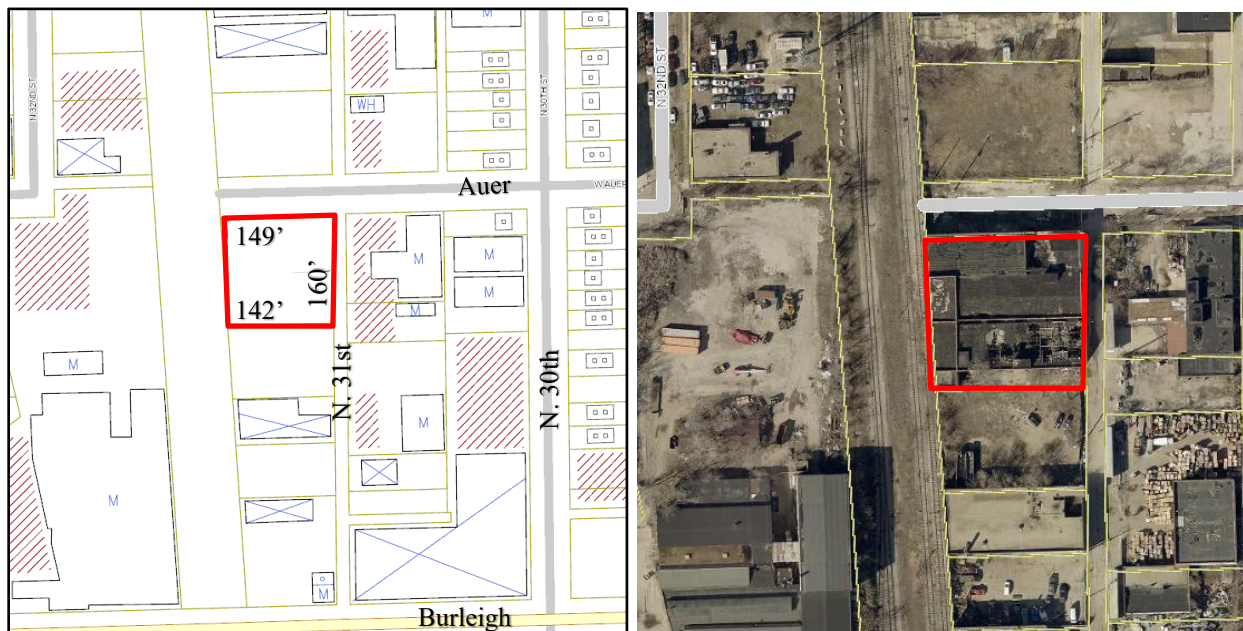




## 3161 North 31<sup>st</sup> Street Industrial Development Opportunity

**Near North/Franklin Heights  
BID 37#, 30<sup>th</sup> Street Industrial  
Corridor, TID #74**

Exciting opportunity for you to locate your business in the 30<sup>th</sup> Street Industrial Corridor. The Department of City Development (“DCD”) is seeking proposals for the purchase and creative development of the vacant lot located at 3161 North 31<sup>st</sup> Street (the Property). This site offers an opportunity to accommodate a new large structure, mechanical operation space, and exterior storage space. DCD is seeking dynamic development proposals that maximize the site.



 3161 North 31<sup>st</sup> Street – Building is removed

**PROPERTY INFORMATION:**

**ADDRESS: 3161 NORTH 31<sup>ST</sup> STREET**

- 27,190 Square Foot Lot-VACANT LOT  
Building was razed in 2024-25
- Approximate 160 Feet Frontage on 31<sup>st</sup> St.
- Buildings has been razed
- Zoning, IH, Industrial-Heavy
- Historic Land Use Investigation is available
- Asking Price: **\$44,000, (\$1.61 per square feet)**

**DEVELOPMENT GOALS –**

To maximize development of this industrially zoned property with a new building(s) and new jobs. The proposed development must complement the existing neighborhoods, expand the tax-base.

The City of Milwaukee is seeking proposals to utilize this industrial space. The proposed development must complement the existing neighborhoods, expand the tax base, ideally with a new building.

**BUILDING DESIGN REQUIREMENTS**

- Design proposals must contemplate zoning and building code compliance with appropriate solutions.
- Design to be reviewed and approved by the City of Milwaukee Department of City Development

**PREFERRED USES**

**Manufacturing light/heavy, brewery or food processing facility, Landscaping facility, Storage Facilities (indoor/outdoor), Contractor's Shop/Yard along with associated buildings, Wholesale and distribution facility (indoor/outdoor), etc. The preferred proposal will maximize the industrial property with office and/or manufacturing buildings.**

***Proposals will not be considered for the following uses:*** Tavern/bar, check-cashing facilities, pawn shops, automobile sales, service stations, car washes, tax-exempt/non-profit uses, tobacco or e-cigarette retailers, gun shops, recreation facility (indoor/outdoor), drive-thru of any kind, and auto-title or payday loan stores or other uses prohibited by zoning.

## PROPOSAL PROCESS

Provide an email copy of the following:

- [Proposal 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.
- Provide a copy of the Buyer(s) ID for the City's background check.
- Proof of funds from all sources to cover the purchase and construction cost of the proposed project.
- Architect vetted, conceptual site plans and elevations—scaled site plan, scaled elevations that identify building materials. General floor plans are desirable, but not required.
- Resume of developer experience and list of completed projects comparable to this RFP request.
- A list of all real estate owned in the City of Milwaukee by the developer, either individually or as part of an LLC.
- **Proposals will be accepted on at continuous basis until an acceptable proposal is received. Submit proposals to Rosita Ross at [roros@milwaukee.gov](mailto:roros@milwaukee.gov) or to the Department of City Development- Real Estate Section, 809 North Broadway-2<sup>nd</sup> Floor.**

## REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Quality and attractiveness of proposed development including preliminary scaled site plans and elevations. The elevations must identify the exterior materials.
- Adherence to Building Design Requirements
- Developments integration with the context of the surrounding neighborhood
- Proposed uses for ground floor commercial space and/or letter of interest from prospective tenant
- Offering price, estimated project cost and tax base to be generated
- Developer's expertise, development capability, experience operating commercial use, and financial capacity
- 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 to execute Purchase & Sale Agreement after Council approval. Buyer will be given a four-month option period after Council approval to obtain final plans and financing. Closing will occur once all project elements are in place – final plan approval, building permits and financing. The buyer will be expected to begin work within 30 days of closing and finish all work within twelve months. City will convey by Quit Claim Deed, subject to reversionary rights for non-performance. **A \$10,000 Performance Deposit may be required** at closing and will be held until satisfactory completion of the project.

## RESOURCES

- Business assistance to eligible businesses and uses through Milwaukee Economic Development Corporation at [MEDOnline.com](http://MEDOnline.com), Phone: (414) 269-1400
- Office of Small Business Development website at: [milwaukee.gov/OSBD](http://milwaukee.gov/OSBD)  
[city.milwaukee.gov/DCD/CityRealEstate/OpportunityZones](http://city.milwaukee.gov/DCD/CityRealEstate/OpportunityZones)

## 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 judgement)
- 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
- 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 any approvals required for the development. Some uses and/or building designs may require approval of the Board of Zoning Appeals. This includes zoning changes 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

applying for such approvals.

#### **SPECIAL NOTES**

- 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.

#### **REAL ESTATE BROKER FEES**

The City **does not have 3161 North 31<sup>st</sup> Street** (the “Property”) listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer’s owed broker fee in an **amount equal to \$1,000**. City’s contribution toward the broker fee shall only be paid from the full non-discounted sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner

#### **MORE INFORMATION:**

[city.milwaukee.gov/DCD/CityRealEstate/CRE/DevelopmentSites](http://city.milwaukee.gov/DCD/CityRealEstate/CRE/DevelopmentSites)

[milwaukee.gov/CRE](http://milwaukee.gov/CRE)