

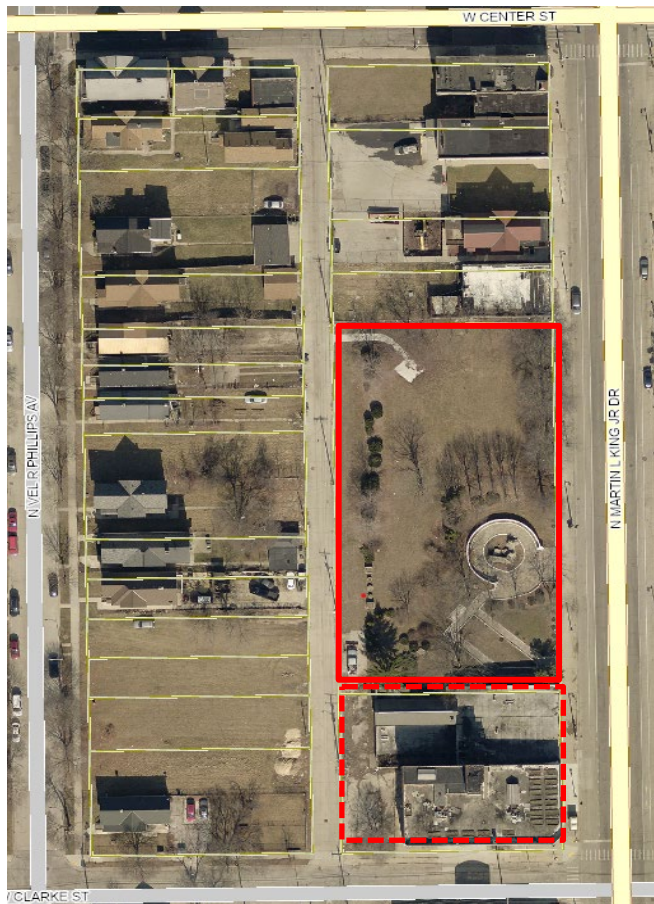
**Request for Proposals
Commercial Property Listing
2601-09 and 2615-43
N. Dr. Martin Luther King Jr. Drive.
Harambee Neighborhood; BID No. 8**



2601-03 N. Martin Luther King Jr. Drive



2615-43 N. Martin Luther King Jr. Drive



PURCHASE PRICE: \$280,000 (MINIMUM ACCEPTABLE PRICE)

2601-09 N. MLK Dr-the ("City" Property): Mixed-use building; approximately 15,772 SF, built in 1900 situated on a 18,020 SF parcel.

2615-43 N.MLK Dr-the ("RACM" Property): Vacant parcel; currently known as Victory Over Violence Park; lot area of approximately 42,038 SF parcel.

Project Site: The City Property and RACM Property combined.

Zoning/Combined Area: LB2: Local Business; 60,058 SF

Record: Appraisal Report, Assessor records, photographs and environmental data on website at city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Renovate and/or raze all or a portion of the existing building(s) at the City property.
- Develop the Project Site as one or multiple developments that incorporates a public gathering space to be owned and maintained by the buyer with a permanent public access easement (similar to a Riverwalk). The public gathering space should be at least 10,000 square feet and include direct access from King Drive.
- Building(s) remaining, must be restored and maintain the original façade with clear transparent windows along street frontages in accordance with MCO 295-605-2-i-3.
- Complete all renovations and/or new construction by obtaining a Certificate of Occupancy within 18 months of closing date.
- New construction must meet the City's Commercial Design Guidelines and designs must be acceptable to DCD. See guidelines at city.milwaukee.gov/CRE
- The proposed development should embrace the recommended/preferred uses in the overall Bronzeville Cultural and Entertainment District.

POTENTIAL COMMERCIAL USES

- Retail, office, restaurant without drive-through, artist studio, catering service, cultural hub for arts or theater, uses that contribute the Bronzeville Cultural and Entertainment District.
- **Note:** Property must be taxable after City sale. Some uses may need **BOZA** approval (Board of Zoning Appeals).

Proposals will not be accepted for the following uses:

Pawn shop, convenience store, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility, child daycare or other uses prohibited by zoning.



City Parcel



RACM parcel

POTENTIAL RESOURCES

- **Business Tool Box:** city.milwaukee.gov/businesstoolbox
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com or contact 414-269-1440.
- **MILWAUKEE COUNTY RESOURCES:** [HTTPS://COUNTY.MILWAUKEE.GOV/EN/ADMINISTRATIVE-SERVICES/ECONOMIC-DEVELOPMENT/BUSINESS-RESOURCES](https://county.milwaukee.gov/EN/ADMINISTRATIVE-SERVICES/ECONOMIC-DEVELOPMENT/BUSINESS-RESOURCES)

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use(s), impact on the business community, the Bronzeville Cultural and Entertainment District, adjoining neighborhood, extent & quality of renovations & new construction, incorporation of public green space (if applicable), contribution to tax base and financial viability.
- Acceptance contingent on review by the Bronzeville Advisory Committee and Common Council approval. Earnest money of 5% of price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may be required to submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of building and site plan.
- Buyers must not violate City Buyer Policies. See website at city.milwaukee.gov/CRE
- Rehabilitation and/or construction must be complete within **18** months following closing; Buyer must provide Certificate of Occupancy.

Submittal: 1) Completed “Proposal Summary” on the form available at city.milwaukee.gov/CRE
2) Provide a detailed Scope of Work for renovation and/or new construction, including a scaled rendering of the building identifying exterior building materials and detailed site plan with detailed landscaping.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rosita Ross. **Proposal submission deadline is on or before 12:00 pm (Noon), Monday, March 23rd, 2026. If no Proposals are received by the submittal due date, Proposals will be accepted and reviewed continuously thereafter until an acceptable Proposal is received.**

Contact: Rosita Ross, Department of City Development, (414) 286-5762 or Roros@milwaukee.gov.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

REAL ESTATE BROKER FEES: If Buyer's Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin licensed real estate broker; City at closing, agrees to pay Broker's Commission of **\$2,000**. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SHOWINGS: Through Wisconsin Licensed real estate broker or contact (414) 286-5736 for access. Wear proper footwear for a construction site. Bring a flashlight. **The City suggests bringing a general contractor with you. Anyone viewing the premises will need to sign a waiver prior to inspection.**

SUBMITTAL MUST INCLUDE:

1. "Proposal Summary" (on website) fully completed and submitted to Rosita Ross at roros@milwaukee.gov
2. Detailed description of the proposed development including all uses.
3. Detailed scope of work for renovations and/or razing of a building(s), if applicable and new construction, if warranted, including preliminary scaled site plans with landscaping, fencing and parking design. Preliminary, scaled exterior elevations of any new building(s) including exterior materials and glazing consistency with the City's new building design guidelines at city.milwaukee.gov/CRE
4. Financing plan including pro-forma and sources of equity.
5. Plan of neighborhood outreach.
6. Project schedule.
7. Please provide a copy of the Buyer's ID for City's background check.

SPECIAL NOTES:

- **The City of Milwaukee will not accept offers for less than the \$280,000 Purchase Price.**
- The City of Milwaukee reserves the right to reject any proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- Unauthorized contact regarding this listing with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.
- 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.
- DCD will honor confidentiality requests to the extent possible under Wisconsin Open Record Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- **All questions must be emailed to Rosita Ross at Roros@milwaukee.gov on or before 12:00 pm (Noon) on Monday March 5th, 2026. Questions and Responses to questions will be posted at city.milwaukee.gov/CRE**

SUBMITTAL DUE DATE: Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rosita Ross. **Proposal submission deadline is on or before 12:00 pm (Noon), Monday, March 23, 2026.**

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