

Request for Proposals - Commercial Property

6431 North 76th Street – former Mill Road Library

BID #31 - Havenwoods



LISTING PRICE: \$350,000 (Sculpture in front of building not included with the sale)

Building: 15,061 SF built in 1970
Lot Area: 37,155 SF with 27 marked surface parking spots
Zoning: LB1, Local Business
Area Plan: Northwest Side Area Plan -
milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/Northwest
 Additional data on website at milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building and maintain clear glazing along the street frontage.
- Landscaping to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.
- Finish all renovations within 18 months of Closing.
- Page 107 of the Northwest Side Area Plan encourages the inclusion of public spaces as commercial property undergoes redevelopment on North 76th Street.
- Proposals are discouraged for demolition of the existing building.

POTENTIAL COMMERCIAL USES

- Educational, Cultural institution, General Office, Bank, Artist Studio, Medical Office, Personal Service, Business Service, Sit-down Restaurant, Health Club, Theatre, Broadcasting or recording studio, or Recreation facility (indoor).

Note: 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.

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

POTENTIAL RESOURCES

- **Business Tool Box** – milwaukee.gov/DCD/BusinessToolbox
- **Business Improvement District #31** – Havenwoods
havenwoods.org (414) 431-2274
- **Business Financing** - may be available through Milwaukee Economic Development Corporation – medconline.com (414) 269-1440

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & 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 prior to Common Council action. Start-up businesses should submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at 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 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 milwaukee.gov/CRE
- Rehabilitation must be complete within 18 months following closing; Buyer to provide Certificate of Occupancy when renovations are complete.
- Sculpture in front of the building is not included with the sale.

REAL ESTATE BROKER FEES:

Buyer is not required to be represented by a Broker. The City is offering a \$1000 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 appointment only. Wear proper footwear for a construction site. Bring a flashlight.

Anyone viewing the premises will need to sign a waiver upon arrival at showing. The City suggests bringing a structural engineer and your contractors with you.

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

SUBMITTAL:

1. Provide all information requested and complete all blank lines on the "Proposal Summary" form available at milwaukee.gov/CRE. Extra pages may be added if more space is needed. Writing "see attached" on any of the blank lines on the Proposal Summary Form may render your submittal incomplete.
2. Provide a detailed Scope of Work for renovations including a scaled rendering of the building identifying exterior building materials, 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/site/landscaping site plan, the scope of work, development team, development experience, and all funding sources.

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'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.

Proposals will be accepted and reviewed continuously until an acceptable Proposal is received.

CONTACT:

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

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