated hours of operation, Monday through Friday 8 to 7, lobby only 9 to 5, and Saturday 8 through 3, lobby only 9 to noon. No regular scheduled shipments will be scheduled at this location although intermittent supply deliveries will occur as needed. Cash shipments and machine maintenance will be provided on site on an as needed basis which is anticipated to be no more than one to two times per week.

Total number of employees is anticipated to be six full-time employees. One shift will be run with four to six employees working during this shift. The maximum number of employees on the site at any time of the day would be eight to ten, which would include any maintenance employee or office staff temporarily assigned to this office.

There are 39 parking spaces provided including two handicapped accessible spaces. Pursuant to the ordinance the minimum number of parking spaces required is one for each 200 square feet of usable floor area, plus eight stacking spaces for the first drive-through window and six stacking spaces for each additional window; each waiting space shall measure not less than 20 feet in length, plus the required handicapped accessible spaces pursuant to the state code.

The anticipated daily average automobile trips to and from the site would be approximately 300 with a maximum potential of 700 on high volume transactional days. The potential maximum would not be expected until office has been established for about three to five years. These numbers are initially based on historical transactions from nearby locations and other new office trends.

The anticipated daily average number of truck trips to and from the site would be at most one per day; most weeks would have only two or three days where trucks would visit or deliver to the site. These deliveries would be for intermittent supply deliveries and armored and bonded cash delivery trucks. Each visit lasts approximately five to ten minutes.

Pursuant to the application the site and building will be monitored using video recording equipment through Exactvision. Recording and playback is monitored for functionality daily. Recorded video history for camera placements is stored for no less than 90 days. The building has a full alarm protection, burglar alarm with contactors, and motion sensors, fire alarm, and flow switch alarms on the sprinkler system, and elevator emergency phone monitoring which is being monitored 24/7 by Priority One. The development will be required to comply with the Village security ordinance which is Chapter 410 of our ordinance.

The onsite stormwater facility for this property is located to the northwest of this site and is included as part of the overall Westfield commercial development. As you can see by the conceptual plan on the screen, they have, again, access on 91st Avenue to the west. That entrance on 91st does line up with Goddard School to the north and to the west. And then 74th Street runs east/west, and they'll have a second access at that location. Currently the land to the north is vacant. So any access for future development to the north will have to line up with this 74th Street access that they have shown.

As you can see there is in and out traffic coming from the west, and if you're going to one of the interactive tellers you'd be circling around the building on the south side. You'd be going through one of the lanes, and then you'd be exiting to the north and then onto 74th Street. You could keep going around the building if you choose to if you needed to park and gain access to the bank.

What I wanted to do is just go through a couple of other things, the first of which is the conceptual building plan elevations. I also provided you with copies of the photographs that were just taken today actually at one of the other Educator Credit Union sites which is in the Milwaukee/Wauwatosa area off of Center Street. And it's almost going to be identical. A little bit taller and a little bit different in length a little bit, just very slightly different. But pretty much they're going to be using those same types of materials and the look and the feel for the Pleasant Prairie location.

So a couple of other things the first of which is a zoning map text amendment would be required along with site and operational plans and a conditional use permit. The current zoning of the property is B-2 (UHO), Community Business District with an Urban Landholding Overlay District. The proposed ECU is a permitted use in the B-2 District; however a conditional use permit will be needed before the Plan Commission in order to accommodate the proposed drive through which includes an ATM and the interactive teller technology for transactions.

A joint application for site and operational plans including a conditional use permit will need to be submitted, and the petitioner can address that that's going to be submitted shortly. Site and operational plans shall comply with all comments in the memo as well as all of the conditions and requirements as set forth in the Village zoning ordinance.

The property will be required to be rezoned from the B-2 (UHO) to the B-2 (PUD), Community Business District with a Planned Unit Development Overlay. Developing the property as a PUD will allow for more flexibility with some dimensional requirements of the Village zoning ordinance provided there is a defined benefit to the community. The Village staff will begin preparing the detailed PUD Ordinance for review by the petitioner once the Plan Commission and Board approve the conceptual plan for this project.

At this time the modifications from the zoning ordinance include, first the lot needs to be a minimum of 2 acres, but at this location it's only 1.47 acres. The second is to reduce the fire lane access around the south of the building from the required 30 feet to 20 feet. Again, in this particular case we'll have access around the entire perimeter of this building. And then, finally, to allow for an off premise unified business development sign for the other commercial development.

One of the things I just wanted to note at the very southwest corner over here is that because this is all part of that Westfield commercial area and there's going to be some buildings, either office or retail of some sort directly south, the developer has requested that there be an off premise sign similar to what we have in Prairie Ridge just to identify those uses in the back off of Highway 50. And we have been working with Bear Realty/Bear Development regarding the size and location of that sign. So as part of the community benefit two of the things that they are providing, one is the digital security imaging system, and the other is a fully equipped fire sprinkler system for this building.

With respect to public improvements and development agreement we do need to have some further discussion on this, but there are some public street trees, there's public sidewalk. So whenever we have some public amenities we typically enter into and in this case would be a very minor development agreement to make sure that there is security that is posted to complete these public improvements and that the improvements get completed in a timely manner prior to occupancy. And the staff comments go into some of the detail. Again, this will be something that they do as part of the construction so we'll need to get their contractors' estimates for any public improvements that need to be completed out there.

Briefly I just mentioned the digital security imaging system and agreement. Again, pursuant to Chapter 410 which is the security ordinance of the Village of Pleasant Prairie a DSIS is the security system that is required. It afford the opportunity for public safety departments such as the police and fire and rescue departments to visually examine commercial establishments and

their sites and will provide emergency response personnel with a visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers.

So, again, the DSIS has become very critical for all of our commercial areas in the Village. And we've been working and having those installed throughout the community for a number of years now. Again, this will be a private system, so it will be owned and operated by Educators Credit Union. The Village will prepare the DSIS agreement and access easement for their review. And we will also work with them closely with respect to the security cameras and the implementation of that system. And, again, the Police Chief, myself and our IT individual, Ryan Marquart, will be working to put those systems together for accessibility for the Village.

The Westfield Heights Commercial Development PUD will be drafted by the staff and, again, once we have more detailed plans from them with respect to all of the specifics and to make sure there aren't any other modifications we will be working closely then to put that PUD together so we've got that as part of the Plan Commission and the Village Board's consideration.

One other thing I just wanted to mention is that, again, the existing stormwater management facility that was originally constructed by the previous developer kind of north and west of the site at this location was designed, this one and this one actually, were both designed to handle the stormwater from the Westfield Heights residential development as well as the area right here which is the Westfield Heights commercial development. Again, this is Highway 50, this is 88th Avenue, and this is 74th Street coming down to 91st Avenue and then to Highway 50.

And I talked through the different PUD modifications. This just helps and gives a little bit of a visual with respect to the lot area, the fire lane and as well as that off premise unified business development sign. Again, we still want to make sure that there's adequate location identification for the Educators sign. So I assume it might be someplace in this area. We did receive some detailed information from the Wisconsin Department of Transportation. And they have finished their 60 percent plan completion for the widening and improvement of Highway 50 which now looks to be closer to 2021, 2022.

But what we did find out from the state is that they're looking to request some type of temporary sloping easements and a little bit additional right of way. So with that information they will be able to put together a more detailed site and operation plan so that what we don't want to have happen is all the landscaping that they put in or the monument sign that they install that it has to be removed in six or seven years. And so we will work with them to make sure that that is carefully addressed when they decide to locate these improvements on their property.

And then the last thing I already mentioned the DSIS and the public benefit. With that I would like to introduce Jim from Educators Credit Union to make any further presentation or add any additional information.

Michael Serpe:

We'll just need your name and address for the record.

Jim Henderson:

Jim Henderson, 10115 West Three Mile Road, Franksville, Wisconsin, 53126. Thanks, Jean. Nice summary there. I wanted to give you just a brief overview of Educators that wasn't covered already, and then introduce you to our architect to give you a little more overview on the plan itself. As mentioned our Credit Union was started in 1937 by some Racine area teachers. We still serve as educational, government, healthcare employees, their families in seven counties in Southeast Wisconsin including Kenosha. We also service people that actually live or work in Kenosha County, too, so we'll be able to service the whole community.

We are a full service Credit Union, a whole array of deposit, loan and electronic services. And we also offer small business commercial accounts. We look to enrich and service our members' lives by offering competitive rates, low fees and financial educational resources and tools to help our members save time and money and to make more informed financial decisions. We currently have 18 offices in Southeast Wisconsin including two in Kenosha. One is at UW-Parkside, and one is on Highway 31 just south of Highway 142.

We take great pride in our buildings and maintaining quality service locations. They represent our five core values of honesty, integrity, respect, fairness and excellence. Our President is a big Frank Lloyd Wright fan, and he strongly believes that we have to have integrity both inside and outside our buildings. Our membership has grown to 130,000 members. We're at \$1.6 billion in assets, and we're looking to better service the Kenosha market with this office and become a partner with Pleasant Prairie. With that I'd like to introduce Vince who can highlight a little bit more of the plan itself.

Vince Milewski:

Thank you. Vince Milewski with Milwaukee Architects Planners. As Jim said the President of Educators is a fond aficionado of Frank Lloyd Wright architecture. And so this is the second prairie style Educators facility that I've designed for them. And what you'll see is there are basically no flat walls. It's undulating up and down and every which way. It has a very nice feel. I welcome you to please take a look at the photos. For materials we've got brick, stone, shingled roof, and we've got stained glass in the upper clear story windows and at the center area.

And we'd welcome you to visit the Educators at 62nd and Center Street. When you walk into it it's a very impressive facility. It's a very secure facility from the standpoint that you don't have tellers there. You have the interactive teller machines which is the future, and it's where banking is going to be going. If anyone has any questions regarding what we're proposing here building wise.

Michael Serpe:

We'll open up the public comment. If anybody has any questions we'll call you. Thank you.

Vince Milewski:

Great, thank you.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up to comments from the Commission.

Wayne Koessl:

Mr. Chairman, I think it's a good plan, and I see as long as it's a conceptual plan I'd like to see us move it forward, but we can ask questions. When do you think you'll be back with the final plans?

Vince Milewski:

We're looking at hoping to break ground in July or August. So we'll be back here shortly with the final plans.

Wayne Koessl:

Okay, fine.

Michael Serpe:

I had one question. Jean, did the fire department have any comment about the 20 foot access point around the building.

Jean Werbie-Harris:

They had some comments. I sat down with the Chief the other day just to make sure that he had no concerns. Again, we have that full access on the north side. And so because this is a one way going around on the south side and there's additional pavement because of the angled parking he was okay with the 20 foot.

Don Hackbarth:

Just a couple of comments. Is there a pond there, a collecting pond. I don't see it.

Jean Werbie-Harris:

Not on this site. These two ponds handle all the stormwater for this area and all of the stormwater for this area.

Don Hackbarth:

But there is a pond.

Jean Werbie-Harris:

There are two ponds actually.

Don Hackbarth:

Okay. Secondly, is 74th going to be complete all the way through to whatever that is, H, or is it already?

Jean Werbie-Harris:

It is complete now. I mean this is actually kind of a little bit busy. It's a busy little place right here right now. This is 88th Avenue or County Trunk Highway H.

Don Hackbarth:

Okay, last comment or question. When you look at that overview shot on the east side it has the teller windows. Generally doesn't the fire department like to have access all the way around a building?

Jean Werbie-Harris:

Depending on its size. Again, this building is less than 10,000 square feet. So as a result I mean he's even identified where his pumper pad and such would be located. But he can still take a movement all the way around, or he can just go all the way to the side on the west side, and then he can come in and out at either location if he needs to.

Don Hackbarth:

And they're skilled enough to get a truck backwards on a 20 foot wide thing in the back?

Jean Werbie-Harris:

Again, I sat down with the Fire Chief, and he felt very comfortable with this plan. Because typically a lot of plans like this don't even have this access road here at all. They are only serviced by this area. And so these are proposed to be 30 foot wide entrances at both locations, and then he has got adequate spacing right here in order to fight the fire. I don't know that he would actually bring a rig around the south side to be honest.

Jim Bandura:

Is there any leeway in case he has to go to 24 foot wide on that back aisle?

Jean Werbie-Harris:

Could we expand it? Yes, we could, but the Fire Chief was comfortable with 20 foot because it's a one way.

Michael Serpe:

Any other comments? What's your pleasure?



Don Hackbarth:

Move approval.

Judy Juliana:

Second.

Michael Serpe:

**MOTION MADE BY DON HACKBARTH AND SECOND BY JUDY JULIANA FOR APPROVAL. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Looking for to it. Thank you.

**7. ADJOURN.**

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second, Chairman.

Michael Serpe:

Motion made and seconded to adjourn. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

**Meeting Adjourned: 6:24 p.m.**