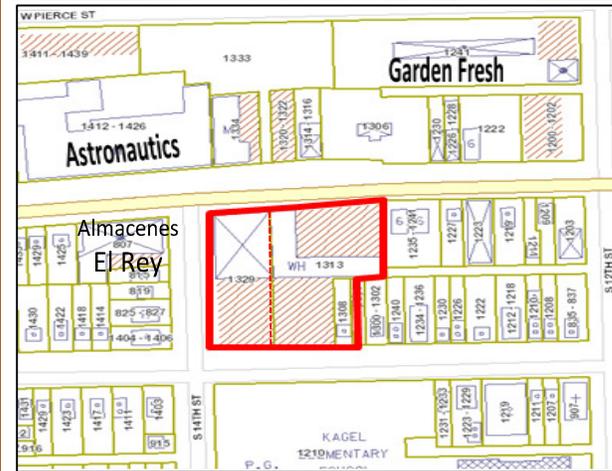


**1313 and 1329-1331  
 West National Avenue  
 Walker's Point Neighborhood**



**REQUEST FOR PROPOSAL: DUE 3:00PM 5/17/2018  
 \$225,000 ASKING PRICE**

**BUYER OBLIGATIONS:**

- Provide to Dept. of City Development (DCD) acceptable development plan for the properties consistent with the recommendations for the site contained in the Walker Square Strategic Action Plan (specifically page 22) [www.milwaukee.gov/WalkerSquare](http://www.milwaukee.gov/WalkerSquare)
- Restore existing buildings or demolish and construct a new building in accordance with the City's Commercial Design Guidelines at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)
- Finish all renovations or new construction in a timely manner.
- Enter Common Council approved contract with City of Milwaukee. Assemble the two properties – preferably by Certified Survey Map. Possibly by Joinder Deed Restriction acceptable to City.

**INFORMATION ITEMIZED BELOW IS AVAILABLE AT: [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)**

- **Environmental:** A limited Phase II environmental investigation.
- **Dept. of Neighborhood Services (DNS) Records:** See previous permit and violations.
- **Photographs:**
- **Existing Leases:**

**PERMITTED COMMERCIAL USES INCLUDE:**

- Business service; medical office, general & government office; retail
- Mixed use, multi-family housing, artist studio
- Broadcasting/recording studio; cultural institution
- College or specialty school (including a job-training facility)
- Financial institution
- **Note:** Property must be taxable. Some uses may need Board of Zoning Approval. Note: if contemplating a use that requires BOZA approval, review the Walker Square Action Plan to determine if the proposed use is consistent with the Plan's recommendation for the site.

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility, and uses prohibited by zoning.

**1313 W. National Avenue:**

Building: 19,118 SF building, built 1951 & 2004  
 Lot Area: 43,336 SF lot with excellent visibility  
 Parking Lot: on-site surface parking  
 Zoning: LB2, Local Business

**1329-31 W. National Avenue:**

Building: 14,350 SF building, built 1951  
 Lot Area: 28,882 SF lot with excellent visibility  
 Parking Lot: on-site surface parking  
 Zoning: LB2, Local Business

**Parcels must be conveyed together to the same owner and be joined after closing.**

**RESOURCES:**

- Façade Grants. Information at [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- Retail Investment Fund. Information at [www.milwaukee.gov/rif](http://www.milwaukee.gov/rif)
- White Box Program information at [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- Business financing may be available through Milwaukee Economic Development Corp. at [www.MEDConline.com](http://www.MEDConline.com)

**SPECIAL NOTES:**

- Unauthorized contact regarding this RFP with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee staff or DCD representatives may result in disqualification.
- The 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 approved by the Council, 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.
- **The basement is flooded and not accessible.**

**CITY SALE CONDITIONS:**

- Submittals evaluated on price, brownfield experience, prospective use, consistency with the Walker Square Strategic Action Plan objectives, impact on the nearby business community and residential neighborhood, extent & quality of renovation or new construction, contribution to tax base, financial viability, and completion schedule.
- Transaction contingent upon Common Council 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 submit a business plan.
- Property to be sold an “as is, where is” basis by quit claim deed subject to restrictive covenants for performance and prohibition of property-tax exemption. A \$10,000 Performance Deposit may be required at closing.
- Closing contingent on Buyer having firm financing and equity to complete the DCD -approved renovation or new construction plans. Detailed Buyer site plans and building elevations will require DCD approval prior to permit issuance. Plans must substantially comply with City of Milwaukee Commercial Design Guidelines for new construction (see above).
- Renovation or new construction must be complete within 24-months of closing; Buyer to obtain Certificate of Occupancy for all uses.
- Buyer must assemble properties, preferably by Certified Survey Map, possibly by joinder deed restriction acceptable to City.
- Buyers must not violate City Buyer Policies at submittal and at closing. See website at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

**BROKER INSTRUCTIONS:** Broker’s must contact all three tenants and provide each tenant with a 12 hour notice (minimum) prior to scheduling a showing. The tenant contact information is available at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE). Real Estate Broker must secure all access doors before exiting the properties.

**TENANTS:** The property will be sold subject to rights of tenants. Tenant leases are available at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

**SUBMITTAL:** 1) Completed “Proposal Summary and Public Disclosure Statement” on website at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)  
2) Preliminary project plan

**DUE DATE:** Proposals will be accepted until **3:00 PM on Thursday, May 17, 2018** at the City of Milwaukee Department of City Development (Attn. Matt Haessly), 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202 or by emailing by that time/date to [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov)

**QUESTIONS:** All questions concerning the Request for Proposal **must be submitted in writing** to Matt Haessly, (414) 286-5736, [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov) no later than 3:00PM on Thursday, May 3, 2018. All responses to questions, changes or clarifications, will be posted on the website at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE). It is the responsibility of the proposers to review the website prior to submission.

**CONFIDENTIALITY:** The City will honor confidentiality requests to the extent possible under applicable law. If attachments to the Proposal Summary and Public Disclosure Statement are proprietary, please mark items as such.

No warranty or representation, express 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.