

General Questions and Answers – Cuba City and Port Edwards RFP

1. The sites have been identified by DNR as brownfields, what environmental assessments have been completed to date for both sites and will the analysis data be provided?

All relevant and available environmental assessments, site investigation reports, and other environmental reports for the properties can be found on RR Sites Map and in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) available here: <https://dnr.wisconsin.gov/topic/Brownfields/WRRD.html> DNR will assist the awarded firm with finding the relevant environmental reports.

2. Given that the sites are designated brownfields, what level of additional environment assessment does the agency expect as part of the planning activities?

The DNR does not expect any further environmental assessment to be conducted by the selected firm. This grant is only for planning efforts, not environmental assessment or remediation.

Questions and Answers Related to Port Edwards RFP

3. In reviewing the Port Edwards site map, it appears that there are areas of exclusion within the map. We request that the agency update the map with crosshatching to identify the areas targeted for RFP response.

An updated map is attached that more clearly depicts the targeted areas.

4. What background materials can be provided by the DNR or by the [Village] to the awarded team?
Was a market analysis completed as part of the 2016 planning effort?
Has a market study been completed for this 46-acre site?
What type of planning studies or documents have been previously completed?

- Relevant plans and studies will be provided to the awarded firm. The owner of the property and the village worked together on some marketing plans for the site. Also, a Planned Unit Development plan and plat map were created but never approved in 2019.
- A planning firm prepared a paper about industrial redevelopment opportunities for site titled “The Port Edwards Green Energy Employment District: Repositioning the Paper Industry, Launching Renewable Energy Systems, and Utilizing the Region’s Bio-industry Strengths to Create Green Jobs.” This paper will be provided to the selected firm.

5. Can you elaborate upon reasons why the 2016 redevelopment plan and economic development strategy is in need of updated efforts for this project?

The plans were never adopted by the village board. Also, limited redevelopment has occurred on the parcels and village officials would like to consider additional types of land uses for these properties in addition to industrial/ manufacturing.

6. What role will the [Village] have in the planning effort? Will the plan need to be approved by the [Village] Council or other commission or committee?

The awarded firm will work with village of Port Edwards Staff and DNR staff to ensure the best possible plan is developed. It is not a requirement of this RFP project that a plan must be approved by the village board.

7. Has the structural integrity of the on-site buildings been documented?

The larger building is currently being used for industrial purposes and is in good condition. There is no documentation about the conditions of the smaller building.

8. If no prior planning documents have been completed, would Wisconsin DNR consider a modification to the proposal scope such that a market study would be an outcome of the scope, rather than a site concept plan?

A concept plan is one of the tasks included in the scope of this RFP and it should be included in a proposal. A firm could propose a limited market study in addition to the tasks and deliverables described in the RFP. The DNR and the village will be looking for additional resources and assistance available to move this project forward.

9. Has Wisconsin DNR received commitments from other firms proposing on this RFP?

The DNR has not selected a firm for any aspect of this project at this time.

Questions and Answers Related to the Cuba City RFP:

10. Has a market study been completed for this site?

A market study for this property has not been conducted but an [economic development strategic plan](#) was completed in 2014 and an update to the [comprehensive plan](#) was completed in 2020. Both documents contain partial market studies for the city overall. The city's economic development strategic plan and the comprehensive plan will be provided to the selected firm.

11. What type of planning studies or documents have been previously completed?

The city has an economic development and comprehensive plan for the entire city but a no planning studies or other documents have been prepared for this property. These documents will be provided to the selected firm.

12. Has Wisconsin DNR received commitments from other firms proposing on this RFP?

The DNR has not selected a firm for any aspect of this project at this time.