



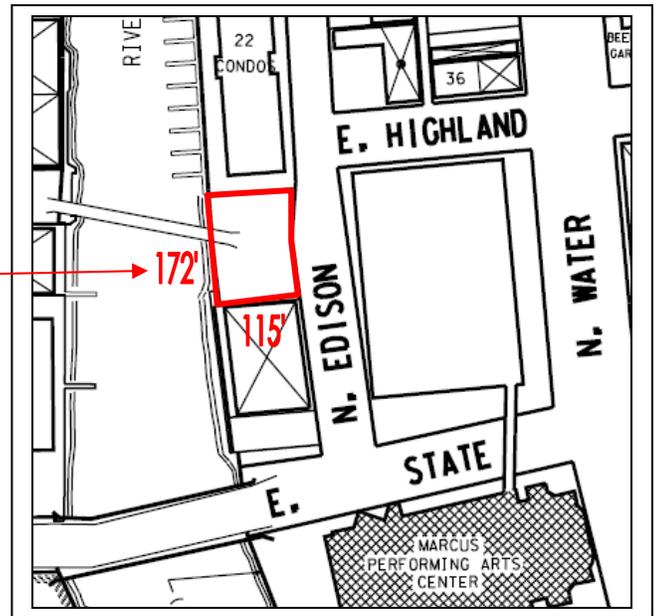
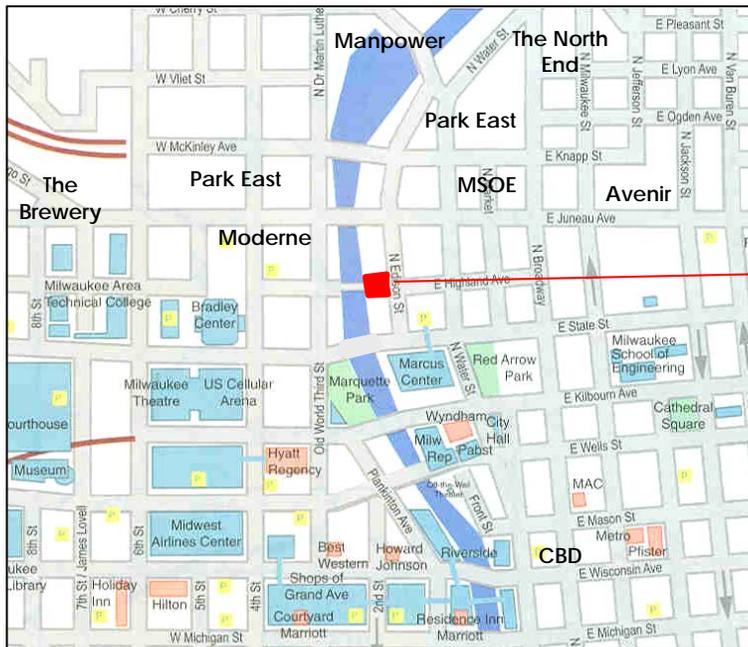
Request for Proposal Downtown Riverwalk Development Opportunity

1027 North Edison Street

Official Notice #: 57583



The City of Milwaukee is seeking exciting, creative and high quality proposals for the purchase and development of a high profile site at the heart of the downtown Riverwalk at 1027 North Edison Street. This is an opportunity to develop one of the few remaining vacant parcels on the Riverwalk and contribute to the vitality of downtown Milwaukee. Check our website to see everything that is happening along the Riverwalk and Downtown: <http://city.milwaukee.gov/Projects/Downtowninformation.htm#.VQwjoqNOnct>



PROPERTY

19,985 SF of waterfront property with 172 feet of frontage on the Milwaukee River.

The northern portion of the property has major communication lines underground and a sidewalk providing public access to the Highland Street pedestrian bridge from Edison Street. Therefore, only the southern 9,050 SF is considered easily developable. See **Exhibit A** for site details and **Exhibit B & C** for a survey of the site with exact dimensions, location of infrastructure and other site issues. Property photos are available in **Exhibit D**.

The parcel is zoned C9B(A) (Residential and Specialty Use), which allows for a high-density compatible mix of uses, including residential, office and retail. The parcel is also subject to the Riverwalk Overlay District. City will apply for the necessary zoning changes if required by accepted proposal. Consult the City of Milwaukee Zoning Code for more information: <http://city.milwaukee.gov/CodeUpdates#.VQwmNqNOnCs>

ASKING PRICE

\$840,000.00. No brokerage fees will be paid. No public assistance will be available other than the City's share of the cost of Riverwalk and dock wall improvements. City will pay for 70% of Riverwalk costs up to a maximum of \$2,500/linear foot and City will pay for 50% of dock wall costs up to a maximum of \$1,000/linear foot.

If Buyer chooses to develop the area labeled "Limited Development" in **Exhibit A**, any utility relocation or other infrastructure costs will be at the Buyer's sole expense. If Buyer needs to relocate the electrical transformer on the southern end of the site, it will be at the Buyer's sole expense. For more information on

relocating electrical transformers contact Ms. Perri Petropolous of WE Energies at 414-944-5566.

PROPERTY USE

River-oriented mixed-use development as contemplated by the City of Milwaukee Downtown Plan: <http://city.milwaukee.gov/AreaPlans/Downtown.htm#.VQwmZqNOnCs>

The ground floor use must activate the Riverwalk, the Highland Street pedestrian bridge and its walkway and Edison Street. Upper levels may be residential, office or a combination.

Buyer will be required to build a new Riverwalk adjacent to the 172 feet of Milwaukee River frontage. Conveyance will be subject to a permanent public access easement for the Riverwalk and to the Highland Street pedestrian bridge. 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. The Riverwalk Site Plan Review Overlay District Design Guidelines encourages constructing the Riverwalk on land. For information on constructing the Riverwalk over the river, contact Ms. April Marcangeli, with the Wisconsin Department of Natural Resources (WDNR), at 262-574-2132.

Prohibited uses include: surface parking as a primary or secondary use, a rooming house, check-cashing facility, social service facility, community center and all tax-exempt uses.

DEVELOPMENT GOALS

- Provide a concentration of activity that contributes to the vitality of downtown and the Riverwalk.
- Respond to site context and existing neighboring buildings
- Utilize high-quality design and materials
- Expand tax base and maximize the return to the City
- Create or retain jobs with family-supporting wages and benefits
- Incorporate at least two sustainable design elements into the building
- Complete project in a timely manner

PROPOSAL PROCESS

Submit five copies of the following information on or **before 2:00 pm on April 30, 2015**.

- Project Summary & Public Disclosure Statement on the RFP website
- Preliminary development budget showing total development costs, proposed sources and uses of funds and a pro forma income analysis.
- Preliminary architectural plans for the building(s) and site improvements that conform to Design Criteria on the RFP website.

Proposals (five copies) must be received and time stamped at the 2nd Floor Bid Desk, 809 North Broadway, before the deadline. Write "1027 North Edison RFP" on the envelope. **Proposals submitted after the deadline or to other locations will be returned or destroyed.**

REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Quality, attractiveness and uses of proposed development
- Relationship to the Riverwalk and surrounding neighborhood
- Adherence to Design Criteria, building codes and Riverwalk overlay district
- Level and type of jobs created or retained
- Offering price, estimated project cost and tax base to be generated
- Developer's expertise, development experience, experience operating proposed use and financial capacity
- Use of Small Business Enterprises (SBE's)
- Incorporation of sustainable elements, with extra consideration given to LEED certification
- Project Schedule

The selected proposal will be presented to the Common Council for formal acceptance and authorization of an Option to Purchase.

CLOSING

Buyer will be given a six-month option period (Option fee \$5,000.00 with the possibility of two three-month extensions) after Council approval to obtain final plans and financing. Closing will occur once all project

elements are in place – final plan approval, Riverwalk agreement with the City, building permits and financing. The buyer will be expected to begin work within 30 days of closing and finish all work within eighteen to twenty-four months. City will convey by Quit Claim Deed or Limited Warranty Deed, subject to reversionary rights for non-performance. Buyer will be required to execute a public access easement at Closing. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

ENVIRONMENTAL

As part of the development of a temporary park, RACM used an EPA Cleanup Grant to remove soil impacts and provide soil cover (“cap”) at the property. Continuing obligations for the soil cap and remaining impacted soil are regulated by WDNR. New development will require communication to and approval by WDNR. Buyer will be responsible for any additional remediation costs associated with the development, such as environmental consulting fees and soil disposal costs, if required. The property will be sold “as is, where is”.

Available environmental documents:

- April 15, 2008 Summary of Phase II Findings and Geotechnical Investigations by The Sigma Group
- October 14, 2009 AAI Phase I Environmental Site Assessment Report by The Sigma Group
- May 16, 2011 Site Investigation Report & Remedial Action Plan by The Sigma Group
- May 16, 2011 Development at Historic Fill Site or Licensed Landfill Exemption Application by The Sigma Group
- June 14, 2011 Conditional Grant of Exemption for the Development Where Solid Waste was Disposed by Wisconsin Department of Natural Resources
- June 27, 2011 Site Investigation Report and Remedial Action Plan Approval by Wisconsin Department of Natural Resources
- March 2013 Closure Submittal and GIS Registry by The Sigma Group
- April 18, 2013 Final Case Closure with Continuing Obligations by Wisconsin Department of Natural Resources

SMALL BUSINESS ENTERPRISE

Participation in the Small Business Enterprise Program (SBE) is required. The City’s goal is 25% of the total budget and an SBE agreement with the City is required prior to closing. A sample agreement can be found on our website. For more information, visit the City’s Office of Small Business Development website at: <http://city.milwaukee.gov/OSBD#.VQMMM6NOncs>

CITY SALE POLICIES

Proposals will be rejected from any party (as an individual or as part of a partnership or corporation) who:

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgment)
- Is a party against whom the City has outstanding health or building code violations or orders from the City’s Health Department or Department of Neighborhood Services that are not actively being abated
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year
- Is a party who has been convicted of a felony determined by City to reasonably cause neighborhood or community concern with respect to neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance

Tax and court records will also be checked prior to closing. If these conditions exist, the City will terminate the Option to Purchase.

OTHER APPROVALS

Buyer is solely responsible for obtaining approval of the Board of Zoning Appeals or a zoning change for uses or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by City does not ensure BOZA approval. City staff will assist selected Buyer in obtaining such approvals.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any City policy staff, personnel, elected officials or Department of City Development representatives may result in disqualification.

City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.

The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

City will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

QUESTIONS

All questions concerning the Request for Proposal must be submitted in writing to Yves LaPierre at ylapie@milwaukee.gov, no later than one week before the due date. All responses to questions, changes or clarifications, will be posted on the RFP website. It is the responsibility of the proposers to review the website prior to submission.

Exhibit A - Developable Areas (Approximate)



Limited Development - Underground Utilities Easement



Public Access Easement



Developable Area

Exhibit C – MMSD Survey

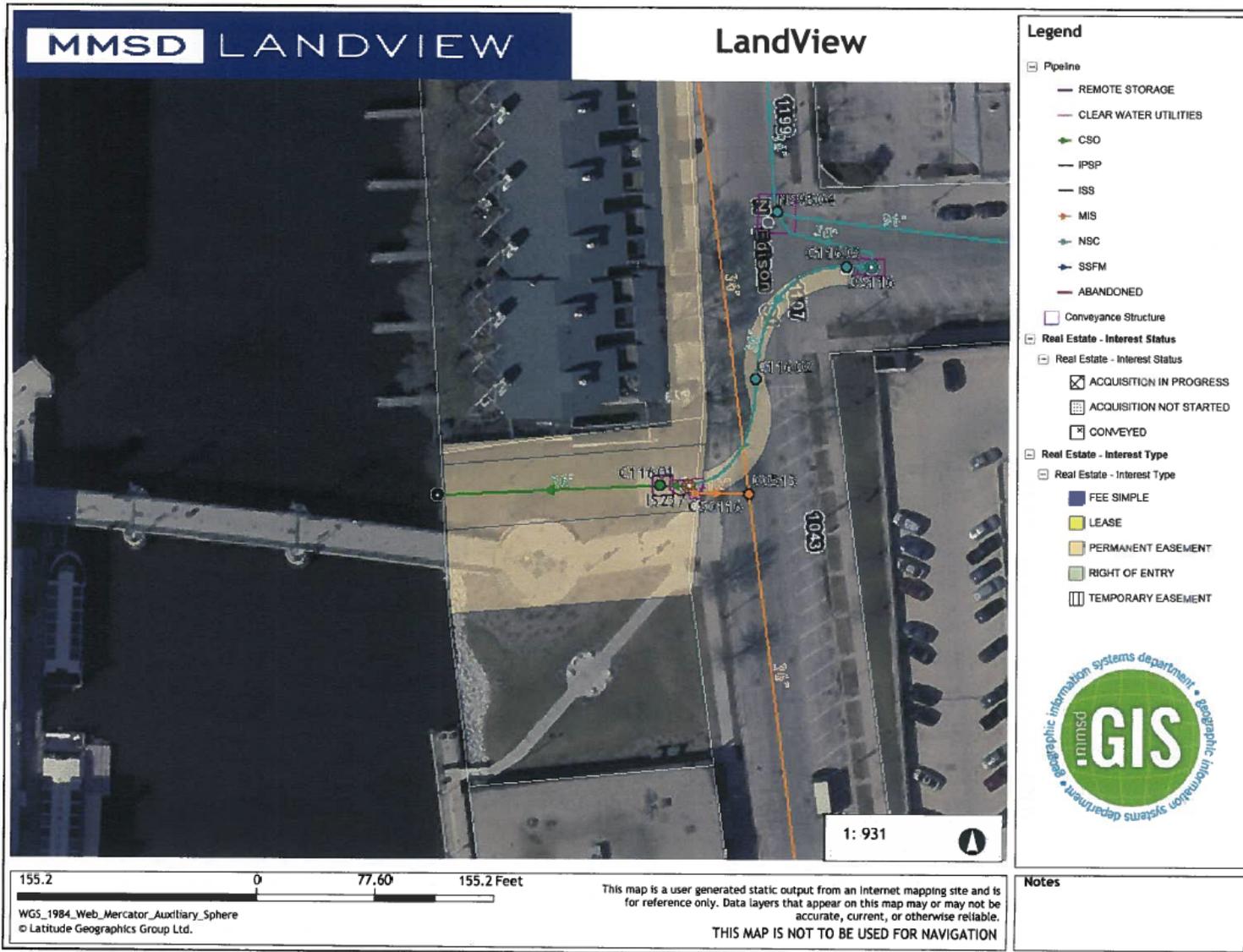


Exhibit D – Property Photos



Looking Southeast from pedestrian bridge



Looking Northeast from pedestrian bridge



Looking Southwest from Edison Street



Looking Northwest from Edison Street