

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
August 12, 2014
Lower Level Conference Room, City Hall

Present: Robert Vanden Noven, Chief Mitchell, Brenda Fritsch, Jorgen Hansen, and Jeremy Hartline. Also Present: Marc Eernisse, Advisor and Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Meeting called to order at 3:00 p.m. and noted a quorum was present.
2. MINUTES: **Motion made by Mitchell to approve the minutes of the last meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. BUILDING & SITE PLAN FOR PHASE II OF LINCOLN VILLAGE (MEMORY CARE AND ASSISTED LIVING UNITS), 1300 LINCOLN AVENUE, MSP REAL ESTATE, APPLICANT. In 2001, MSP Real Estate proposed the Lincoln Village project. Phase I which is now built, consists of a 3-story, 49-unit independent senior housing facility. At the time, approval was given for a separate 24-unit assisted care facility on an adjoining lot that fronts onto Lincoln Avenue. The entire property was also zoned with a Planned Development Overlay that permitted higher density as well as setback and offset reductions. The market never materialized for the assisted care housing so that facility was not built.

MSP is back now with plans to create a campus of continuum of care for senior housing. They are proposing to construct a 2-story 62-unit assisted living and memory care facility consisting of 20 memory care; 14 frail; and 28 assisted units. It would be a licensed CBRF providing 24/7 care. There is a current 60' wide utility/drainage easement on the southwest corner of the site. MSP would like it reduced to 20' that would provide 10' on either side of the storm sewer pipe. City Engineer Vanden Noven concurs that the easement width may be reduced.

A summary of the site and building plans discussion:

- A portion of the building will have a 10' to 12' setback; other portions of the building will be over 45'. The Board did not have an issue with this because of the OPD zoning and because most of the building's setback is greater than 25'.
- The Board concurred with the reduction of the easement width as requested;
- Despite the façade materials being upgraded with cement siding, brick and block, the members felt the new building would look like a "too obvious" addition. Discussion centered on including some of the architectural details of the 3-story building. With the 10' to 12' setback, more architectural detail and enhancements were needed.
- Since trash would be removed from on the Lincoln Avenue portion of the building (the rear side), plans for a trash enclosure should be provided.
- Parking was discussed. MSP requested additional parking on the east side of the new building. The Board agreed that the new parking would be sufficient; additional parking if needed, would be on Lincoln.
- Density was not a concern. Although the new building would have 62 units; the units are very small and much of the space is common area. The need to provide a continuum of care for exceeds the issue of density.
- Connection to the existing building was discussed. The reason for doing this is to provide food service if needed, to the independent units.

- MSP mentioned that a lot adjustment maybe needed. There are two lots because the independent facility was partially funded using tax credits.
- The Board also requested that revised plans, samples of materials and pictures be provided at the Plan Commission meeting.

Recommendation: To recommend approval of the building and site plan subject to: Adding architectural details and enhancements to the façade to make it more similar to the existing building (especially to the street side); providing a landscaping plan; providing details for a trash enclosure; and adding 4 to 5 additional parking stalls on the east side of the new building

5. USE OF EXTERIOR BUILDING MATERIALS AT 131-33 W. GRAND AVENUE, VICKI ZUKAITAS. The applicant recently purchased the building and is in the process of making improvements. On the exterior of the east elevation, a stucco-like coating was added after the adjacent building burned down in the 1960's. A portion of that material was recently removed because it was no longer affixed to the brick. A contractor suggested applying Uni Clad, which is a steel product to the exterior. Although this is really a maintenance issue, Board members were concerned that the metal looked more like an industrial use. They suggested that new stucco would look better and be more economical. The applicant was hoping for the Board's concurrence on the use of the Uni Clad. No action was taken.
6. FORTH COMING EVENTS: None
7. ADJOURNMENT: **The meeting adjourned at 4:00 pm.**