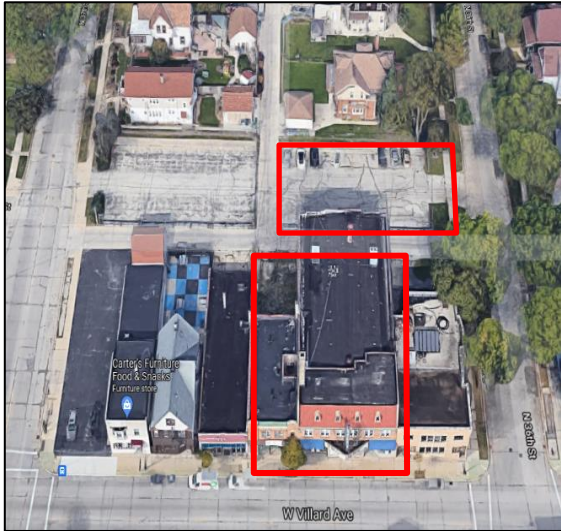


Request for Proposals - Commercial Properties
3608 and 3614-16 West Villard Avenue
5221 North 36th Street (parking lot)
Old North Milwaukee Neighborhood - BID No. 19

LISTING PRICE: \$75,000



Parcels:

- **3608 W. Villard Avenue:** approximately 7,200 SF former theater on a 7,200 SF lot.
- **3614-16 W. Villard Avenue:** a 3,612 SF mixed-use building on a 3,600 SF lot.
- **5221 N 36th Street,** approximately 8,040 SF 24-space surface parking lot.

Zoning: All parcels are zoned LB2, Local Business. Assessor records, photographs and environmental data at <https://www.milwaukee.gov/CRE>

BUYER DEVELOPMENT OBLIGATIONS

3608 W. Villard Avenue:

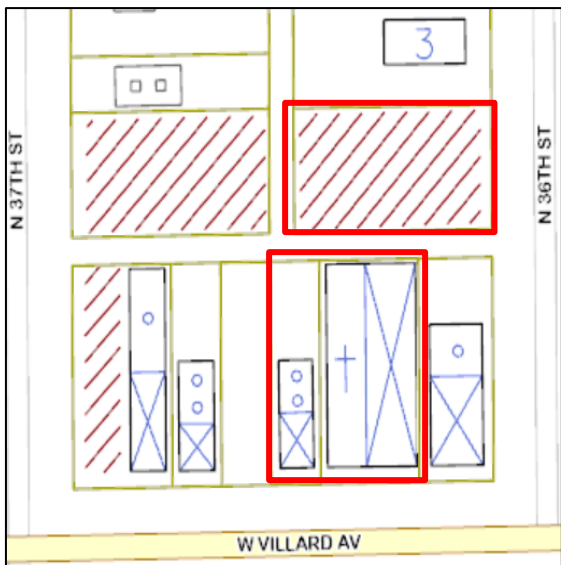
- Restore the original façade with openings, windows and doors using clear glazing, restore the theater as a theater or for performance uses, and restore and maintain the theater marquee **OR**
- Restore the original façade with openings, windows and doors using clear glazing that incorporates the original theater façade as the street-facing side of the new building.

3614-16 W. Villard Avenue:

- Restore the original façade with openings, windows and doors using clear glazing, and renovate the entire building.

5221 N. 36th Street:

- Renovate the parking lot with security measures (i.e. lighting, landscaping and fencing per MCO 295-405). Buyer to complete the renovation of both buildings and the parking lot **within 24 months of closing.**



PERMITTED COMMERCIAL USES

- Theater, performance space, creative classes/art center, second floor offices, retail, and restaurant.
- The Villard Avenue Charrette (2020) explored and evaluated development possibilities along Villard Corridor. Information on the Villard Theater is in the PDF of the charrette document (pages 47-54). Proposals do not need to match what is shown in the charrette, but should take into account the vision set for the corridor. milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/NearNorth
- Proposals should be compatible with goals set in the Villard Avenue BID's Strategic Action Plan: villardave.com/initiatives/strategic/

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Pawnshop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES: SOME RESOURCES MAY NOT APPLY TO NEW CONSTRUCTION.

- **Business Tool Box** – milwaukee.gov/DCD/BusinessToolbox
- **Focus on Energy Promotions** - energystar.gov/rebate-finder
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com
- **Business Improvement District No. 19:** contact Angelique L. Sharp at (414) 431-2255 or at angelique@havenwoods.org.

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Start-up businesses are asked to submit a business plan with the Proposal Summary document.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price 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 must 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. A Performance Deposit will be required at closing.
- Closing contingent on firm financing and DCD approval of building plans and site plan.
- The City of Milwaukee reserves the right to reject any and all 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, and Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.
- Buyers must not violate City Buyer Policies. See website at milwaukee.gov/CRE.
- Rehabilitation must be complete within 24 months following closing; Buyer to provide Certificate of Occupancy.
- All questions must be emailed to Dwayne Edwards at dkedwar@milwaukee.gov on or **before 12:00 pm (Noon), Thursday, June 30, 2022.**

Real Estate Broker Fees: If a Wisconsin licensed Real Estate Broker submitted Buyer's *Proposal Summary and Public Disclosure Statement* to the City, City at closing agrees to pay Broker a commission of \$1,000. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

Showings:

Through open house only.

Wear proper footwear for construction site. Bring flashlight. **Anyone viewing the premises will need to sign a waiver upon arrival at the showing.**

The City suggests bringing a structural engineer and your contractors with you.

The property will be open for inspection ONLY on the following dates and times:

OPEN HOUSE DATES AND TIMES (See Notes Above):

Friday, March 25, 2022	Time: 1 pm to 3 pm
Tuesday, March 29, 2022	Time: 10 am to 11 am
Thursday, March 31, 2022	Time: 1 pm to 2 pm
Tuesday, April 5, 2022	Time: 10 am to 11 am
Thursday, April 7, 2022	Time: 9 am to 10 am
Monday, April 11, 2022	Time: 9 am to 10 am

PLEASE NOTE: Buyer should assume all systems and mechanicals need to be replaced.

Submittal: 1) Completed "Proposal Summary" on the form available at milwaukee.gov/CRE
2) Provide a detailed Scope of Work and a scaled rendering of the building identifying exterior building materials, and a site plan

Proposals due to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards or dkedwar@milwaukee.gov on or **before 12:00 pm (Noon) on Thursday, June 30, 2022.**

Contact:

Dwayne Edwards, Department of City Development, (414) 286-5735 or dkedwar@milwaukee.gov