

2305 San Luis Place Questions and Responses UPDATED through 10/17/2022

1. What specifics is the library looking for in their space?
 - Need around 15,000 square feet
 - Condominiumized space for separate Library ownership (common area maintenance charges expected)
 - First floor location
 - Parking
 - Drive-up window
 - Prefer white box
 - Additional details will be established with the Library following selection of the development team
2. What flexibility is there in terms of building height, parking, and other dimensional standards?
 - The property is currently zoned B-3 Community Business which has certain parking requirements. There is also a 36' height limit. However, considering the unique mix of uses (senior housing, library, others?) and the likely need for additional height, the standard parking ratios and height requirements likely won't work. Village staff is committed to working with the selected developer in establishing a Planned Unit Development on the property to provide the necessary flexibility for parking, height, and other dimensional standards necessary to make the project work.
3. Is TIF assistance available?
 - As indicated in the RFP, the Village is open to contributing the land costs to the project, and will view those responses that do not require additional tax increment financing more favorably to those that do. That said, if the right project requires gap funding through TIF, the Village will need to establish a new tax increment district to include the property, as current TID #3 is at the end of its usable life.
4. Has a senior housing study been prepared? Has any new senior housing been developed in Ashwaubenon since the study?
 - The last senior housing study was prepared in 2013 by Maxfield Research Inc. and is available for download from the following link:
<https://intranet.ashwaubenon.gov/api/fileshare/download/aschuetter/Senior%20Housing%20Study>
 - Since that study was completed, a 60-unit affordable senior housing development has just started construction at 689 Mike McCarthy Way. The development was awarded WHEDA tax credits to help facilitate it.
5. Can other uses in addition to the library and senior housing be included?
 - Yes. Ancillary uses to the library and senior housing (commercial, recreation, etc.) are very welcome.
6. Can additional levels of senior housing be included, such as assisted and/or memory care?
 - Yes.
7. Is the Library to be delivered as a gray shell space (unfinished floors, walls, ceiling, & MEP)?
 - Yes – following selection, the selected development team will work with the library to identify the specific shell space requirements.

8. Are there any updated Master Plan exhibits/aspirations for this neighborhood beyond the 1999 Masterplan and the 2004 Comprehensive Plan?
 - The most recent Village of Ashwaubenon Comprehensive Plan can be found at the following link: https://ashwaubenon.gov/media/1269/2016-ashwaubenon-comp-plan_full.pdf. Please reference the Village's site plan and design review regulations for site and design standards: <https://ashwaubenon.gov/government/municipal-code/#!/article/81?s=815>.
9. Is there any potential upcoming roadwork along the street frontage planned for this area that could affect this development in terms of cost or timing coordination?
 - There is no anticipated roadwork on either Cormier Road or San Luis Place.
10. Are there any FEMA floodplain revisions that could affect any portion of this site?
 - There are no anticipated updates to the FEMA floodplains that would impact the subject site. The closest mapped floodplain at this time is approximately 0.55 miles to the south and southwest of the subject site.
11. Will the library own or rent that portion of the building? If they will own, how will the construction of the Library portion of the building be funded?
 - Please see response #1. Brown County has committed \$5 million in County sales tax revenue toward a new Ashwaubenon Branch Library.
12. Is the intent that the overhead powerlines be buried as part of this project?
 - There are no plans or intent that they get buried at this time. When this section of Cormier Road is reconstructed at some unknown point in the future the powerlines may be buried at that time as part of the street project.
13. Recognizing Teams shouldn't plan the library space at this time, in the interest of overall site layout, would it be acceptable to provide a book return box that is easily accessed by vehicles via a dedicated temp pull-up/drop-off zone, but not directly attached to the building?
 - The drive up window will need to be attached to the building. The drive up window is not only for drop off of materials but also and probably more importantly, for pickup of materials.