

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 11, 2013

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

Mayor Teppner called the meeting to order at 7:00 p.m.

Roll Call: Present: Mayor Jerome Teppner, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, Ilmar Junge, Larry Appel, and Dennis Noble. Absent: None.

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, June 6, 2013, 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. Noble, seconded by Comm. Buettner, to approve the minutes of the meeting held on Tuesday, May 21, 2013. Roll Call: Ayes: Mayor Jerome Teppner, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 Plan Commission Site Plan Review, Bavarian Soccer Club, Incorporated, 700 West Lexington Boulevard. Review and approve proposed site plan modification.

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

Applicant, Bavarian Soccer Club, proposes to install a synthetic turf soccer field in place of the existing natural turf. The proposed project also includes a seasonal dome air structure that each year will be installed in November and utilized until it is removed in May. The site is zoned B-1, Sub-area C1 and, under the requirements of Section 13.1.34,

CITY OF GLENDALE -- PLAN COMMISSION

the proposed site and use modifications are subject to Plan Commission review and approval.

Site and Use Modifications-Synthetic Turf Soccer Field and Air Structure

The proposal is to install a synthetic turf soccer field in place of the existing natural turf soccer field located in the northwest corner of the property. The project will not impact any other areas of the Bavarian site. The existing bleachers that are located on the west side of the soccer field will be removed. A temporary dome (air structure) will be erected November to May to allow use of the field during the winter months. The dome is lit from within.

A City of Glendale sanitary sewer line traverses the site from north to south and a Wisconsin Department of Transportation storm sewer pipe traverses the field from east to west. Access to the sanitary sewer line and the storm sewer line acceptable to the City of Glendale and the Wisconsin Department of Transportation is required to be maintained at all times.

Proposed Hours for proposed Soccer Field

No changes are proposed to the existing operating hours of the Bavarian Soccer Club.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval for the Bavarian Soccer Club to complete the proposed site changes, subject to the following conditions: 1) Access acceptable to the City of Glendale shall be provided at all times to City of Glendale sanitary sewer facilities; 2) Access acceptable to the Wisconsin Department of Transportation (WDOT) shall be provided at all times to the WDOT storm sewer facilities; 3) Stormwater management plan and maintenance agreement per City of Glendale and Milwaukee metropolitan Sewerage District requirements (refer to Clark-Dietz correspondence dated May 29, 2013); 4) Compliance with applicable federal, state, and local regulations; 5) Signs are required to conform with the Glendale Sign Code; 6) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 7) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Cathy Shaw introduced herself as the president of the Bavarian Soccer Club, and stated that she is joined by Rick Zahn of Rettler Corporation, and also by Rick Rettler who is in the audience seating area. Ms. Shaw stated that what has been presented to the City of Glendale is a plan to answer the growing need that they have to serve the community in providing soccer for both boys and girls and men and women, and that they are in a great situation as a growing club but need to serve them, so what they would like to do is replace their natural grass surface in the stadium with a synthetic surface, and the plan also includes a temporary structure that would be up over the field for about 180 days during the inclement time of the year (November to May), and the plan includes both of those plans.

Mayor Tepper reiterated that what they want to do is to build a temporary dome

that is removable.

Mr. Zahn stated that he wanted to go over a couple of the details of the project, and that the project really is two major parts, the synthetic turf is pretty straight forward, it is a natural sod turf now, they will start by removing the sod, the grade will remain very close to the same, it will be raised slightly to make sure that they have two feet of freeboard above the 100-year flood, and then they excavate enough of the topsoil to be able to put in a drainage layer that supports the turf, so it is two different sizes of stone with an under drain system, and the turf is placed right on top of that, and along the perimeter there will be a concrete curb system, the synthetic turf is much like carpet – so it gets affixed on the edges, so that part of the project is pretty straight-forward. Mr. Zahn stated that there are a couple of factors, there are some utilities that cross the field, there is a Wisconsin Department of transportation storm sewer that makes its way to the Milwaukee River, and there is also a City of Glendale sanitary sewer or MMSD sewer, part of the system, and there are some manhole structures in the field, and they will accommodate continuous access to those, they will utilize a box-out that has a hatch that has turf on the top and can be removed for access in order to provide for maintenance for the two utility systems. Mr. Zahn stated that the other part would be the air supported dome structure, a fabric structure that is held in place by air pressure, so that requires a larger curb, approximately three feet wide by five feet deep, a concrete curb around the perimeter, and again the elevation will be at least two feet above the 100-year flood, there will be both pedestrian and vehicle access airlock entries into the dome structure so that there is a 16-foot rolling door to provide vehicle access and to facilitate the possible emergency need to get into the field in order to maintain the municipal utilities, and the other access will be for the pedestrian use for players and observers during the playing season. Mr. Zahn stated that the dome is seasonally deployed, that it sits on site typically on palettes or even on a flat-bed truck, that there will be two concrete pads that support the mechanical equipment that keep the dome inflated, all of the electrical and mechanical will be on concrete pads that are above the floodplain and provide the two-foot clearance of the floodplain elevation, and those two components will be packaged together to provide the functioning system. Mr. Zahn indicated the proposed facilities on the plan exhibits and stated that the interior height of the dome is 83 feet, and the perimeter dimensions would be the same as the soccer field.

Mayor Tepper asked if the dome is the same as the indoor driving ranges, and the dome would be up for how much of the year, and is the synthetic turf soft turf.

Mr. Zahn replied yes, similar concept but sized to fit the soccer field, that the dome would be up for 180 days, six months of the year, coinciding with November-December time frame up until April-May when conditions are right for playing outside again, and that the same turf is the same as you see with the professionals, a polyethylene fiber with a rubber and sand infill, it provides a good cushioning for the players.

Comm. Cohn inquired about familiarity with a golf dome that collapsed due to snow and that another in Curry Park was vandalized and slashed, and what safeguards are there with snow or vandalism.

Mr. Zahn stated that the snow loadings will be addressed by the shape and the angle, it should not retain snow, and the facility is heated, so any minor snow remaining will melt, and there is perimeter storm drainage all around the sides, and on vandalism that is part of the clubs security for the whole site, not a minor thing to not consider but it goes along with providing adequate security for the entire site.

Comm. Cohn asked if the facility will be lit from the outside.

CITY OF GLENDALE -- PLAN COMMISSION

Mr. Zahn stated that the dome will be internally lit, the campus has exterior site lighting for security purposes, but from a playing standpoint it will have interior lighting.

Cathy Shaw stated that the structure is translucent so it does illuminate the space a bit around the dome, and there are complex lights

Mayor Tepper observed that when there is no game the lights would not be on inside and the question is what lighting do you have on the outside when there is no game.

Mr. Zahn stated that there would only be lighting on the parking lot side and around the building, the south and east sides.

Motion by Comm. Buettner, seconded by Comm. Junge, that the Plan Commission grant approval for the Bavarian Soccer Club to complete the proposed site changes, with the seven conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

- II. 7:00 P.M. Plan Commission Review, Glen Hills Apartments Clubhouse, 6574 North Sidney Place (6524-6744 North Sidney Place). Review and approve proposed clubhouse facility use and occupancy.

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

Applicant, Sidney Place Apartments, LLC, seeks approval to construct a clubhouse facility to serve the residents of the Glen Hills Apartments. Glen Hills Apartments is a 224 unit apartment complex that is part of a larger Planned Unit Development project area (Mill Pond Planned Unit Development) that was completed about 1984. The proposed clubhouse facility is subject to use and occupancy and plan review by the Plan Commission. Common Council approval of an amendment to the Development Agreement will also be required.

Plans for the proposed clubhouse are included in the packet materials. Materials and colors will be similar to the existing Glen Hills Apartment structures. The proposed 2,000 square-foot clubhouse will include a leasing office, a small fitness/exercise area, a business (computer) access room, washrooms for men and women, a package room to keep packages delivered to the Glen Hills Apartment complex, and an outside patio area. The existing leasing office will be converted back to an apartment rental unit.

The clubhouse/leasing office facility will be open from 9:00 a.m. to 5:30 p.m. Monday through Thursday, 9:00 a.m. to 5:00 p.m. on Friday, and 10:00 a.m. to 4:00 p.m. on Saturday. Access will be limited to residents of the Glen Hills Apartment complex and will be accessible by key or electronic access controlled.

Mr. Stuebe stated that Staff recommends that the Plan Commission approve the

proposed clubhouse/leasing office facility to serve the Glen Hills Apartment complex, 6524-6744 North Sidney Place, subject to the following conditions: 1) Common Council approval of an amendment to Development Agreement; 2) Conform with applicable requirements for the private sanitary sewer lateral and water supply lines; 3) Signs are required to conform with the Glendale Sign Code; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively; 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Chris Hooker introduced himself as being with Banner Apartments, and also introduced John Green as being with Groundwork Architects, continuing stating that they are proposing a clubhouse addition to the Glen Hills Apartments, and stated that Banner owns the Glen Hills Apartments.

Mr. Green stated that currently the leasing office and operations are done in one of the apartments, and what they seek to do is to add another amenity to the development that was originally built 1979 and 1984, and this is in the form of a small clubhouse that will occupy a little less than one percent of the total area of the development site, and that the clubhouse will be between 1,800 and 2,000 square feet, the one in the packets is 1,820 square feet, and that the facility will provide a few additional amenities for the development and the tenants of the development that will include a small fitness area, an exercise room, two washrooms, offices for the leasing facility which will generally have one to two staff people. Mr. Green stated that they do not anticipate any additional parking impact because the facility will be limited to the residents of the development. Mr. Green stated that the facility will also include a business center that will provide computer access opportunity for tenants for business work or study, also there will be a package room as they have found over a period of time that people are ordering more and more things online and with the packages coming in it has become very inconvenient for people when they are having packages coming in so they will create a space for packages to be received, to be held, so tenants can come in and get their packages and feel secure about them and, outside they are creating a small patio area that is divided into two sections so people can have small gatherings or get together on a nice evening. Mr. Green stated that offices are open six days per week, Monday through Friday, from about 9:00 a.m. to 5:30 p.m., and also on Saturday for half of the work day, concluding stating that the facility will be key FOB accessed, so a person has to have a key FOB to get into the rooms, the fitness rooms or the business center, and those generally operate between 6:00 a.m. and 10:00 p.m., not unlike what you would have with a health club or a library, so that people can use those facility times when the office is closed, but because it is key FOB accessed that serves as great measure of security and you always know who has come in and who has gone and you have the access times. Mr. Green stated that the program is to utilize an open field area that is there now, there is a berm that was probably created way back in the 1980's when they had leftover soil and dirt, but it is a nice berm that also provides a nice additional separation that we would intend to keep that berm, reshape it a little so that the building can sit in there, but it would be the same height and same shape and same volume, and the parking area that sits directly in front of the building will serve for the parking needs and again we do not anticipate any additional parking demand and will have the appropriate access for handicapped facilities so this will be completely handicapped accessible. Mr. Green stated that the Plan Commission has the floor plan and the elevations of the building and that the materials will be the same materials that are on the existing apartments, that the buildings now have a lower area of brick and upper area of siding, and that they are

matching the brick, the siding, and the roofing as well as the trim, and that they want it to blend in, while making the style a little more 21st century with a steeper roof, and they want it to have good curb appeal, and it is set back but they want it to blend in completely to the existing facility using the same materials.

Comm. Buettner inquired with outdoor patios whether are they anticipating any planting of that or shade trees between the south and the west side.

Mr. Green stated that they planted evergreens on at least two sides of that so that they do get some wind blockage and some shading, and that it is on the north side of the building so fortunately that gave them some natural shading area for the summer, and they are bringing the landscaping in and around through it, and that they are adding some ornamental trees as well as some flowering perennials.

Comm. Cohn inquired about the pad location for the recreational outside areas for gatherings

Mr. Green stated that they are on the north side of the building, screened from the east by the existing berm that is about seven to seven and one-half feet high from where the patio is they did not want to do anything that would interfere with the way the existing single-family residences have been living and appreciating it, so they thought that it was very important to maintain that berm and to tuck it in down there, and also to notice the shape of the patio is actually designed so that it is actually small pods, that is intended to make sure it is not intended for large gatherings but is for people to come out and have small group gatherings.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission approve the proposed clubhouse/leasing office facility to serve the Glen Hills Apartment complex, 6524-6744 North Sidney Place, with the five conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

III. 7:00 P.M. Plan Commission Review, Bell Orthodontic Solutions, 5380 North Port Washington Road. Review and approve proposed professional orthodontic clinic and office use and occupancy.

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

Applicant, Dr. Gregory Bell, seeks approval for use of a tenant space in the Community Bank & Trust Building by Bell Orthodontic Solutions, a professional orthodontic clinic and office use. The parcel (owned by Community Bank & Trust), is located in the B-1, B Business and Commercial District and, under Section 13.1.34 of the Zoning Code, the use and plan of operation are subject to review and approval by the Plan Commission.

General Site Condition and Organization. The Community Bank & Trust parcel is comprised of a two-story office building with parking along the west, north and east sides of the property, and landscaping along the perimeter of the building and the edges of the property. There is a

CITY OF GLENDALE -- PLAN COMMISSION

sufficient amount of parking stalls available to serve the proposed enterprise.

Hours of Operation and Number of Employees. Initially, the proposed hours of operation are Wednesday and Thursday from 8:00.a.m. to 5:00 p.m.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Dr. Greg Bell to operate Bell Orthodontic Solutions, a professional orthodontic clinic and office use, in the tenant space located at 5380 North Port Washington Road, subject to the following conditions: 1) Annual review; 2) Signs are required to conform with the Glendale Sign Code; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Dr. Greg Bell introduced himself as the owner and operator of Bell Orthodontic Solutions, stated that he is an orthodontist, and that they currently have three office locations in the North Shore, and that their most northern office is in Port Washington, and that they also have an office location in Cedarburg, and a location here in Glendale at the Bayshore Town Center, continuing stating that he is asking for approval to move from Bayshore Town Center to 5380 North Port Washington Road, which is the Community Bank & Trust building, a two floored building, and the second floor space is available with the move from the second floor space, and they will continue to operate the bank on the first floor, and Bell orthodontic Solutions will occupy the second floor.

Comm. Goldberg asked if they will change anything inside the office or whether they are just going to keep it as is.

Dr. Bell stated that they will be interior remodeling that second floor.

Comm. Appel commented that it seems like allot of space for an orthodontist and how many people will work there.

Mr. Bell stated that they currently have seven employees and that they have outgrown their current location and have five employees that currently work out of the Bayshore office, and will have up to seven employees who will work at the new location, which is about 3,600 square feet, a little bit larger than the average orthodontic clinic, but having established himself here in Glendale they are ready for a larger space.

Mr. Bell stated that they will be remodeling the second floor.

Motion by Comm. Cohn, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for Dr. Greg Bell to operate Bell Orthodontic Solutions, a professional orthodontic clinic and office use, in the tenant space located at 5380 North Port Washington Road, with the six conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

IV. 7:00 P.M. Plan Commission Review, Sport Clips, 6150 North Port Washington Road (North Bay, previously Magical Nails Tenant Space). Review and approve

CITY OF GLENDALE -- PLAN COMMISSION

proposed specialty haircut use and occupancy.

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

Applicant, Jim Clement (B&G Envisage, Incorporated) is seeking Plan Commission approval for use of a 1,300 square-foot tenant space in the 13,563 square-foot North Bay Center by Sport Clips, a specialty (sports themed) retail haircut use. The proposed retail service use in the B-1, Sub-Area F, Zoning District requires Plan Commission review and approval.

Upon occupancy by Sports Clip, the former Quizno's space will be the only available vacant unit. Other tenants include AT&T, H&R Block, Magical Nails, and Batteries Plus.

The proposed hours of operation are Monday through Friday from 10:00 a.m. to 8:00 p.m. Sport Clips anticipates having a total of fourteen (14) employees with a maximum of nine (9) employees working at any given time.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Jim Clement to operate Sports Clip, a specialty retail haircut use, at 6150 North Port Washington Road, subject to the following conditions: 1) Annual review; 2) Submit store interior plans for Plan Commission review; 3) Signs are required to conform with the Planned Sign Program for the property per the Glendale Sign Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 5) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Jim Clement introduced himself and his wife Carrie Clement as the franchisees for Sport Clips, a specialty men's hair care organization that specializes in men's and boys haircuts, a very family friendly operation that they would like to bring to the City of Glendale, and it will be the only one on the east side of Milwaukee, with the remaining franchises that are owned by other individuals in areas surrounding the City, and concluded stating that they are very excited about the opportunity to come to Glendale and being part of the east side of Milwaukee.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Jim Clement to operate Sports Clip, a specialty retail haircut use, at 6150 North Port Washington Road, with the seven conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

V. 7:00 P.M. Plan Commission Review, Partners for Community Development, 6523-6545 North Sidney Place. Review proposed weatherization company office

CITY OF GLENDALE -- PLAN COMMISSION

use and inside storage only use and occupancy.

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

Applicant, Lucio Fuentez, is seeking Plan Commission approval for use of a 21,720 square-foot tenant space in the 43,440 square-foot First Industrial Realty trust parcel by Partners for Community Development, Incorporated, a weatherization contracting company use. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

Proposed Use and Occupancy

Applicant proposes only to occupy the south one-half the warehouse building, with all vehicles, equipment, and materials stored inside with no outside storage.

Proposed Building Modifications

One overhead door is proposed to be installed on the south side of the building.

Site/Landscaping Modifications

No site/landscaping changes are proposed.

Proposed Business Hours

Partners for Community Development, Incorporated, typically operates Monday through Friday from 7:00 a.m. to 3:30 p.m. The company has a total of 25 employees and it is anticipated that a maximum of 25 will be present at any given time. The company has 30 parking spaces available out of the 66 spaces available.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Lucio Fuentez to operate Partners for Community Development, Incorporated, a weatherization contracting company use, at 6523-6545 North Sidney Place, subject to the following conditions: 1) Annual review; 2) Outside storage prohibited; 3) Signs are required to conform with the Glendale Sign Code; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 5) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 6) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 7) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 8) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit. Community Development Director Stuebe stated that the cellulose trailer referenced in the documents refers to a semi-tractor trailer van and that would be appropriate to be parked at the loading dock as opposed to typical outside storage items that require a

CITY OF GLENDALE -- PLAN COMMISSION

conditional use permit.

Michelle Parkinson introduced herself as the grants and resource development specialist for Partners for Community Development, a 501(c)(3) non-profit, currently located in Sheboygan, and that they are a weatherization operator serving Sheboygan, Manitowoc, and Ozaukee Counties currently, and they plan to expand their operation and serve northern Milwaukee County, and are looking to lease at least half of the North Sidney Place building.

Comm. Cohn inquired about what they actually do and will this be there only location, and is it correct they are paid by the State.

Ms. Parkinson said that they are a weatherization operator for the State of Wisconsin, serving low income families that are 60 percent or less than the median county income, and they do insulation of attics, sidewalls, insulation or replacement of water heaters, air sealing of drafts, basically improving the energy efficiency of homes for low income families. Ms. Parkinson stated that the families do not pay anything for their services; they work with the State of Wisconsin Department of Energy Services and Department of Administration. Ms. Parkinson stated that they will continue to have their location in Sheboygan, and that although they are not sure of the exact location, it will be in northern Milwaukee County, and there are two other operators that serve the City of Milwaukee in outlying areas, and they will be the third operator that comes in. Ms. Parkinson stated that they are paid partially through State funding.

Comm. Noble observed that effectively they are an energy audit type of thing and this if a low income owns a home, not landlord stuff, the tenants are low income persons, not the landlords.

Ms. Parkinson stated that landlords are eligible to apply, tenants of the building must be income qualified, and renters are also eligible.

Motion by Comm. Cohn, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for Lucio Fuentez to operate Partners for Community Development, Incorporated, a weatherization contracting company use, at 6523-6545 North Sidney Place, with the eight conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

- VI. Application to Change Zoning of 4700 North Port Washington Road from B-1, K Business and Commercial District to PD Planned Unit Development District for a multiple use student dormitory with classrooms, food services and administrative offices. Applicant presentation of proposed use and related facility operating plans, Plan Commission review and discussion, schedule public hearing.

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

Applicant, CERNET Education Science & Technology Research Development Company, Incorporated, requests to rezone the Hilton Hotel property, 4700 North Port Washington Road (refer to Photograph 1) from B-1, K Business and Commercial District to PD Planned Unit Development District, and will formally present the Informational Statement and General Development plan to the Plan Commission.

CITY OF GLENDALE -- PLAN COMMISSION

Photograph 1. View of 4700 North Port Washington Road.



City of Glendale Master Plan and Zoning

On March 24, 2003, the Common Council adopted the “B-1 Land Use and Zoning Review-Volume II and Addendum as an Amendment to the Comprehensive Plan, Glendale, Wisconsin.” The adopted land use for the Hilton Hotel site was established as commercial-office and hotel/convention center. The Common Council subsequently adopted Ordinance 1324 establishing office use and hotel/convention center use as the permitted uses in the B-1, K Business and Commercial District.

Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 7:00 p.m. on Tuesday, July 9, 2013.

City Administrator Maslowski stated that the Plan Commission has in front of them the application for rezoning, and that the only action this evening that is required by the Plan Commission is to schedule the public hearing that is required by the ordinance, and that public hearing will be the next meeting which is Tuesday, July 9, at approximately 7:00 p.m., that should be the first order of business to schedule the hearing, continuing stating that secondarily, pursuant to the City ordinance the applicant is here this evening to give the Plan Commission a preliminary review of what it is they are proposing in anticipation of the public hearing on July 9, so applicant is prepared to give their presentation, answer the Plan Commission’s questions, although no decisions will be made this evening other than the first order of business being to schedule the public hearing for July 9.

Motion by Comm. Noble, seconded by Comm. Appel, that the Plan Commission schedule a public hearing for 7:00 p.m. on Tuesday, July 9, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

Mr. James Carrig introduced himself as an attorney with Niebler, Pyzyk, Roth, and Carrig in Menomonee Falls, and that it was their pleasure to be there to present tonight what Wisconsin international Academy is very excited about in setting up their Midwest hub of their operation in the City of Glendale, and that Mr. Sun is going to speak on behalf of Wisconsin

Academy, and that Dr. Matt Gibson is here tonight, he is the principle of the Wisconsin International Academy, and attorney Barry Chaet, from Beck, Chaet, Bamberger, and Polsky, is here to speak on behalf of the seller.

Mr. Jian Sun introduced himself as Executive Vice President of Wisconsin International Academy, and that also tonight he had Dr. Gibson with him, their principle and former superintendent at Elmbrook School District, continuing stating that he came to Wisconsin 20 years ago to Marquette University for his graduate study and, after three years, he got his Master's Degree in both chemistry and mathematics, and that besides that he learned more than just the academic side, that there are large corporations here, Harley Davidson, Johnson Controls, and also that there is a big sports team here, the Green Bay Packers and the Milwaukee Bucks, and that they learned alot of things from that study, continuing stating that very often during the past 15 years he had many people, friends, ask him to help their kids come here and study, and at the same time he got to talk to local business leaders who asked him if we can get some talent from China to work for our corporation, here or in China, and said that he also talked to a school and college administrators who said that so many students went to the east coast and the west coast, and could you help to get some students to us, for example the University of Southern California has 4,000 or 5,000 Chinese students study over there, and at UWM we only have less than 100 students from China, so we have 30,000 student population, can we do that, and starting from 2008 this is something great, we have a great resource in Wisconsin, and we have a great demand in China, so starting from 2008 he started to work with Chinese partners in China and finally the dreams come true, and last they had 53 students for high schools and over 30 students for UWM, and so now this year they project 120 to 130 for high schools and 80 to 120 for UWM and colleges, and now they need a home and that is why he came here today.

Mr. Sun stated that he is giving the presentation on behalf of Wisconsin International Academy (WIA) for rezoning the property, 4700 North Port Washington Road (with a slide show entitled "Rezoning Application for Property, 4700 North Port Washington Road, Prepared for City of Glendale"). Mr. Sun stated that Wisconsin International Academy (WIA) is a sister organization to Massachusetts International Academy (MIA) near Boston-Marlborough, and the majority shareholder of both organizations are CERMAX which is a United States incorporated company in Massachusetts. Mr. Sun stated that WIA is set for profit, investors are in Wisconsin. Mr. Sun said he would talk a little bit about CERNET, that CERNET Education and Research Network is a government agency managed by the Ministry of Education, and also constructed and operated by top ten Chinese version of ivy league school, and the CERNET offers internet backbone services for all of the schools in China, and they have offices across China in every single capital city, and pointed out the two towers shown in the slide show are CERNET headquarters next to Microsoft and Cerdan Yohann, a Google corporation, and pointed out the slide of former president Hu Jintao who visited CERNET in 2011, and CERNET Education is a large subsidiary organization under CERNET Corporation, and one of the important business units is International Education Services, which is right in the middle, continuing stating that in 2009 MIA was established, this facility was a former Verizon conference center, 223 hotel style guest rooms, and they have a kitchen, a dining space, an auditorium, and 70 classrooms, so there is everything that they need is included in that beautiful building, and stated that he would show some pictures of the building from outside at different angles and from different sides of the building, and showed slides of the inside hallway and dining area, and stated that they are a very nice setup. Mr. Sun stated that they hired people from the local and showed a slide with teachers for MIA, and the next slide showing student advisors

from the local.

Mr. Sun stated that in 2011 they had an agreement signed with UWM, endorsed by former Governor Doyle as well as Mayor Barrett, and they went to local business leaders and school deans to China in Beijing for this signing ceremony in November 2011, and continued on stating that besides UWM they also have partner schools with five high schools, Pius IX, Dominican, Martin Luther, Saint Thomas Moore, and Catholic Memorial, and they call their program Total Care Program, which is really a program between WIA and all high schools, and the high schools provide their day program with focus on their academic side, and WIA covers things like English learning, teachers training, and after school all activity on the weekend and the holidays, continuing stating that their Total Program enrollment projection, for last year they had 53 actual enrollment, and for the next coming fall they are looking at 120 to 130 for high schools, besides 60 to 80 to 120 for UWM, and a year after they are looking at 120 to 200, that is their project for enrollment for high schools. Mr. Sun showed a slide of one of the pictures of WIA staff, and stated that one of their criteria for our staff is college credits, most of them have some China experience, either they taught in China or they study in China, so they know Chinese culture and, as you see all of those hired from local. Mr. Sun stated that besides the operation here they help the organization or partners to promote in China, for example they had media interview on the top slide, they participate in Education Expo, which is a global international education expo, and they help to screen for admission to make sure they are qualified, that their English is good enough before they come over here, and they help to get their passport ready, their visa, and also international travel.

Mr. Sun stated that last year they had an agreement with Baymont near Bayshore Mall, and that they have the entire third floor locked, which means that there is access controlled to the third floor, and you have to have a key in order to get there, and if you go down without getting the elevator the alarm will be going off, and they have some examples of their curfews and rules, if the kids want to go out they have to sign out for pairs, and they have a mandatory 7:00 p.m. to 9:00 p.m. study hall, at 8:30 p.m. they have to be back to the dorm, and at 10:30 p.m. they have to do a visual check to make sure they are in their own rooms, and 11:00 p.m. it is lights off and sleep. Mr. Sun stated that on the security side they do have a student advisor on the site 24 by 7 and that as long as they have a student in there they have to have people in there, and for student advisors and student the ratio is one to ten (1:10) so that no matter how many, so if they have 100 students they are looking for 10 student advisors, continuing on stating that for overnight stay they have one student advisor for every 25 students (1:25), and other rules he thinks there are quite allot, no video games during the weekdays, no smoking, no drinking, no fighting, many, many things, and he feels like kids do not like him because they are too restricted.

Mr. Sun stated that this property at 4700 North Port Washington Road is not simply for dorm, that it is going to be Wisconsin International Center, in Glendale, it is for training, and housing facility, for international student and also for teachers, continuing stating that the envisioned use for property and logistics, well they want to make sure they maintain the site as a first class site, they will that as a housing, classrooms, social space for students, and the teachers, for security they will have 24 by 7 adult supervision, and also they will hire bonded security services, all doors and the floors will have access control, camera monitoring will be set.

Mr. Sun stated that they have a Wisconsin lender to provide acquisition finance for the project, and that there is no single penny from Chinese government, continuing stating that the staffing, they are looking at 80 to 100 people including managers, teachers, student

advisors, and housekeeping, maintenance, security, transportation, and food services, continuing on stating that they do provide transportation services basically like mom and dad every day and the weekend, they pick them up from the airport, they pick them up and send them over for a class, after school activity, and they pretty much drive them wherever the student needs to. Mr. Sun stated that they offer English learning, especially for students from out of the country, that difficult courses are English, history, and religion for some students, pointing that a couple of slides shows their student performance, unbelievably they got 3.8 plus which is very difficult considering that their first language is not English, especially for those history course and Shakespeare, all those English lessons, it is very difficult and they got the top performer, and the GPA for those students are actually higher than the local students. Mr. Sun stated that you may know the kids from China, usually they are one kid, one family, usually because of family policy, and he thought they may be very spoiled, not very independent, not help each other, however, when they had the first bar-b-cue they got new equipment and everyone had to work together to help assemble it, and that totally changed his mind, and they offer allot of activities, like after school and the weekends, they take kids out to participate in local events, for example the image of chalk painting at Bayshore Mall, so they have an assignment for those kids who will have to interview those artists to answer those questions and also to copy what they are painting there. Mr. Sun stated that they engage the local community and go work with local community and go work with local students, and they provide communication with parents in China, that is a very important part, and they offer some tools like technology one thing, also they offer Chinese website, so parents are able to access the student record remotely in Chinese. Mr. Sun stated that they work with partner schools to offer Chinese lessons for local students so they are able to enjoy the culture when our students are here, continuing stating that the benefits of their high schools, they definitely improve international profile and school awareness for those students by recruiting students who are here now so media coverage for the schools, improve student enrollment, and diversification, they offer Chinese language and cultural exposure, there are allot of activities and opportunities for children to celebrate Chinese holidays, and very important is gateway to China for future short long-term programs, for example they do have Two Plus Two Programs, two plus two means two years study in China, two years studying here, so the teaching language is in English, so that offers opportunity for students who are here who want to study in China for maybe two months or half a year because teaching language is in English.

Mr. Sun stated that their programs are covered by allot of news here and China, and he thinks most important is news covered in China, continuing stating that years ago, maybe two or three years ago, when you searched Wisconsin in Chinese not much information showed up, and after their program, things they promote so much, and there are allot of news about Wisconsin, about Milwaukee, about this area now it is Bayshore Mall. Mr. Sun stated that they help bring the local school to China, for example this is Dr. Skrade, president at Pius XI, take the media interview in China television, and also had the opportunity to meet with sister school in China and offer keynote speech in the global study program in Beijing United Nations program, and also meet with parents in parent conference in China as well, adding that they do help schools to create their brochure in Chinese, for example UWM, and also for those high schools Dominican and Pius XI as examples here. Mr. Sun stated that as you see here is Johnson Controls and (company name inaudible), and those two large corporations in this slide, and stated that Johnson Controls hired 6,000 employees in China, and (the other company) hired 5,000, stating that they do want talents to work in their headquarters here as well as in China, and that he hopes that their program is going to help that. Mr. Sun stated that of course their program

has been endorsed and supported by State and City government as well as local community, concluding that he now leaves this with Dr. Gibson.

Dr. Matt Gibson stated that Mr. Sun mentioned that he was retired superintendent from Elmbrook, that was 17 years, continuing stating that just to add to his credibility on the North Shore he said that he was also superintendent at Fox Point-Bayside from 1987 to 1992, and to add to his family credibility one more time he married Nancy Chen, Keith Chen's daughter, and that she is a graduate of Nicolet High School, and that Keith was on the Water Board here in Glendale for a long time, and so allot of roots, nine kids went through Nicolet High School, and that he was familiar with Glendale for a long time, and Nancy happens to be Chinese, it is a Chinese family, so it is full circle right now, being a principle to Chinese students and going to China periodically. Dr. Gibson stated that he wanted to tell the Plan Commission about the letters of support that they have, and that they have several letters in their packet, the first one being from the Massachusetts International Academy principle, Brenda Finn, she is a native of Wisconsin, and she got interested in international education as well, and that the reason that is in there is to show the sustainability of the program, that it is not a fly-by-night program and that it has been there for five years and that it is growing each year, so there is a continuing stream of students coming in and there is also a high quality of students in the program that feeds the UMass systems and other schools in the area, and so that they are not an upstart, they are the second plant in the country of schools like this, the first one being in Massachusetts. Dr. Gibson stated that then the Mayor of Marlborough, Massachusetts, there is a letter from the Mayor just commenting on how taxes are paid, how students are well-behaved, they do not have police calls and they are good neighbors to the surrounding areas. Dr. Gibson continued on stating that there are letters in there from their high school partners, the various principals of the five schools that they have referenced tonight, continuing on stating that the experience this year has been with three schools, Dominican which is very close to here in Whitefish Bay, very close to Glendale, and also Pius XI, and the Martin Luther on the south side, and that they really value the international presence of the students, and they are impressed with the talent of the students, that there is a range of students and they are not all are straight A students, but they have to pass criteria both testing criteria and recommendations and grades in order to get here, so he said that he would say that they are among the top students in China who want the experience of American high school education as well as American college education, continuing stating that just their first year of experience, not trend data, the students in these schools perform better as a group than the overall average of the schools they are attending this year, and that is one of the reasons that their high school partners really like them. Dr. Gibson stated that they also have some letters from Glendale businesses that he brought tonight that were not available for the packet that he will give to the Plan Commission after the presentation, of people who have really appreciated their students being there in Glendale for their behavior, and also for their spending habits, because they do have some disposable income and they enjoy spending it, the letters being from LA Fitness, LK Chinese Fast Food, and from a luxury place Swarovski. Dr. Gibson stated that in addition to this he has made some contacts around the 4700 North Port Washington Road property, that he went to Forrer Business Interiors, Weyco Shoe Company, Columbia-St. Mary's Hospital, and Barnabas, which is right next door, and just introduced himself as the principle of this international center, and just reaching out to them and letting them know of the process that is going on right now, letting them know that they have an accepted offer, letting them know of the Glendale process, and then mostly letting them know about our operation just to do a proactive outreach that they want to do business with them, they want to be friends with

them, good neighbors with them, maybe be part of their business association that they have told them about, continuing on stating that also they have reached out to Nicolet High School to Rick Monroe, and talked about ways in which the students could have exchanges with Nicolet so Nicolet could benefit and their students could benefit as well, and said finally Cardinal Stritch University, to their admissions coordinator, and Cardinal Stritch will reach out to the students and they will send students to Cardinal Stritch if they are interested, but will have good two-way communication with the local education providers here. Dr. Gibson referenced the next slide as the last slide, stated that in summary WIA is a for-profit organization, and it sounds like they are a school, that they are an international center that provides the all-around care that Mr. Sun talked about and that obviously they are subject to taxes as a for-profit organization, also stating that he thinks that they will be a high profile educational presence in the City of Glendale, both students and teachers, and that he is saying high profile in a good way, and you can envision high profile in a way that we are kind of a pain, that we are a presence you would not want to have in the City, saying that they really have great students, and that he has worked with students in a 40-year career and that these students are as good as any of them, and that one of his roles is to hold them accountable as well as inspire them to go for the heart, and that these are students that respond really, really well to that and they have been well parented. Dr. Gibson stated that their parents come here pretty frequently actually because they are people of means, most of them, and they bring along investors with them, that he recently visited with a woman just three or four days ago that wants to start a restaurant, for example, in Bayshore, a high end Chinese restaurant. Dr. Gibson stated that sustainable future reinvestment in the 4700 North Port Washington property, that they would like to make the case tonight that they will be sustainable there and that they have a plan for the future, and again their credibility is the Massachusetts operation, and that they picked this property out as having the kind of amenities that they believe they could grow with, and that they could breathe a future into the building, and obviously the building would give them a future right here in Glendale, continuing on stating that they realize that you might experience that as a loss, and so their view on that is it would create a development opportunity for a new flagship hotel and conference center if that would be to your will and the will of a developer, concluding that his personal example of that is that he had to retire from the school district of Elmbrook, that in other words he had to let go in order for him to develop this whole new career and serving international students, and that that really breathed new life into him for the future, but that the other good thing is he needed to retire because Elmbrook needed a new superintendent, and that he left in good stead, and that the new superintendent is doing just fine, and do it is kind of letting go of what is and looking forward to something of the future and that they like to role model that and that they like to get their students involved in this community so that they are not just takers and they are givers and that one of the things that they are trying to teach their students is the value of community service and the value of being producers as well as consumers, and so they will be seen reaching out for example to community service, to senior centers, or to just places of interest, tutoring in elementary schools would be another good place, because all of that is good places for these students to practice their English schools and also learn the American culture.

Barry Chaet stated that he is one of the attorneys representing the estate of the seller, the Milwaukee River Hilton Hotel, in the sale of the property to the WIA, and that it is a very important decision for the Plan Commission to have to make and for them to have to do at this time. Attorney Chaet stated that 90 percent of the Hilton Hotel is owned by the estate of Jim Grisebaum, who died in August of 2012, and that the remaining ten percent owner is Ed

Wabiszewski, who is 80 years old, and that neither want to operate a hotel anymore. Attorney Chaet stated that as a result of that decision they put the hotel up for sale five years ago and retained a premier brokerage firm Hodges Ward Elliott out of Atlanta, Georgia, who has access to 600 potential property owners including Marriot, Starwood, IHG, and choice hotels, and that for a variety of reasons, due to recent economy, they have been unable to sell the property to another operator who wants to convert it into a hotel, and that there are allot of reasons for that, most principally is the very poor economy. Attorney Chaet stated that Bob Eckerman, who is the president of the Hilton Hotel, Milwaukee River Hilton, and who is the executor of the estate, expresses his apology and that he would rather be here tonight but he just could not, and that he will be here when we have the public hearing, and he wanted him to convey the importance of the sale, both to the seller and how it will have a positive impact on Glendale, continuing stating that the estate believes that WIA's intended use to convert the hotel into an international educational center is consistent with the long-term planning needs and objectives of Glendale, that WIA's intended use will join in such international companies as Johnson Controls and help further expose Glendale to the international community. Attorney Chaet stated that as WIA has presented you earlier, WIA intends to promote Glendale to its partners in China and other countries and by doing so hopes to create good business and commercial opportunities for Glendale and, second the timing could not be any better, that as you may know any franchise has a license agreement with its corporate and the Hilton's license agreement will in fact expire ten months from now on April 15, 2014, and the hotel will in fact lose its franchise, for allot of reasons, that Hilton is changing its operation, history, and they are now moving their Hilton Hotels into the downtowns, towns like Chicago, downtown Milwaukee, and they are putting the suburbs with their Hilton Gardens in those, but have already told them that they will not partner in anything, they will not flag the hotel under Double-Tree flag or any other Hilton affiliated hotel, and thus if WIA's application is denied the deal with WIA will fall through and the hotel will be faced with a major dilemma, that is what to do. Attorney Chaet stated that if the application is denied, and that he is really just saying this just to put it into a proper perspective because this is a very unique situation, the hotel will most likely not find a purchaser in ten months, and stated it cannot do in ten months what it could not do in the last five years, and that if it loses its flag then it has a couple of options, one option is to just go out of business and let the bank foreclose, it has a \$5.0 million debt to the bank, and foreclosure is something that is very recent and that in fact recently they have had the Residence Inn by Marriott went in foreclosure in Glendale, the Courtyard Marriott North Brown Deer foreclosed, the Sheraton Milwaukee in Brookfield foreclosed, the Wyndham Milwaukee Airport Hotel and Convention Center, which was at one point in time the largest hotel in Wisconsin, has gone through foreclosure, just purchased by the purchaser and the intent was to tear it down and put up a parking lot, and the last one is the Radisson Hotel property which is in the Village of Menomonee Falls, and that he is sure that you must know what is going on, the Village of Menomonee Falls is now an owner in a hotel and, and from what he understands is not doing well, so it can either do that or it can become an independent property, and in fact it would have to, if it is going to operate it would have to operate independently. Attorney Chaet stated that the problem with that if that happens is that obviously you lose all of the benefits of being a franchise, they lose all of the Hilton Points people, so then they have to rely on any marketing they have, if in fact they want to do that. Attorney Chaet stated that on the other hand, if the application is approved, the positive things about it is that WIA is an international commercial enterprise that will pay the same taxes as all of the other businesses in Glendale and two, the

estate understands that WIA is willing to agree to a developmental agreement with Glendale that will guarantee the development operation in accordance with the terms and conditions established by Glendale and, in order to lessen the impact of the loss of room taxes, the estate has agreed to give the City on the day of closing \$477,000 payable to the Glendale General Fund at the time of closing. Attorney Chaet stated that the estate believes that this reasonably calculates what the Hilton would have paid if it were in fact to exist for another three years at its highest occupancy rate which is now, and stated that the benefits for that are that Glendale has the present use of that money, its guaranteed, they can do whatever they want, they do not have to worry about distribution of part going to the convention center or whatever, they have 100 percent of its use for whatever purposes, plus if it became an independent then its occupancy and occupancy rates would substantially be reduced so that over the next three years if it were to continue it would not be getting the same room tax it is getting now so we are calculating this three years based on its highest rate, and another benefit and a great benefit for the other hotels that exist is that if the Hilton closes, for any of the current or guests who stay at the Hilton now, if they want to stay in Glendale there going to go to those other hotels, so their occupancy should increase and the resulting taxes should increase, and finally and most importantly and it is a tribute to our great capitalistic system here, that in a three year time if there is a need for another first class hotel like the Hilton I guarantee you that another hotel operator will come here and take some of your virgin vacant land and put a nice hotel on it, it is less expensive to build a new hotel than it is to convert, why, for example, recently In Menomonee Falls they had to not only buy, but they had to put in \$17.5 million to renovate the property, that is the problem with having an operator come in, under the new standards of the flags any person would have to come and buy the property and then put in many millions of dollars and they would virtually have to gut the hotel. Attorney Chaet stated that the reason that this was attractive to WIA, and we are lucky, is that they do not need to have any standards, the hotel is in primo condition, they can move into the hotel tomorrow and they would not have to do anything, everything is up to code, they do not have to put a dime in, whatever they are paying for it now, that is their cost and that is not so with any other property, so the reality is that this is coming at a time which is a win-win situation, it is a win-win to the estate, and that he believes that it is a win-win to Glendale now and in the future. Attorney Chaet stated that in conclusion they believe that this proposal does in fact represent its best use of this property at this time and they are hopeful that the Plan Commission will approve it.

Mayor Tepper thanked the applicants for the presentation and stated that the Plan Commission will look forward to the meeting on July 9th when you probably would want to make the same presentation to the public so that they understand what is going on and for their input.

Attorney Carrig stated that if there would be any questions from the Plan Commission tonight that they could either address tonight or have those in mind to address any concerns the Plan Commission has and, to the extent that they did not have the answers tonight, they would be ready for that the night of the public hearing.

Mayor Tepper asked who owns CERMAX, who are the private investors, and what role does the Chinese government have in CERNET or CERMAX, and based on Mr. Suns talking about the financing and that none of the money that would come in would be from the Chinese government, how much is being financed and what percentage of the purchase price is being financed, and what amount has been applied for.

Attorney Carrig stated that CERMAX is owned by private investors and that

CERMAX is the majority of both WIA and MIA, and that they are spread between here and China, and that they are non-governmental units. Attorney Carrig stated that CERNET provides support to MIA and WIA by way of recruiting efforts in China, coordination with the visa and other things that have to take place, but in terms of ownership they do not maintain ownership in WIA, and WIA is a Wisconsin entity, Mr. Sun owns a portion of WIA and CERMAX owns the majority. Attorney Carrig stated that at this stage financing is still under discussion because the lender is currently doing appraisals. Attorney Carrig stated that he believes, and he does not know specifically Mr. Mayor if there is a specific application, but he thinks that they have asked for up to 80 percent of the purchase price, and that whether or not the lender will do that obviously is dependent on the appraisals, and that the lender has reviewed all of the financial information from WIA and they are comfortable with that range based upon the financials and now they have to get the appraisal to see what the property appraises out at.

Mayor Tepper asked where the other 20 percent would come from.

Attorney Carrig stated that is capital in the business now or that will be raised from the investors, concurring that none of whom are the Chinese government, and that he has talked about some of this with the City Attorney that they want to make sure that the Plan Commission and the City are aware that this is a for-profit enterprise, a private enterprise, and that it is not designed to be anything different in the future, and that he and the City Attorney have talked about various ways that they can address that by way of a development agreement so the City has a comfort level that this is a property tax base that will be there and, in fact, it is a property tax that will probably be a property tax that will probably float up from where it is now based upon the purchase price.

Plan Comm. Cohn stated that looking at the package the majority or all of the schools are either private or parochial schools, is there a reason why public schools are not involved.

Attorney Carrig stated that they are not involved in terms of placement of the students because the students cannot maintain residency here, so they are not eligible to be placed in public schools and, as Dr. Gibson indicated WIA is very interested in reaching out and partnering not only with businesses like Johnson Controls and having a partnership there as to talent that they need whether the talent is placed here or in China, but also very interested in developing partnerships with the public schools by way of learning Chinese culture, learning Chinese language, and having cultural exchange between WIA and the local public schools, but at least at this stage the students are not eligible for placement there because they are not residents here, so the arrangements are made with the private schools, there is obviously tuition paid to the private schools, which everyone is aware that none of the schools are here in Glendale obviously but the private schools are welcoming these students to their community who are full tuition paying students.

Dr. Gibson said that he would just add one thing, that the Plan Commission is probably thinking about foreign exchange students that are at Nicolet or any other public high school, the students come over on a one year basis and that is perfectly fine with their visa and their parents do not have to come with them, and then there are often exchange programs back, there is a way different assumption here where students would come over for four years and, while there are exchange programs, there is not a student-for-student exchange program so this is not part of your typical exchange programs, it is different than that and that is why the residency requirement precludes them from going to schools.

Comm. Cohn stated that in their packets they were given some information stating

CITY OF GLENDALE -- PLAN COMMISSION

that the average room tax was \$245,000 per year, three years would be \$735,000, and you have arrived at \$477,000, how did you calculate the \$477,000 compared to what we have.

Attorney Carrig stated that he does not know if they have been privy to that packet information so he would be happy to react to it, and stated that he knows that Barry has done the leg work in terms of developing what the seller viewed to be that component so said that he would defer to Mr. Chaet.

Attorney Chaet stated that is one of the things that Mr. Eckerman actually came up with the calculation, so it is based on a perception of State law that basically room tax is supposed to be shared with the 70 percent that goes pretty much to the convention and 30 percent goes to the municipality for whatever purposes.

City Administrator Maslowski stated that except that Glendale is exempt from that.

Attorney Chaet stated right, and that he does not know what the actual percentage is but they tried to use the percentage they thought and they calculated it over a period of time to come up with the number.

City Administrator stated that Glendale is exempt from that statute because the City predates the statute, and that those are discussions that we should maybe have before the hearing, not tonight.

Attorney Chaet stated that is what their rationale was, trying to calculate what they believe would be a reasonable calculation for room taxes, and it was not designed to be a perfect calculation, it was based on the information that they had.

Comm. Junge noted that beyond that three-year period Glendale would not be able to receive any more room tax, so in other words the community itself would be saddled with additional expenses.

Attorney Chaet stated that the way room taxes were supposed to be designed by the State of Wisconsin is that room taxes are supposed to be designed to promote tourism and development, and stated that irrespective of that, he could not impress more that in ten months' time the Hilton will not exist as a Hilton, and it is very possible that it may not exist as a hotel in ten months, so when you talk about three years what is going to happen it could be a very loser thing so he wants to make sure that everybody understands that the seller is in a predicament and it does not take long for a company to do exactly what the other hotels in the area, the five that he mentioned if not more, they cannot just operate it efficiently, and once they lose the Hilton flag they are not going to be able to operate efficiently and then they are going to have to make decisions as to what they are going to do, so this is the reality faced, it is not something that they wanted to do and it is not something that the owner passes away, we have owners that just literally do not want to run the hotel and they cannot sell it, and the intent was to sell it to another property for hotel, it was being marketed a hotel, and WIA just happened to fall through the sky and made an offer to us that it cannot refuse, so it was a position that WIA accepted but quite frankly the seller had no other options or alternatives, so giving room tax at all is just something that they tried to alleviate it, and then theoretically if there is a need somebody else will build a hotel, and if they do not build a hotel that means there is no need for a hotel, and the occupancy and am I sure, I would guarantee, and it can be confirmed, that the Glendale hotels do not run at 100 percent occupancy, and if they run at 60 percent occupancy that is good, so presumably there occupancy is going to increase, their taxes are going to increase.

Mayor Tepper suggested that we are speculating as to whether people that go to the Hilton would go to the Radisson or go to Milwaukee, and the simple answer to Comm. Junge

CITY OF GLENDALE -- PLAN COMMISSION

question was that is right, there would be no further room tax after the amount that would be proffered by the sellers.

Comm. Junge asked if they have thought about other properties other than this, that they are only focusing on this one, and are there other avenues that they have explored where there are open land areas or other properties within Glendale or the surrounding communities.

Attorney Carrig stated that there has been exploration of that and this is the best opportunity for WIA for a number of different reasons, number one the location in Glendale is something that they are very interested in, they want to be part of this community, they want to continue to have their students in close proximity to Bayshore, this community obviously offers allot to the school. Attorney Carrig stated that there have been other sites explored but to connect all of the dots and have the living space, the conference space, the teaching space, the office space, and frankly absolutely a first class site, and you have seen the slides of what the sister school has done in Massachusetts, and it is beautiful, and they want the same thing here, to preserve that site as it is now, they are not talking any exterior modifications alterations other than signage, and that they want to preserve that beautiful spot by the river.

Comm. Junge stated that in other words the general public would not be allowed into the facility if you turn it into what would be your school so to say.

Attorney Carrig stated that is correct.

Comm. Junge stated that Glendale in a sense would be losing a gem, a gem as a gateway to Glendale itself with a river behind it and a loss to Glendale.

Attorney Carrig stated that as Mr. Chaet has tried to point out they recognize that the potential loss of the hotel in whatever method may have a short-term effect on Glendale in terms of a loss, but as Mr. Chaet has indicated and you have in you materials, there has been five years of marketing, trying to market this hotel, sell it as an ongoing hotel operation to another operator who would come in and re-flag it, capitalism speaks, it has spoken here, there is no other buyer, so while they recognize that there is a perception that there is a loss, they also view it that this is an incredible repurposing opportunity that instead of having a site that is potentially foreclosed, or having a site that goes to a third rate hotel operator and becomes a public nuisance in terms of police activity and things like that, you are going to have an incredible hub of international activity as what has been established in Massachusetts, and it is going to be the Midwest hub for that, and stated that he is a firm believer and that he knows Mr. Chaet is, and our team, that Glendale is an incredible community and there are great opportunities here, especially with respect to Bayshore, and if there is a need for a new top tier first rate hotel, some developer will come in and fill that need, and their feeling is that they will fill it within that three years if there is a need for it, and concluded that respectfully he disagrees, he does not think that you are going to be losing gem, he (becomes inaudible).

Comm. Goldberg stated that he just has one question, for the students they had mentioned about the students getting help, and asked who actually funds them, and is this private funds.

Attorney Carrig stated that the families fund them, getting help, yes.

Comm. Goldberg reiterated that it is private funds, it is all families that pay for the students.

Attorney Carrig stated that the families pay WIA, WIA makes the arrangements with the local high schools, and carries that out.

Mayor Tepper concluded the meeting stating that what we need to hear from now

CITY OF GLENDALE -- PLAN COMMISSION

is the public so we should call this session to a close and look forward to redoing it again on the 9th of July.

Attorney Carrig thanked the Plan Commission for the time, and asked as a housekeeping matter he just wanted to make sure that those packets of letters made it into your individual files.

It was confirmed that we have them.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Noble, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, July 9, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: June 24, 2013