



LISTING PRICE: \$200,000

Building: Approximately 4,381 SF historic building constructed approximately in 1850.
Lot Area: 81,429 SF
Zoning: LB1, Local Business
Historic: Locally Designated Historic Building
Preliminary KK River Floodplain Delineation Map: See proposed floodplain map on website at Milwaukee.gov/CRE
Assessor records, photographs, historic designation report, preservation guidelines and environmental data on website at milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS-EXISTING BUILDING

- Restore building in accordance with preservation guidelines and develop site within 24 months of City closing date.
- Obtain a Certificate of Appropriateness for all exterior improvements in accordance with historic preservation guidelines.

BUYER DEVELOPMENT OBLIGATIONS-VACANT LAND

- New construction on the vacant land to be in accordance with the City's New Construction Guidelines at city.milwaukee.gov/CRE
- If new building(s) is constructed, at least one must front onto South 27th Street with parking in the rear.
- See Historical Land Use Investigation report and *SEWRPC Preliminary KK River Flood Plain Map* at Milwaukee.gov/CRE
- New construction and/or development of the property must take into consideration the Preliminary KK River Floodplain Delineation Map. Questions concerning the floodplain should be directed to Rob Seleen, City of Milwaukee DPW at rselee@milwaukee.gov or 414-286-2465 if you have specific development questions relating to the proposed floodplain at 3774 S. 27th Street.

BUYER DEVELOPMENT PRIORITIES

- Proposals that include renovation of the existing building per historic standards will be prioritized.
- Proposals must be sensitive to the preliminary KK River Floodplain
- Proposals that include adjacent under-utilized privately-owned real estate (as evidenced by an accepted offer or option to purchase adjacent real estate submitted with proposal) to create a catalytic project will be prioritized.

PERMITTED COMMERCIAL USES:

- Restaurant, Retail, Recreation/Sports complex, Accommodation and Food Service uses, Bank, Office building, Mixed use development with commercial and residential component.

FOR ANY USE WITH A RESIDENTIAL PORTION:

- Commercial use required for first floor frontage to 27th Street.
- Recreational space must be provided for uses with residential component.

PLANNING CONSIDERATIONS:

- The South 27th Street Charrette was held in 2016 to explore and evaluate development possibilities along South 27th Street. The property is part of one of

the sites that was explored along with the adjacent Wilson Creek. Proposals do not need to match what is shown in the charrette but should take into account the vision set for the corridor throughout all of the projects and the eventual naturalization of this portion of Wilson Creek. Charette is available at milwaukee.gov/CRE

- The South 27th Street Strategic Action Plan, an amendment to the Southwest and Southeast Comprehensive Area Plans, was adopted in 2017. Proposals should demonstrate how they meet the goals and actions defined in the plan, specifically review pages 28 and 29. milwaukee.gov/South27thStreet
- The property is within the South 27th / Howard Development Incentive Zone (DIZ). The project should meet the use and design standards set for the DIZ. milwaukee.gov/OverlayZones/DIZ

Note: Property must be taxable after City sale. Some uses may need Board of Zoning (BOZA) approval.

PROPOSALS WILL NOT BE ACCEPTED FOR THE FOLLOWING USES: Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, liquor store, payday or auto-title loan store, auto sales and service, or other uses prohibited by zoning and the Development Incentive Zone (DIZ).

POTENTIAL RESOURCES:

- Business Improvement District No.43: contact Executive Director, Tara Cavazos, at 414-559-3221 or www.hh41.org.
- City of Milwaukee Business Tool Box – Milwaukee.gov/businesstoolbox
- Business financing may be available through Milwaukee Economic Development Corporation – medconline.com

*Please note, some resources may not apply to new construction

CITY SALE CONDITIONS:

- Submittals evaluated upon the overall quality and attractiveness of the proposed development, detailed description of the prospective use(s), impact on the business community and adjoining neighborhood, extent and quality of renovations, contribution to the City's tax base, purchase price, job creation and financial viability.
- If non-profit entity acquires the Property, the Buyer agrees that the buildings and parcel will remain fully taxable for property tax purposes or Buyer agrees to enter into a Payment in Lieu of Taxes (PILOT) program with the City of Milwaukee.
- Start-up business asked to submit a business plan with the City's Proposal Summary document.
- Acceptance contingent on Common Council approval and other applicable approvals. 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.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website).
- 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 will be required at closing.
- Closing contingent on firm financing and DCD approval of building plans and site plan.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within 24 months following closing; Buyer to provide Certificate of Completion.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414) 286-5730 for access.

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 \$2,500. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SHOWINGS at WILDENBURG HOTEL BUILDING ONLY:

Through open houses **ONLY**. Wear property footwear for a construction site. Bring a flashlight. Anyone viewing the premises will need to sign a waiver prior to inspection. The City suggests bringing a general contractor with you. The property will be open for inspection **ONLY** on the dates indicated below.

OPEN HOUSE DATE AND TIMES (SEE Notes Above):

Date: Monday, September 26, 2022 from 9 am to 10 am

Date: Wednesday, September 28, 2022 from Noon to 1 pm

Date: Monday, October 3, 2022 from 9 am to 10 am

Date: Wednesday, October 5, 2022 from Noon to 1 pm

Date: Friday, October 7, 2022 from 9 am to 10 am

Date: Tuesday, October 11, 2022 from 10 am to 11 am

Date: Thursday, October 20, 2022 from 10 am to 11 am

SUBMITTAL MUST INCLUDE:

1. "Proposal Summary" form found at [Milwaukee.gov/CRE](https://www.milwaukee.gov/CRE) fully completed and submitted to Dwayne Edwards at dkedwar@milwaukee.gov
2. Detailed description of the proposed development including all uses.
3. Detailed scope of work for renovations, including any landscaping, fencing and parking design.
4. Financing plan including pro-forma and sources of equity.
5. Plan of neighborhood outreach.
6. Project schedule.

SPECIAL NOTES:

- 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, 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 Dwayne Edwards at dkedwar@milwaukee.gov on or before 12:00 pm (Noon), on Wednesday, December 14, 2022.**

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 Dwayne Edwards. **Proposal submission deadline is on or before Wednesday, December 28, 2022.**

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