



FOX POINT

files

by Douglas H. Frazer

The Cell Tower, the School and the Give and Take of Local Control



Part 2 – The School

In Part 1, we covered the cell tower. In Part 2 we will cover Dunwood School and the area nearby.

The Village Board, aware that the east side of Port Washington Road from the Dunwood School north to the A-B Data building is underutilized, retained Vandewalle & Associates to conduct a small area planning study for this corridor with the goal to determine feasible development options. The study area consisted of two locations along Port Washington Road that are either currently available for sale or redevelopment, or may come to market in the future.

The two areas included (1) to the south, the nearly 12 acres of Fox Point-Bayside School District owned former Dunwood school and athletic fields, and (2) the area at the northeast intersection of North Port Washington Road and Bradley Road, including four parcels, two that are currently for sale.

1. The Dunwood School parcels contain an elementary school building that is currently used as rental property by the school district as well as adjacent athletic fields currently rented by youth athletics organizations. The school, built in 1955, has not hosted district programming since 1992. The building is currently occupied by several non-profit and education-oriented tenants, including the LX Club and the Scholaris Gifted Academy.

Interviews with developers and real estate professionals indicated a high interest in redevelopment of this site in particular for residential development.

On October 19, 2015, after reviewing the small area study, the school board voted to market the property and will issue a request for proposals for the sale and development of the site. The property is zoned for institutional use, so the village board would have to rezone the land if it was to be used for another purpose.

The study identified several land use approaches, such as medium density, multi-unit structures that might include up-scale market rate townhouses, condominiums, or apartments, with green spaces and neighborhood-serving retail or office uses on site.

The concept seeks to maintain a buffer between single-family residences and playground or athletic fields with new single family lots.

Another approach included a mix of apartments, townhouses and single family dwellings, or a mixed-use option of civic, commercial,

and residential structures, or mixed residential uses that might include apartments, townhomes, and inter-generational care facilities.

2. The northern range is about three acres. Redevelopment ideas are limited by the WE Energies substation just north of Bradley Road. WE Energies indicated that the cost to relocate the substation is prohibitive, and given the large service area that the substation affects, the utility wants to keep things as-is.

However, the A.B. Data, the Northpoint Service Center, and the Port China restaurant parcels are available for redevelopment purposes. This project area, considered overall, is probably best suited for neighborhood commercial development that might include a local restaurant, coffee shop, or bank, and possibly limited residential development.

As a "mature" residential community with only a small amount of commercial space, Fox Point village officials and staff have only occasional opportunity to help shape a change-up in the mix. The small area along Port Washington Road bordered by Dunwood School and the A-B Data building is one such opportunity. Smart development could make this area of the village very attractive while at the same time broadening the tax base.

Douglas H. Frazer is a trustee on the Fox Point Village board. The views expressed are his own and not necessarily those of the village, the village board, other village board members, or Best Version Media, LLC.

SAVE 15% in-studio or online
code: holiday15
exp. 02-29-16

CENTURY FARMHOUSE®
handcrafted artisan soaps

136 South Main Street • West Bend, WI 53095 • tel 262/334-2321
www.centuryfarmhouse.com