

Request for Proposals - City Commercial Property Listing 6411 West Burleigh Street Lenox Heights Neighborhood



LISTING PRICE: \$50,000

Building: Approximately 980 SF, single story building
Lot Area: 7,600 SF, and encumbered by billboard easement
Zoning: LB2, Local Business
Environmental: Site investigation results will be shared at www.milwaukee.gov/CRE. The property will be sold AS IS and subject to the WI DNR's May 19, 2021 letter.

Conveyance will be "AS IS, WHERE IS" by quit claim deed, subject to billboard easement (see Register of Deeds document recorded as 5723161), to any rights Lamar Central Outdoor may have because of billboard and easement (see billboard TIN, 305-8102-000 and billboard identifier 1990), and subject to restrictive covenant prohibiting property tax exemption.

Assessor records, photographs and environmental data, and WI DNR's May 19, 2021 letter and Lamar Central Outdoor billboard easement are on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore or renovate building and fully occupy with permitted uses within 18 months of the City's closing date.
- Repave and landscape to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295, including landscape requirements. Additional requirements may apply.
- Clear glass windows required along West Burleigh Street. Window openings may not be reduced in size.
- Improve the appearance of street facing façade in a manner approved by the Department of City Development.
- Any land-disturbing activities within the site may need Wisconsin Department of Natural Resource notice and/or approval. (See Historical Land Use Investigation).

POTENTIAL COMMERCIAL USES

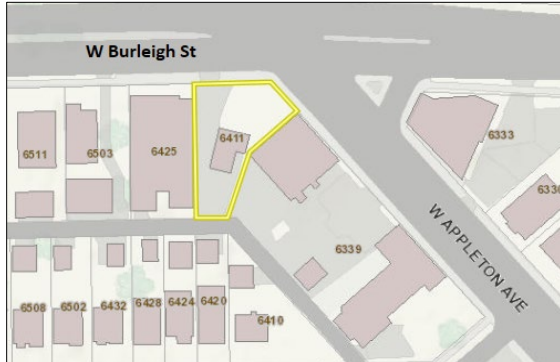
- Office, retail, personal instruction, small bank branch or financial institution, restaurant or café without a drive-through, catering, animal clinic or grooming, photography, etc.

Note: Property must be taxable after City sale. Some uses will need approval from the City's Board of Zoning Approval ("BOZA").

POTENTIAL RESOURCES

- **City of Milwaukee Business Tool Box** - Milwaukee.gov/businessstoolbox
- **Business Financing** – may be available through Milwaukee Economic Development Corporation – medconline.com or contact 414-269-1440.
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder

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, Adult daycare, daycare, childcare or other uses prohibited by zoning.



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of renovations-including landscaping, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; Closing under Buyer's Offer can be contingent upon BOZA approval. Start-up businesses are encouraged to submit a business plan.
- Buyer to execute City Commercial Offer to Purchase after Council approval. Commercial Offer form is at www.milwaukee.gov/CommercialBuildings, and must be consistent with terms and conditions that Council approves.
- Conveyance will be "AS IS, WHERE IS" by quit claim deed, subject to billboard easement (see Register of Deeds document recorded as 5723161), to any rights Lamar Central Outdoor may have because of billboard and easement (see billboard TIN, 305-8102-000 and billboard identifier 1990), and subject to restrictive covenant prohibiting property tax exemption.
- Offer will require performance deposit concerning timely rehab and Buyer obtaining a Certificate of Occupancy.
- Closing contingent on Buyer proof of funds, meeting DCD approval, to buy and rehab, and upon DCD approval of building and site plan.
- At closing, Buyer will join in signing a joint City-Buyer letter to the WDNR concerning the transfer of responsible party status relating to the environmental conditions at the Property and ongoing responsibilities to the WDNR.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE and MCO 304-49.
- Rehabilitation must be complete and Buyer must obtain a Certificate of Occupancy within 18 months following closing.

SPECIAL NOTES:

- 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 City Elected Officials, City Staff and 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 analysis.
- DCD will honor confidentiality requests to the extent possible under Wisconsin Open Records 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), Friday, August 19, 2022. Questions and Responses to questions will be posted at city.milwaukee.gov.

REAL ESTATE BROKER FEES: If Buyer's Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker or agent; City, at Closing, agrees to pay Broker Commission of \$2,500. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

Showings:

Showings are available through a Wisconsin licensed Real Estate Broker or contact 414-286-5735.

- Submittal:
- 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE
 - 2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan for construction.
 - 3) Detailed description of the proposed development including all uses.
 - 4) Financing plan, including pro-forma and sources of equity
 - 5) Project Schedule

Proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received. 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 or dkedwar@milwaukee.gov.

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. The City of Milwaukee Department of City Development and Redevelopment Authority of the City of Milwaukee reserves the right to reject any proposal for any reason, including no reason.