

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, AUGUST 21, 2014**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:30 p.m. Members present were: Commissioners Voigt, Kelley, Sova, Becker, and Williams. Also present was: City Planner Randy Tetzlaff, City Administrator Mark Grams, and City Engineer Rob Vanden Noven. Absent and excused: None.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR JULY 24, 2014: MOTION BY DAN BECKER AND SECONDED BY MAYOR MLADA to approve the minutes as presented. Motion carried unanimously.**
4. **BUILDING AND SITE PLAN FOR PHASE II OF LINCOLN VILLAGE (MEMORY CARE AND ASSISTED LIVING UNITS) LOCATED AT 1300 WEST LINCOLN AVENUE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that back 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. In addition, 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 units; 14 frail units; and 28 assisted units. It would be a licensed CBRF providing 24/7 care. There is a current 60 foot wide utility/drainage easement on the southwest corner of the site. MSP would like it reduced to 20 feet that would provide 10 feet on either side of the storm sewer pipe. City Engineer Vanden Noven concurs that the easement width may be reduced. The site and building plans were reviewed by the Design Review Board. The DRB approved the site and building plan and agreed with the reduction of the easement. The DRB would like to see some additional architectural details to this building, possibly some dormers. A trash enclosure should be provided. MSP requested additional parking on the east side of the building and the DRB agreed that the new parking would be sufficient, additional parking, if needed, would be on Lincoln. The DRB requested MSP provide revised plans, samples of material, and pictures to the Plan Commissioners. Staff recommends 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); provide a landscaping plan; providing details for a trash enclosure; and adding 4 to 5 parking stalls on the east side of the new building. The plans now before the Plan Commission include all of the recounted changes. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BUD SOVA to approve the Building and Site Plan for Phase II of Lincoln Village (Memory care and Assisted Living Units) as presented subject to City Staff approving landscape plan. Motion carried unanimously.**
5. **REVISED ZONING STANDARDS FOR THE ARTERIAL GATEWAY OVERLAY DISTRICT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He

stated that at our last meeting, we met with a real estate broker who has the former EVS auto dealership under contract. He discussed the difficulty with marketing the property based on the use restrictions placed on the property by the Arterial Gateway Overlay. Whereas the Commission members were willing to work with him and be flexible regarding uses, obstacles still remain. He suggested a boat dealer and storage and the Commission members were receptive as land as boats are not stored outside. The dilemma is that boat storage is a prohibited use. A lumber or home improvement use was suggested, but again lumber yards are prohibited. Lawn and garden centers were suggested, but again, not listed as a permitted or conditional use and therefore, cannot be allowed. The list goes on. Staff believes we need to better clarify the standards. The Commission appears to be open to many uses as long as there is no outdoor storage. Reviewing the revised Arterial Gateway Overlay includes language which makes lawn and garden centers, boat sales and storage, lumber yards, testing and research labs, and indoor warehousing as conditional uses. Outdoor storage remains prohibited. The Commission members should consider making commercial parking and transportation terminals prohibited uses also. The Commission members discussed and reviewed the changes to the Arterial Gateway District. Staff will revise the Arterial Gateway Standards as related to conditional and prohibited uses. This item will be brought back to the Plan Commission next month.

6. **FORTHCOMING EVENTS:** City Planner Randy Tetzlaff informed the Plan Commission Members that Dan Herrian, a resident who was here several months ago, had requested parking in the setback or parking in the adjacent right-of-way. Mr. Herrian was in contact with WE Energies and WE Energies will not be moving the electric poles from the right-of-way. So Mr. Herrian will be pursuing the parking in the setback.

Plan Commissioner Dan Becker informed the Plan Commission Members that on Tuesday, August 26, 2014 at the Humane Society in Saukville, WI, there will be a meeting on saving the YMCA. The meeting will be to discuss how to save the YMCA in Ozaukee and how to donate money for the purchase of the Ozaukee YMCA.

Mayor Mlada wished to thank the Plan Commission Members who attended the meeting Monday night at Ansays. A PIM will be held before the Common Council meeting on September 16, 2014 to discuss CDS's findings. Mayor Mlada also wished everyone a Happy Labor Day!

7. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 7:45 p.m.**