

## Contractor Questions

- **Is it possible to use some of the isolated wetland areas for development if they are reconfigured and/or the DNR permits a wetland trade/swap?**

Yes, we would anticipate utilizing this development opportunity to maximize the space available for development.

- **What are the required setbacks for development from the wetlands?**

This is something the City will have to explore further with the DNR. However, it is the City's goal to maximize the developable area of the site and will make its best efforts to work with the DNR and future developer on this component of the project.

- **Are large (50 units) multi-story (4 stories) apartment buildings acceptable for this location and property?**

The property is currently zoned M-2 General Industrial, which would not permit this type of development. However, it is anticipated that the property will be rezoned to R-3 Multi-Family as part of the future development project. The maximum height in the R-3 zoning district is 40'/3 stories right now. A project larger than that could be considered for this site, but it would require a Planned Unit Development to be utilized to increase the height permitted on the property.

- **Is covered parking a required component of the development?**

No. The Zoning Ordinance does not require covered parking on this property.

- **Is there some flexibility from the City's side related to when construction would occur on the site (anytime in 2025 or has to be in the summer of 2025)?**

We have flexibility with the contractor's schedule.