

Questions have been raised as to why the City is in a “rush to sell” public land, in particular, downtown parking lots. The answers begin four (4) years ago when the downtown parking study results were first unveiled. Also, there is misinformation regarding the proposed use of the car/trailer lot. Since May of last year, concept plans for the lot have been available for viewing on the City web page

<http://www.cityofportwashington.com/planningDevelopment.html>

Parking Study: In 2013, the Port Washington Business Improvement District hired Nelson Nygaard, a Boston consultant to conduct a downtown parking study. In an Ozaukee Press article dated February 26, 2014, the consultant stated there is so much parking that it is recommended the city look at the land it owns east of Franklin Street and consider selling some of it for development.

<http://ozaukee.com/component/content/article/49-feature-1/4140-consultant-says-its-time-to-rethink-port-parking-port->

CDS Plan: On August 18, 2014, 85 persons gathered to map out uses for development sites in the downtown area: <http://ozaukee.com/editorials/daily-news/5617-input-sought-on-downtown-redevelopment>

The outcome was a visioning plan:

[http://www.cityofportwashington.com/pdf/planningDevelopment/11-06-](http://www.cityofportwashington.com/pdf/planningDevelopment/11-06-14DowntownRedevelopmentSitesPlan.pdf)

[14DowntownRedevelopmentSitesPlan.pdf](http://www.cityofportwashington.com/pdf/planningDevelopment/11-06-14DowntownRedevelopmentSitesPlan.pdf) (also found on the City web page link above) that was reviewed and unanimously accepted by the following:

- CDA 10/20/14
- Plan Commission 10/23/14
- Common Council 11/05/14 following a public presentation by the CDA

North Slip Parking Lot: Knowing that the North Slip parking lot was the only site controlled by the City, the CDA voted on 11/17/14 to request the Plan Commission to approve the lot as surplus public property. On 11/20/14, the Plan Commission approved the request.

On 03/02/15 the CDA recommended approval of a Request for Proposals for development on the parking lot site. The RFP went out and on 08/01/15 the Common Council approved a concept plan for The Blues Factory. Subsequent action was approval of a developer’s agreement, a lot survey, and acceptance of an offer to purchase for \$250,000.

Former Victors and Car/Trailer Lot: Having been identified as a future development site in the CDS Plan and knowing there is a plan to replace lost parking <http://ozaukee.com/port-washington/7371-plan-to-beautify-marina-area-address-parking-takes-shape-> the Plan Commission voted on 04/28/16 to declare the car/trailer parking lot surplus public property; the former Victors remains private. This action allowed the Common Council the ability to sell the lot. A concept plan for the former Victors and car/trailer lot was submitted by Ansay Development; it was a 44-unit apartment building. Stephen Perry Smith also submitted a concept plan for just the car/trailer lot; it was an 11-unit townhome condo project. Both were reviewed by the Design Review Board and the Plan Commission.

<http://ozaukee.com/component/content/article/49-feature-1/7726-lakefront-housing-plans-get->

[mixed-reviews](#) On 12/13/16, Ansay Development unveiled a larger lakefront plan and moved the 44-unit apartment building one block north and proposed a 14-unit brownstone or row house project on the former Victors and car/trailer lot. On 12/20/16 the Common Council showing preference for the 11-townhome project, agreed to begin negotiations on the sale of the lot to Stephen Perry Smith. Finally, on 03/21/17, the Common Council agreed to sell the lot to Smith for \$140,000; no development incentive is requested and the City will be responsible for utility relocations and any required environmental remediation; those costs are included in TID #2 project plan.