

2622-26 West State Street Changes and Clarifications

Any changes or clarifications to the RFP will be posted here. Check this page before making your submittal. If you have questions, please email Matt Haessly at mhaess@milwaukee.gov.

Clarifications

RACM received an inquiry about property demolition and availability of adjacent property. Below is the information provided to the inquirer.

Question: Under Property Redevelopment, the last line mentions demolition and redevelopment may be considered. Does this mean all the rehabilitation requirements are void then?

Reply: If the building is razed, the new building would need to conform to the City's [Principles of Urban Design](#). These principles are general and the specific building may be subject to design revisions are recommended by City staff. In general, a new building should be placed as close as possible to the corner of 27th & State, have strong street orientations and be a quality design. The building should be a minimum of two stories and the maximum height would be controlled by zoning or neighborhood context.

Question: Are the properties across the alley available? It looks like (from Map Milwaukee) that the City owns the property on State St. and also the property that stretches over to 26th St.

Reply: The front portion of 2612 West State Street may be available after demolition. Use of this property, though, would require that the buyer pay for realignment of the alley to 26th Street. The rear of 2612 West State is to be combined with our lot at 1025 North 26th for single-family housing. A portion of this area would be used for the alley.

Question: The SOHI Vision Master Plan shows a new public park on this corner. Is that set in stone, or can that be altered depending on the building?

Reply: The public garden is located within the public right of way and does not affect the property being advertised in the RFP.

Question: Is there a dimensioned survey of the block? The map in the Site Analysis is not scaled and Google Earth is a little vague.

Reply: Attached is a copy of the City's [tax plat](#) and [land use map](#). The tax plat provides the only dimension information that we have available.

Posted August 1, 2008

Changes

None posted