

CITY OF PORT WASHINGTON
CITIZEN ADVISORY COMMITTEE
Wednesday October 3, 2007

The meeting was called to order at 6:40 pm

Present were: Roger Strohm, John Bauer, Randy Sharbuno, Jim Janson, Mike Erlich, Sue Orvis, Kim Chavez and Randy Tetzlaff

The minutes were approved by Mike Erlich and seconded by Roger Strohm.

Commercial Development

Hwy 32 will be zoned commercial to the border of Grafton

Hwy 33

- Just west of Bley's subdivision on South side of road—40 acre parcel should be zoned residential
 - Possible two or four family buildings along the highway and single family homes as go deeper away from road
 - Consider elderly development along the highway, especially since will be close to grocery stores and Walmart

- Commercial development on the South side from fish bait shop to Walmart and also commercial on the north side of the street from Green Bay Road to WGLB

Residential Developmental

Currently there are 384 lots that are not yet built but are approved

Freier property would add 55 single-family lots

VK property has ??? lots

Our ideal residential mix:

- 50% single family
- 5% single family condos
- 15 % multifamily
- 10% duplex
- 12% elderly housing
- 6% apartments for families
- 2% mixed use
-

| Potential of 1911 lots available for future developments | Approved | Remaining |
|--|----------|-----------|
| • 955 single family | 439 | 516 |
| • 95 single family condos | 15 | |
| • 286 multifamily condo units | 275 | 11 |

- | | | |
|------------------------------|-----------|------|
| • 191 duplex units | 220 units | <29> |
| • 229 elderly housing units | 40 | 189 |
| • 114 family apartment units | | |
| • 38 mixed use units | | |

Will old Simplicity building be residential??
Possible location for elderly apartments

After a lot of discussion, we wondered if we could really designate all the above mentioned residential mix categories. We decided for simplicity to change our residential mix into the following categories:

- 70%—low density housing
 - Single family
 - One or two family
 - Duplex
 - Elderly
- 20% high density housing (3+ family)
 - Family or elderly
 - Personal question: Do we need to designate a maximum number of units allowed per structure??
- 10% mixed use (residential above commercial)
- Prefer condo versus rental if not single family

For the next meeting we requested blank maps so we can start plotting our designated zones to see if they flow well.

Meeting was adjourned at 8:40 pm.

Our next meeting will be Wednesday, October 31st at 6:30pm.