

Request for Proposals – Commercial/Residential 907 E Russell Ave – former Llewellyn Library Bay View Neighborhood

LISTING PRICE: \$330,000

Building: 8,234 SF built in 1913; expansion in 1958.

Lot Area: 17,315 SF (.396 acres)

Current Zoning: RT4; Residential

Area Plan: Southeast Area Plan - [Bay View Neighborhood Plan 2040](#)
milwaukee.gov/southeastplan

Additional data and photos are on the website at milwaukee.gov/CRE

PREFERRED USES

Adaptive Reuse that complements the residential character of the neighborhood.

- Residential
- Office/Commercial uses with low traffic and parking needs
- Live/Work/Studio/Shop/Art Gallery
- A mix of uses listed above will be considered.

Notes:

- Property must be taxable after City sale. Prohibition against applying for tax exemption will be recorded on the deed.
- Some uses may need BOZA approval.
- City staff will work with the developer to support zoning changes, if necessary and consistent with the Area Plan, to allow for the selected development proposal.
- DCD will consider proposals for adaptive reuse or adaptive reuse of the existing structure, along with a new building or addition on the adjacent land to the east as part of the adaptive reuse of the former library building and full site development.
- Proposals will not be accepted for the following uses: Parking lot, pawnshop, cigarette or cigar shop, gun shop, tavern, liquor store, currency exchange, payday or auto-title loan store, medical service facility, daycare facilities, or other uses prohibited by zoning.
- The selected developer will be responsible for hosting an informational neighborhood meeting.

BUYER DEVELOPMENT OBLIGATIONS

- Restore and preserve the building and maintain clear glazing along the street frontage, existing fenestration and architectural details.
- Landscaping to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.
- Finish all renovations within 24 months of closing.



Lot Size Approximately 150' x 115.4'



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, consistency with the Area Plan, extent and quality of renovations, contribution to the tax base, and financial viability.
- Acceptance contingent on City Plan Commission, Milwaukee Public Library, and Common Council approval. Earnest money of 5% of the price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained before Common Council action. Start-up businesses should submit a business plan.
- Buyer to execute City Commercial [Purchase & Sale Agreement](#) after Council approval.
- 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 restaurants with significant food component), 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 and site plan.
- Buyers must not violate City Buyer Policies. See the website at [City Buyer Policies](#)
- Rehabilitation must be complete within 24 months following closing; Buyer to provide Certificate of Occupancy when renovations are complete.

REAL ESTATE BROKER FEES: Buyer is not required to be represented by a Broker. The City is offering a \$1,000 real estate broker fee to Buyer's Broker, if applicable. 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 Buyer's Broker a fee of \$1,000. Any additional commission or fees that may be owed by the Buyer to their Broker, is the Buyer's exclusive responsibility. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SHOWINGS:

Through open houses only. Wear proper footwear for a construction site. Bring a 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. Property will be open for inspection ONLY on the following dates and times:

OPEN HOUSE DATES AND TIMES (SEE NOTES ABOVE):

Date: June 27, 2024 Time: 12:00 pm (noon)

Date: July 9, 2024 Time: 4:00 pm

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

SUBMITTAL:

1. Fully completed "Proposal Summary" on the form available at [Proposal Summary and Public Disclosure Statement](#). Complete all lines of the form even if additional pages are submitted with your Proposal.
2. Provide a detailed Scope of Work for all renovations including a scaled rendering of the building identifying exterior building materials, interior floor plan, and site and landscaping plans.
3. Provide a complete list of all properties the Buyer has any ownership interest in located in the City of Milwaukee.
4. One electronic version (pdf) of the required submittal and additional exhibits must be received before the submittal period deadline. Limit the size of your submittal to only include information required to fully explain your proposed project, preliminary rendering and site plan, the scope of work, development team, Buyer's development experience, and all funding sources.
5. **Failure to provide any of the information listed in items 1-4 may result in disqualification as an incomplete submittal.**

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, MPL 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's Open Records Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- Development teams should rely exclusively on their own investigations and analyses.

SUBMITTAL DUE DATE:

Submit electronic version (pdf) of completed Submittal items to the attention of Rhonda Szallai at rszall@milwaukee.gov or hand deliver to Rhonda Szallai at DCD - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 on or before :
12:00 pm (noon), July 30, 2024.

QUESTIONS DUE DATE:

All questions must be emailed to Rhonda Szallai at rszall@milwaukee.gov on or before 12:00 pm (noon), July 19, 2024.
Questions and Responses to questions will be posted at city.milwaukee.gov.

If no acceptable proposals are received by the submittal due date, proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received.

POINT OF CONTACT:

Rhonda Szallai, Department of City Development, 809 North Broadway, Floor 2, Milwaukee, WI 53202
(414)286-5674 or rszall@milwaukee.gov

POTENTIAL RESOURCES:

- **Business Tool Box** – [DCD/BusinessToolbox](#)

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.
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