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More than a dozen properties under consideration as Port officials begin exploring commercial, residential uses

Port Washington officials last week identified more than a dozen properties throughout the city as potential sites for development or redevelopment.

Many of the properties are included in the city's 2035 comprehensive plan, but little has been done with them since the list was compiled years ago, Randy Tetzlaff, the city's director of planning and development, told the Community Development Authority Jan. 21.

The committee should determine which properties remain on the list, prioritize them and figure out what's next, Tetzlaff suggested.

"Is this something the committee wants to get involved in?" Tetzlaff asked. "Do we want to be aggressive? Do we want to reach out to people? I'm looking for you to give me direction."

Committee member Ruth Lansing said the city needs to not only prioritize the list but begin talks with property owners.

The process of prioritizing the list is expected to begin when the committee meets again Feb. 18.

Among the potential redevelopment sites are:

• The Port Shopping Center and an adjoining lot on the city's far north side. The almost 8.5-acre property includes the center, which hasn't been filled since it was built. Numerous developments have been proposed for the adjoining lot, but none were completed.

• The former Simplicity property on North Spring Street. Only about a third of the 300,000-square-foot building there is leased. Tetzlaff said the site could remain industrial or be used for something else.

• The Jadair property along South Milwaukee Street, the only industrial site in downtown Port.

• Several industrial properties on South Park Street and Schmitz Drive that Tetzlaff said are currently underused.

• A former trailer park on South Spring Street that's currently owned by the city. The original intent was to find a commercial use, but a residential use might be equally appropriate, Tetzlaff said, adding the land is in the Town of Port.

• The former EVS dealership on South Spring Street. The land could be divided into as many as five lots, Tetzlaff said, adding there has been some interest in using the land for warehousing, but that use isn't permitted under city codes.

• The former grocery store in the Port Harbor Center downtown. The 11,000-square-foot space has been vacant for about 16 years.

• The former Dairy Queen building, which Tetzlaff said has been “a merry-go-round” of food-service uses that haven’t been successful.

• The former Victor’s Pier Street restaurant, which has also been home to several unsuccessful restaurants.

Committee member Erica Roller also suggested the city consider adding the former Clark Service Station site on Grand Avenue to the list.

Among the new development sites are:

• The former Schanen farm along Highway 33 near the city’s west side. Portions of the city-owned property are earmarked for a baseball complex, but other areas are expected to be used for residential and commercial uses.

• The former Highway LL ramp land owned by Ozaukee County on the northwest corner of highways 33 and LL.

• A parcel along Highway 32 that’s just east of the former Harris Bank. The land is between Highway LL and Sauk Road.

• The Weiss property north of Allen Edmonds Shoe Corp. along Highway LL on the city’s north side.

• A future business park north of I-43 and east of the bike trail. This property is not served by utilities, Tetzlaff said.

• The former VK property east of the railroad tracks and off Maritime Drive on the city’s south side. This land is intended for business park, industrial or commercial uses, Tetzlaff said.