



# Changes and Clarifications

## 1027 North Edison Street



Posted April 16, 2015

**Question:**

The RFP is directing the property use as a "River-orientated mixed used development" and the uses are suggested as residential, office or a combination. In reading the April 18, 2013; Final Case Closure from the Department of Natural Resources- under "Prohibited Activities" expressly prohibits "construction or placement of a building or other structure" and "changing the use or occupancy of the property to a residential exposure" unless prior written approval has been obtained from the DNR:"

>> Has the DNR provided direction or approval for this property to be developed with a building or as a residential use- or given any indication that this is a tentative and feasible land use?

**Answer:**

WDNR has not been asked and therefore has not expressly indicated that a building or residential use would be feasible; however, based on experience with redevelopment of similar sites, WDNR would likely approve a mixed use building with residential units on the upper floors (2 and above).

**Question:**

>> What conditions might the DNR offer approval for residential use?

**Answer:**

The site has been closed with a cap in place. For redevelopment to occur, the Closure Conditions and Prohibited Activities as specified in the April 17, 2013 Closure Letter would need to be addressed during redevelopment. The majority of the conditions and prohibited activities are regarding the need for a cap or barrier for impacted soil that remains. A developer will need to hire an environmental consultant to evaluate the proposed redevelopment and prepare plans and documents to ensure compliance with WDNR regulations as well as obtain the proper approvals.

**Question:**

>> Does the City of Milwaukee have any additional guidance to this particular issue?

**Answer:**

The City of Milwaukee believes impacts at the property can be properly managed to allow for a mixed use residential building is feasible at this location.

**Question:**

In relation to the existing Steel Sheet Pile river wall-

>> Are there known tiebacks into the adjacent property to support the existing Sheet Pile, and if so, where might these be located (approximately)?

**Answer:**

Plans detailing the dockwall and tieback anchor locations have been posted to the 1027 North Edison Street RFP webpage at [http://city.milwaukee.gov/1027NEdisonSt\\_RFP.htm](http://city.milwaukee.gov/1027NEdisonSt_RFP.htm)

Posted March 30, 2015

Question:

1. Can the sidewalk or access path, between the terminus of the Highland Street bridge and Edison Street, be reworked or redesigned so long as we maintain/provide 12'-0" wide access?

Design Criteria Reference:

"Building may extend over a limited portion of the Public Access Easement and Limited Development

areas as defined in Exhibit A of the RFP, so long as pedestrian access between North Edison Street and the terminus of the Highland Street pedestrian bridge is maintained. A 16' height clearance should be maintained."

RFP Reference: under the Property Use heading:

"This access way could be moved at the Buyer's sole expense, so long as there is a clear pedestrian path between North Edison Street and the terminus of the Highland Street pedestrian bridge."

Answer:

Walkway/Access between the Highland Street Bridge and Edison Street must be maintained as is, in order to sustain a clear, straight, sight-line and access across the walk/bridge.

Circular landing must remain as is.

A slight shifting of the walkway from the circular landing to Edison Street may be allowed but may entail moving utilities.

Walkway cannot be shifted north into the utility easement area. This area must be maintained as a buffer between any new development and the existing housing.

**Posted March 30, 2015**

Clarification to design guidelines:

**BUILDING PLACEMENT**

Building extension over the Public Access Easement is strongly discouraged but may be allowed if it results in a better design and development. See Exhibit A of the RFP. Note that pedestrian access and visual sight lines between North Edison Street and the terminus of the Highland Street pedestrian bridge must be maintained. Any extension over the public access easement must maintain a minimum 16' height clearance. All overhead extensions must follow requirements of any easement on site (see survey.)