

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE PLAN COMMISSION

**PLAN COMMISSION
MEETING MINUTES
Monday, December 16th, 2021**

Meeting was called to order at 6:02 P.M. by President Palmer

1. Roll Call.

President Palmer
Mr. Michalski
Mrs. Wynia-Smith
Ms. Schneider
Mr. Cashin
Mr. Kujawa
Mr. Reineke
Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager
David De Angelis, Village Manager
Hector de la Mora, Village Attorney
Dave Ewanowski, Kee Architecture
Cheryl Weisensel, UW Credit Union

2. Review and act on meeting minutes dated 12/6/21.

Mr. Michalski motioned to approve the minutes as submitted. Mr. Kujawa seconded. Motion carried 7-0.

3. Review and act on a request for a Plan of Operation, Conditional Use Permit and Site and Building Plan Approval for the University of Wisconsin Credit Union pursuant to §335-85 for a Drive-in Bank pursuant to §335-22C(3), §335-86 and §335-88 located in the B-1 Local Business District at 15300 W. Bluemound Road.

Mr. Ewanowski, of Kee Architecture, presented an overview of the proposed UW Credit Union (UWCU) redevelopment to the Commission. Project highlights include:

1. A new 6,000 square foot banking branch.
2. Four ITM drive-through lanes, north of the building.
3. 32 parking stalls.
4. The existing well will be upgraded.

President Palmer asked when UWCU anticipates beginning the new construction.

Mr. Ewanowski stated they anticipated starting in February of 2022.

President Palmer asked if the proposed building design has been scheduled for Building Board review.

Mr. Harrigan stated the architectural and landscaping plans will be placed on a Building Board agenda in February.

President Palmer noted there has been a revised Engineering Review memo from Ruckert & Mielke.

President Palmer highlighted item 5 within the memo, Traffic Impact Analysis (TIA), commenting that it is stated the peak evening traffic volumes appear to be higher than the former Baker's Square restaurant.

Mr. Ewanowski commented that UWCU intends to engage a Traffic Engineering firm to address the comments within item 5 of the Ruckert & Mielke memo.

Ms. Schneider requested for the proposed relocated southern driveway ingress/egress to be address in the forthcoming TIA technical memo.

Ms. Schneider asked if Mr. Ewanowski had considered flipping the location of the buildings proposed footprint to the western portion of the property, instead of the proposed eastern location.

Mr. Ewanowski stated it is preferred to have the Building on the eastern side of the property and closer to Bluemound Road for visibility purposes.

President Palmer noted that item 16 within the Ruckert & Mielke memo identifies a need for expanded vision triangles at both the northern and southern ingress/egress locations. The required expansion of the vision triangles will necessitate the proposed monument ground signs being relocated. The intention is to prevent any motorist or pedestrian from seeing down the road safely.

President Palmer asked why the new building footprint is proposed to be located so close to Bluemound Road.

Mr. Ewanowski stated they want to create a sense of prominence, and prefer not to have parking in front of the building.

Mr. Kujawa asked why such a large, open lobby is planned inside the bank branch.

Mr. Ewanowski explained the intention is to create a welcoming space where banking staff can interact more easily with customers.

President Palmer asked why four drive-through lanes are needed.

Ms. Weisensel explained that most branches have four drive-through lanes, the demand necessitates it.

President Palmer asked the Commission if anyone disputes the proposed new use on the property.

The Commission agreed to the proposed new use as a drive-through banking branch.

4. Other Business

5. Adjournment

Mr. Cashin motioned to adjourn, seconded by Mrs. Wynia-Smith, Motion carried 7-0.
Meeting adjourned at 7:20 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/Assistant to the Village Manager