

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, February 5, 2019

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for its regular monthly meeting.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Bruce Cole, Philip Bailey, and Josh Wadzinski. Absent: JoAnn Shaw.

Other Officials Present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, January 28, 2019, of the date and time of this meeting, the agenda was posted to 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. Bailey, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. PUBLIC HEARING: Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the

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Dedication Lands) from R-3 Residence District to PD-Planned Unit Development District-Multi-Family Residential, to include a 48-Unit Apartment Building located proximate and parallel to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. New Land Enterprises to present the project to the Plan Commission and Glendale Citizens, Citizen comments and input, and Plan Commission to evaluate and recommend to Common Council. Following Plan Commission recommendation to the Common Council the project will, at a future meeting, be presented to the Common Council and the Common Council will hold a Public Hearing.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

PLAN COMMISSIONERS: Bring along Plan Commission materials from the December 4, 2019. Plan Commission meeting for reference.

New Land Enterprises, LLP, seeks to rezone the 2510 West Good Hope Road from R-3 Residence District to PD Planned Unit Development District for a project that will include a 48-unit apartment building and 41 Townhome Garden Apartments configured as eight (8) buildings to include one four-unit building, five five-unit buildings, and two six-unit buildings. The proposed four-story apartment building is located proximate and parallel to West Good Hope Road, with the Townhome Garden Apartment buildings being located within the remaining lands to the north between the apartment building and the north property line. The 7340 North Braeburn Lane parcel (vacant) located at the south end of North Braeburn Lane is not included in the proposed project and will remain single-family residential use land zoned R-3 Residence District.

New Land Enterprises will present the project to the Citizens and Plan Commission and public comment will be taken prior to discussion and inquiries by the Plan Commission, and possible recommendation to the Common Council.

Necessary Action

Recommend to Common Council with the below requirements. New Land Enterprises will, at a future meeting, present the project to the Common Council and Common Council will hold a Public Hearing. Following approval by the Common Council the project Specific Implementation Plan is submitted for review by the Plan Commission and a Development Agreement will be entered into between the City of Glendale and New Land Enterprises.

- 1) All modifications within the right-of-ways, disconnections or connections to City infrastructure systems (driveways, sanitary sewer, watermains, storm sewers, etc.), require prior review and approval by the City engineer and Director of Public Works, as well as permits from the City of Glendale Department of Public Works;
- 2) All costs associated with modifications within right-of-ways, disconnections and connections to City infrastructure systems are the sole responsibility of the applicant;
- 3) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required;
- 4) Signage requires a Sign Permit per the Glendale Sign Code;
- 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 7) City of Glendale building and fire codes per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- 8) Compliance with State of Wisconsin ADA parking requirements.

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Tim Gokhman introduced himself as representing New Land Enterprises.

Jason Korb introduced himself as the architect of record and said that as a matter of background they will first present the project as first presented to the Common Council and asked the audience to be patient as he will then introduce changes that they have made from input that they have received in the process. The project was presented using slides displayed using the large flat screen television located on the east wall of the Community Room which was visible to everybody in the room. Mr. Korb started with several contextual images of the development property as viewed from the east, west, and north, and then zoomed to views of the greenhouse as it was gradually removed leaving a vacant field, and noted the wooded buffer to the north, land not developing. Mr. Korb stated that the Site Plan big picture is 48 unit apartment building with 52 parking spaces inside, and 41 townhome garden apartments, pointed out that the apartment building is four-story, and that the townhome garden apartments are two-story with two car garages, with two-bedroom units and three-bedroom endcaps, continuing noting the walking path, and observed that the townhome garden apartments have both pitched and flat roofs, and that there are four, five, and six-unit buildings. Mr. Korb talked about the fire department access with a second curb cut, and based on their analyses the Fire Department would be able to maneuver around the site. Mr. Korb emphasized that the townhomes each front to terraced green space and that every townhome faces a terminal garden and that there is green space all around the perimeter, and commented that it was the only development in the vicinity with a walking path amenity. Mr. Korb said that the apartment building will have brick and siding with large windows.

Tim Gokhman suggested that for scale observe the street level view.

Mr. Korb continued speaking stating that the apartment building also has a surface parking lot, and again noted the large windows and the walking path, and then presented the back-of-house image where there will be cars, trash recycling, potted plants, suggesting a most utilitarian view, and that they want to be transparent, and then there is the semi-private outdoor space with the shared green space in between the garden townhomes, and noted that you see allot of these in Europe and that they are really excited about this, and that to observe scale to see the rooflines, continuing stating that they are well intentioned and hope that this is correct commentary, and that as the improvements are viewed from the east, west, and south there is a flat plain roofline.

Mr. Korb said that he would next present the redesign, and said that they added significant masonry to three sides that are visible from West Good Hope Road, and said that they added a decorative roof element, and that for the eastbound view added masonry, and for the southwest view a roof projection roof

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element to emphasize the primary corner, and eastbound there is masonry across all four floors in order to create a signature corner.

Mayor Kennedy asked if there will be a berm along West Good Hope Road.

Mr. Korb said that the berm would mostly buffer noise and traffic along West Good Hope Road, and would also obscure the parking with frosted glass, so there would be several features, concluding stating that is it for the architecture.

Tim Gokhman noted that the other concern is traffic, and stated that they had a Traffic Study and that the traffic engineer is present this evening.

Mayor Kennedy stated that a question was raised about whether there would be any Section 8 low income housing or HOME Funds.

Tim Gokhman said that the project is a 100 percent market rate project and that there were not any subsidies asked from the City of Glendale, and that it is the company solely financing the project.

Mr. Korb stated that there is a Stormwater Management Plan with underground tanks and that it has to have Wisconsin Department of Natural Resources approval, observing that there is not enough space for open ponds, and that they cannot place the storage in the woods to the north as that is the high space.

Comm. Wadzinski commented that he thought that the proposed changes are fantastic and that he really appreciates their responding and that these are leaps and bounds improvements.

Mr. Korb said that is welcome input.

Comm. Cole said that he says what Comm. Wadzinski said.

Mayor Kennedy announced the Public Hearing open, and that four persons had indicated that they want to speak, and anybody else who wants to may speak.

An individual named Bob was recognized to speak but said that he thought it was only a meeting sign-in and did not want to speak.

Peter Evenson, 2260 West Good Hope Road (Manchester Village). Peter Evenson stated that he is a long-time resident and former property manager at the Manchester Village, continuing speaking to say that stormwater drainage is a big concern, and that he now understands that there will be an underground collection system.

Jason Korb said that the technology now includes plastic tanks less than eight feet in diameter, and that these tanks collect the stormwater and it is held in order to keep the release of stormwater to an acceptable rate.

Peter Evenson said that he is most concerned with the area along the borderline with Manchester, and asked where the retention tanks would be.

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Mr. Korb said that they do not know yet, and shared that there will be inlets (where the water goes in) and that these lead to the tanks where the water is retained, and conjectured that possible tank locations include the terraced gardens and underneath the lanes, continuing on saying that the way that the site is graded now gravity takes the water where it does now, and concluded that the Wisconsin Department of Natural Resources (WDNR) requires these measures whenever more than one-half acre of land is disturbed.

Tim Gokhman said that the total area of the property is about 5.4 acres, and that the multi-story apartment building is 16,000 square-feet, and that with the garden townhomes about 30,000 square-feet, giving the grand total, and that the lanes and walks also add to the total impervious area, and then subtracting gives how much is pervious.

Mr. Korb observed that looking at the site now a likely place for the tanks is the parking lot north of the apartment building.

Peter Evenson noted the grading of the area between the two properties and that he would like to see a berm that slants toward the Prange property, and that there are trees there now, not much of a berm.

Tim Gokhman said that headlights and the site line would be a mutual concern.

Peter Evenson said that there is a letter from Mr. Marx that has a concern about the ingress-egress being so close, and that they have the same problem as with the bank (TCF Bank) at the corner, and commented further that the four level building does not coincide to the neighborhood and that he thinks that it is too condensed with only three acres, while we (Manchester Village) has 13 acres for 272 units.

Mr. Gokhman observed that the project site is five acres and that comparatively Manchester Village includes 272 living units. Mr. Gokhman said that the project is not subsidized housing, it is market value and rents are usually driven by square footage, and added that Manchester Village's unit density is 21 units per acre versus 17.8 units per acre for the proposed project, and that it is the same with height as the buildings to the east (Manchester Village) is three-story with pitched roofs, and that if you look going east to west Manchester Village does not blend in at all and that, other than that they will have market rents based on the square footage. Mr. Gokhman continued stating that they will have 21 one-bedroom units in the 48 unit apartment building along West Good Hope Road and that the one-bedrooms will be about 700 to 800 square-feet with the rents starting at \$1,500, and that the 41 garden townhomes apartments will only be two-bedroom and three-bedroom apartments and the that rent for a two-bedroom and a den will start at \$1,700, adding that in the Riverwest Neighborhood they have a 31 unit building at 1,500 square feet and have a similar mix of young professionals, young families, and seniors, and added that the Beaumont in Whitefish Bay developed by

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Mandel (Mandel Group project) has higher rents and the building is full, concluding stating about rents that the cost of construction is the cost of construction and that you cannot bring them in for less than \$1,400 per month, and then said that their target market is young professionals and young families, and that buying can be difficult in comparison to the townhomes. Mr. Gokhman said that residents currently want to stay, keeping up the house, and that it is true that their mortgage payment may be half the cost of rent, but that they also have to pay property taxes and homeowners insurance, and said that that homeowners probably do not put away money for operation and maintenance, but they have to for their rental properties, so again the cost of a one-bedroom is around \$1,500 and for a two-bedroom from \$2,000 to \$2,300 and \$2,500.

Peter Evenson suggested that the square footage that is being talked about is not upscale.

Mr. Gokhman said let us agree to disagree, and that they own and manage 1,300 apartments in 26 buildings, and that the square footage ranges from 700 to 900 plus square feet, and that there is vintage, 1920 to 1960, and there is new and in-between, and that the units are smartly designed at 720 to 930 square feet, and that with 89 units they are slightly below what is typical for onsite management and that 100 is the magic number. Mr. Gokhman said that they are a Milwaukee company and that the in-laws live just down the street, and that landscaping and snow removal services are typical.

Jeff Katz identified himself as the president of the Manchester Village Association and said that he came in with negative feelings, however, that he has a little more level of comfort than from the previous presentation, and said that his big concern is drainage, and that the water table drainage is constantly filling their parking lot, and that a berm might solve a major issue.

Jason Korb stated that they are required to solve to get a building permit, and asked about the purchase price for condos, and that this is all rentals, and that is all for him.

Debbie Recht, (street address not provided), stated that she came with the same concerns, and that it looks lovely, and asked about the mechanicals on the roofs of the buildings.

Jason Korb said that all of the mechanicals are required to be inside, the boilers, and that they will have a mini-split in each unit and that they are about the size of a briefcase, they live on the roof.

Ms. Recht asked if he guarantees that it will not be seen from our building.

Mr. Korb said that it is called a mini-split or Mr. Slim, and that the Manchester Village second and third floors will not be able to see it.

Mr. Gokhman said that they will be sensitive.

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Mayor Kennedy said that they are the size of a personal computer tower and that with the apartment building there will be 48 of them located on the roof and, for the record, they will be sensitive to the aesthetics, and that only part of the apartment building and not that slightly larger unit, the height is relative, and done right does enhance the community.

Boris (long undecipherable last name, address not provided) asked how many residents will live there.

Tim Gokhman said that with two bedroom apartments there will be 1.5 to 2.0 persons per unit so theoretically that would give 130 people, and with two people per unit there will be 178 people.

Susan Garrison, 2200 West Good Hope Road, identified herself as a resident of Manchester Village, and asked what the rent will be at 600 square-feet and at 900 square-feet.

Tim Gokhman said that the smallest units in the apartment building would be \$725 and the largest would be \$1,700.

Susan Garrison asked about the garden townhomes too.

Tim Gokhman said that the townhomes are two and three bedroom and the rents will be \$2,000 to \$3,000.

Susan Garrison said that she is also concerned about the traffic coming into Manchester Village, that there is not enough space to go in and out, and this is a big concern.

Tim Gokhman said that they have multiple points of ingress and egress, both West Good Hope Road and North Range Line Road.

Mr. Korb said that they are not going to ask Milwaukee County for a curb cut in the median.

Susan Garrison asked if there will be satellite antennas on the top of the building.

Tim Gokhman said that is a tricky topic and that they do not love them, and nobody has a dish, and that they do not want them as they are unsightly, and they do not want them to attach them to their buildings, and that they do not have to approve attachments to the buildings.

Neil Eisendrath, 2200 West Good Hope Road, identified himself as living in the 2200 West Good Hope Road building, expressed concern about multiple exits and entrances.

Mr. Korb said that they have two, West Good Hope Road and North Range Line Road, and that if they did not have two then it would be tough to turn around the Fire Department apparatus, and added that the North Shore Fire Department comments previously were positive, and they have to allow the Fire Department apparatus navigate, and said that he thought that there are three entrances and exists at Manchester Village, actually four with 272 living units, whereas they have two with 90 units.

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Phillip Lane identified himself Ray, 7220 North Range Line Road, asked that the slide image with the red lines be shown again.

Mr. Gokhman and Mr. Korb tried to show the requested slide.

Mr. Lane said that the Fire Department will be coming in on North Range Line Road, and that he questioned the Council when we had the last developer, and Manchester Village was complaining about drainage, and said that my side needs a wooden fence, and that he is not telling them how close to my house, and that there is no barrier separating people with dogs and other pets, and the fire trucks drive on the grass, and that there will be a North Range Line Road curb cut.

Mayor Kennedy stated that it was always intended to be a roadway, and that previously with the nursing home it was one call per day, and there would be more concern with a nursing home, and asked how many calls per day are there to Manchester Village.

Comm. Cronwell wanted to clarify the concern with lack of separation and visual barrier.

Mayor Kennedy said that with the previous project it was one call per day, and that there would be more concern before with the nursing facility, and that as for the concern with the Fire Department driving across the lawn that would not be a concern unless there was an actual emergency, and that they will put as much shielding as the east side, the fire village.

Ray said north of the vacant lot there is a short stretch.

Mr. Korb said that it will be shielded by the other lot.

Ray observed they are pointing right there now, come up on the property line, are we going to have (Undecipherable).

Mr. Korb said that there will be a 25-foot setback, and there is some protection from the other property, a short stretch.

Ray commented that it is a small area that dogs can go.

Tim Gokhman said that is a guarantee, that he put the cards out, that they have a 31-unit townhouse project of similar scale, and that there will be less pets in the multi-family than in the garden townhomes, and that they have leases, and there is a pet addendum with legal rules that requires a leash, and that the pet owner must pick-up after the pet, and said that they have been doing this for 25 years, the majority of their buildings have cameras with DVR, and concluded saying that they are pretty serious about enforcement, and that there should not be concerns about crossing the property line as there is nothing to do there and concluded saying we are a Milwaukee based developer.

Mr. Korb stated that for \$500 they could plant arbor vitae and solve it all, and suggested they make us an offer.

Michael Marx, 2350 West Good Hope Road, identified himself as a resident of Manchester Village, and said that in the December 5, 2018, NOW

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section of the Milwaukee Journal, the proposed development was described as peaceful, stable, diverse, and safe.

Mayor Kennedy said that he saw no low income housing or HOME funds.

Mr. Marx said that he had never seen wording, your language, and was only reading it from the newspaper.

Mayor Kennedy said there you go again.

Ms. Recht asked about the feasibility of a traffic signal at Range Line Road (there is a traffic signal at the intersection of West Good Hope Road and North Range Line Road).

Mayor Kennedy observed that West Good Hope Road is under Milwaukee County jurisdiction and that North Green Bay Avenue is under the jurisdiction of the State of Wisconsin, and that the City has been lobbying the State for ten years now about the weird X-shaped intersection, and does not know if the County will do anything along that line, the City wants crosswalks at North Green Bay Avenue and also at Pierron Road.

Ms. Recht said that maybe they could get the developer to pay for that.

Mayor Kennedy noted that traffic signals can cost several hundred thousand dollars.

City Administrator Rachel Safstrom observed that the intersection at West Good Hope Road and North Range Line Road was ranked number 6 for accidents with 29 crashes.

Peter Evenson commented that he hoped that they will re-examine the West Good Hope Road entrance, and will listen and act on their concerns, and said that he thought that previously the District had not acted on their concerns.

Unidentified woman from the audience commented that maybe they could put STOP signs at the exits.

Tim Gokhman commented that people normally know to stop before they exit.

The unidentified woman in the audience said if there are STOP signs at the exits there will be a clear view to go.

Mayor Kennedy observed that they probably do not have STOP signs at Manchester Village.

An unidentified person in the audience said no.

John Bieberitz of TADI the traffic engineering consultant suggested that the crash rate is low, and that the traffic volume would have to increase 60 percent in order to have STOP signals, and that is not what you want, and legally it cannot be done, and stated that right-in right-out would provide full access.

An unidentified woman in the audience commented that traffic gets worse and worse along West Good Hope Road.

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Mayor Kennedy commented that if we stick with residential or something not commercial and from 7:00 to 9:00 there is a little evening traffic that is in line with the neighborhood, and that he thinks that there are more accidents in a commercial area.

Kathryn Huntsinger, 7346 North Bethmaur Lane, asked about the height of the proposed buildings in comparison to the height of the Manchester Village.

Mr. Korb said that the building is six-feet greater than the peaks of Manchester Village's three four story buildings, and that there are three four-story buildings which would typically be about 48 feet tall, and that they are 50 feet from the curb of West Good Hope Road.

Tim Gokhman said that the buildings to the north have less height and are two-story.

Mayor Kennedy observed keeping more in line with the two-story homes, mostly ranch and two-story homes.

Motion by Comm. Cole, seconded by Comm. Vukovic to close the Public Hearing. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Abstain: None. Motion carried unanimously.

Mayor Kennedy stated that the Public Hearing is now closed and that the Plan Commission has a recommendation from City Staff that has eight requirements, to recommend to the Common Council, where the project will go through the same process and the same opportunities to comment.

Motion by Comm. Wadzinski, seconded by Comm. Vukovic that, per Staff recommendation, the Plan Commission recommend approval of the project to the Common Council per the eight requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Abstain: None. Motion carried unanimously.

II. 2040 Vision Plan. Referral for review and future reference the 2040 Vision Plan as completed by the City of Glendale Vision Committee and recommended to the Common Council (Adopted by the Common Council November 12, 2018).

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

The Common Council has adopted the 2040 Vision Plan, replacing the previous Vision Plan 2021. Plan Commissioners are encouraged to carefully review the 2040 Vision Plan as a guide in its continuing planning related activities and decision

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making, as well as in formulating the update to the Comprehensive Plan (Refer to Item 3c.).

Necessary Plan Commission Action

There is not any formal action required for this item.

Mayor Kennedy stated that the Plan Commissioners have the 2040 Vision Plan amongst their materials, a one-year process for the next 20 years, and that now the Plan Commission should take the Vision and complete the State mandated Comprehensive Plan ten-year update.

City Administrator Rachel Safstrom stated the Common Council approved the 2040 Vision Plan and now the Plan Commission and City generally will reference the 2040 Vision Plan as a guide for the Comprehensive Plan update, that formal action is not required for the 2040 Vision Plan, and that the Comprehensive Plan is the next item on the Agenda.

III. Comprehensive Plan Ten-Year Update. Review Request for Qualifications/Proposals (RFP) to complete the Comprehensive Plan Ten-Year Update.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

The City of Glendale needs to move forward with the Wisconsin Statutes required update to the Comprehensive Plan. The Plan Commission will be involved in the process.

Necessary Plan Commission Action

The requested action is for the Plan Commission to approve the Request for Qualifications/Proposals (RFP) for the update to the Comprehensive Plan.

City Administrator Rachel Safstrom stated that the 2040 Vision Plan will be used as a guide for the Plan Commission in the required ten-year update.

Comm. Cronwell suggested that the local component is essential to assure full understanding of the community.

Comm. Wadzinski asked about the budget.

City Administrator Rachel Safstrom stated that \$50,000 has been included in the budget for 2019, and that the amount necessary to complete the work in 2020 has not yet been determined, however, an amount will be determined for the 2020 budget.

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Motion by Comm. Bailey, seconded by Comm. Cole, to approve the Request for Qualifications/Proposals to complete the Comprehensive Plan update. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, and Wadzinski. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Wadzinski, seconded by Comm. Cole, to adjourn the Plan Commission until the next regular meeting to be held at 6:00 p.m., Tuesday, March 5, 2019, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: February 6 and February 28, 2019.