

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, July 07, 2015

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Acting Chairman Alderman Richard Wiese called the meeting to order at 6:00 p.m.

Roll Call: Present: Acting Chairman Alderman Richard Wiese, Commissioners Bruce Cole, Izzy Goldberg, Fred Cohn, Gary Lippow, and Robert Pfauth. Absent: Commissioner Ross.

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, July 2, 2015, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cole, seconded by Comm. Cohn, to approve the minutes of the meeting held on Tuesday, June 2, 2015. Roll Call: Ayes: Acting Chairman Alderman Richard Wiese, Commissioners Cole, Goldberg, Cohn, Lippow, and Pfauth. Noes: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, Residence Inn by Marriott Glendale, 7003 North Port Washington Road. Review and approve proposed hotel architectural, site, landscaping, lighting, and signage plans, hotel use and occupancy, and plan of operation.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Rachit Dhingra, property owner and hotel developer/owner, proposes to construct a four-story 83-room Residence Inn by Marriott Hotel (extended stay) on the remnant property located at the northwest corner of North Port Washington Road and West Green Tree Road immediately west of the recently (2010) constructed PNC Bank (refer to site Exhibit Map). Mr. Dhingra owns the remnant property and also owns the Radisson North Shore property and PNC Bank property. The area is zoned B-1, Sub-Area G1, and the proposed hotel use is permitted subject to Plan Commission review and approval.

Area-Wide Development Concept (Three Parcels)

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In August of 2010 the Plan Commission approved the PNC Bank project that was constructed at the northwest corner of North Port Washington Road and West Green Tree Road. At that time there was a concept for an 83 room hotel that was in the works for the remnant site located between the PNC Bank and the Interstate Highway 43, immediately south of the Radisson North Shore. In order to facilitate the proposed development concept cross-access and cross-parking easements were established to be shared between the three sites.

Proposed Residence Inn by Marriott

The architectural styling is distinctive. Building materials on all four elevations of the building are predominately Brickcraft modular brick on the first three levels, and fiber cement siding material on the fourth level, with accents on the north (entrance) façade that include stone veneer and standing seam metal (refer to plan documents and project Color Scheme). Precast masonry bands are provided between the first level second level, and between the third and fourth levels. Recessed areas at the upper levels of the building are surfaced with fiber cement board and batten. The crown of the building is fabricated with EIFS material.

The submittal materials state that measures will be taken to reduce the freeway noise level in guest rooms. Hotel amenities will include a small kitchen for preparation of breakfast foods for guests, a sport court as indicated on the Site Plan, and an outside courtyard space that includes a grill, a fire pit, and chairs for guests.

The site for the proposed project is about 1.11 acres of land. The proposed hotel footprint is about 19,170 square-feet, with a total occupied space indicated as being about 67, 443 square-feet. The height of the building, as indicated on the elevation views, is about 53 feet (indicated as 57-feet in the correspondence), less than the permitted maximum height is 60-feet. The hotel is positioned parallel to North Green Tree Road and toward the north side of the site, with the main entrance to face north.

The building itself has landscaped space along the north and west sides, with sidewalks provided adjacent to the east and south sides of the building with modest landscape within several building recesses. The south and west edges of the site are landscaped and match into existing landscaped right-of-way spaces owned by the City of Glendale (West Green Tree Road ROW), Milwaukee Metropolitan Sewerage District (District Pump Station facility at north side of West Green Tree Road), and the Wisconsin Department of Transportation (Interstate Highway 43 ROW). Several landscape islands are provided within the existing Radisson North Shore site.

Parking surrounds the north, east, and west sides of the building, with 51 parking spaces fully contained within the property on the south and east sides of the building, and 21 parking spaces partially on the property along the north edge of the property. The application materials indicate that in total there are 91 parking spaces available to the proposed hotel when cross-access and cross-parking easements on the adjacent sites are incorporated into the total number of parking spaces.

There are two principle ingress-egress routes available to the proposed hotel facility, the first is via a connection to North Port Washington Road that is shared with the Radisson North Shore, and the second is a connection to West Green Tree Road that is shared with the PNC Bank and the Radisson North Shore. Complete turning movements are available at both places. It is also possible to access the site via the

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North Port Washington Road ingress-egress into the PNC Bank site. The existing west ingress-egress from West Green Tree Road to the Radisson North Shore site will be eliminated when the extended-stay hotel site is constructed.

Pedestrian movement within the site is via sidewalks and across the parking fields. No specific provision has been made for a pedestrian pathway from the hotel to the public sidewalk network. A defined pedestrian link should be considered to connect the north-south sidewalk located along the east edge of the hotel to the sidewalk to be provided along the north side of West Green Tree Road.

Signage

A Planned Sign Program will be required for the project for the Plan Commission to consider the proposed number of signs. Three sizable wall signs are shown on the fourth level of the proposed Residence Inn, with two on the north elevation (although one of the signs is set well back from the hotel entrance), and one on the south elevation. A sign near the Port Washington Road entrance is referenced in the correspondence, though not included in the project plans. The Glendale Sign Code allows two wall signs lots or one wall sign and one monument sign.

Lighting

The proposed hotel lighting plan includes eleven proposed light poles with varying number of LED luminaires, along with three existing lights that were installed at the time of the PNC Bank project. The maximum permitted height is 15-feet.

Business Hours and Security

The Residence Inn will operate 24 hours per day seven days per week 365 days per year. There will be a total of 25 to 30 people employed by the hotel with one to five working each shift (depends on occupancy level). The maximum number of employees ever present is estimated at eight. Security at the facility will include security onsite cameras.

Project Schedule

Construction is proposed to be completed in late 2016 to early 2017.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the project architectural, site, landscaping, lighting, and signage plans for Rachit Dhingra to construct the Residence Inn by Marriott Glendale, as well as approval of the proposed use and occupancy, per the following requirements: 1) Construct sidewalk along the north side of West Green Tree Road per City of Glendale approved plans and obtain necessary permits; 2) Signs require a permit(s) per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) per Section 13.1.144(d) of the Code of Ordinances; 5) All modifications within the street right-of-way subject to review and permit(s) issued by the City of Glendale Department of Public Works; 6) All monetary costs associated with approved and permitted modifications within the street right-of-way are the sole responsibility of the applicant; 7) All street trees to be replaced and/or furnished and installed pursuant to the Glendale Landscaping Guidelines and the Director of Public Works. 8) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval; 9) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 10)

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Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Jason Daye introduced himself as project representative with Excel Engineering and presented the project plans to the Plan Commission.

Mr. Dhingra stated that the market conditions around the time of the 2010 hotel concept that was presented with the PNC Bank project made it not a desirable time for financing hotel projects, and continued stating that Residence Inn is the top performing Marriott brand amongst the various Marriott hotel brands, and that financiers want to participate with the Residence Inn by Marriott hotel brand.

Comm. Goldberg inquired about whether the parking is separate.

Mr. Daye stated that there are cross access and parking easement agreements in place since the time of the PNC Bank project that are also maintained by PNC and Radisson, and that the parking all works together. Residence Inn requires 87 and there are 91 parking spaces available in the immediate vicinity.

Comm. Cohn inquired why they did not turn the building 90 degrees as the building seemed plain toward West Green Tree Road.

Mr. Daye stated that it was necessary in order to fit the building on the site and also that with the building main entrance on the north side the hotel functions more completely with both properties.

City Administrator Maslowski stated for the long term the Radisson facility holds the liquor license and clients of the Residence Inn will have ease of access to the restaurant located within the Radisson.

Mr. Lippow inquired about the reason that the hotel project did not move forward in 2010, whether it was rejected.

Mr. Dhingra stated that that at the time he was working with the Staybridge brand and financial market conditions around and after the year 2009 were not good for hotel projects, continuing stating that today the Marriott and Hilton brands attract finances. Mr. Dhingra stated that in 2013 he commenced some other projects and that now the Residence Inn has become an available brand. Mr. Dhingra added that they always knew that they had to come back to the City when the project was ready to move forward.

City Administrator Maslowski stated that the City is glad that it worked out as it did.

Comm. Pfauth stated that there were two items from the Staff Report that he wanted to inquire about, the first being the pedestrian link to the West Green Tree Road sidewalk, and the second there being three wall signs.

Mr. Daye stated that they can utilize cross-hatching and a direct connector can be provided to the West Green Tree Road sidewalk.

Mr. Dhingra stated that a monument may be a Marriott requirement, and that two wall signs and the entry way sign works.

Motion by Comm. Cole, seconded by Comm. Cohn, that the Plan Commission grant approval of the project architectural, site, landscaping, lighting, and signage plans for Rachit Dhingra to construct the Residence Inn by Marriott Glendale, as well as approval of the proposed use and occupancy, per the Staff recommended ten requirements, with the caveat that there will be a pedestrian link to the West Green Tree sidewalk: Roll Call: Ayes: Acting Chairman Alderman Richard Wiese, Commissioners Cole, Goldberg, Cohn, Lippow, and Pfauth. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Lippow, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, August 4, 2015. Roll Call: Ayes: Acting Chairman Alderman Richard Wiese, Commissioners Cole, Goldberg, Cohn, Lippow, and Pfauth. Noes: one. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: July 8, 2015