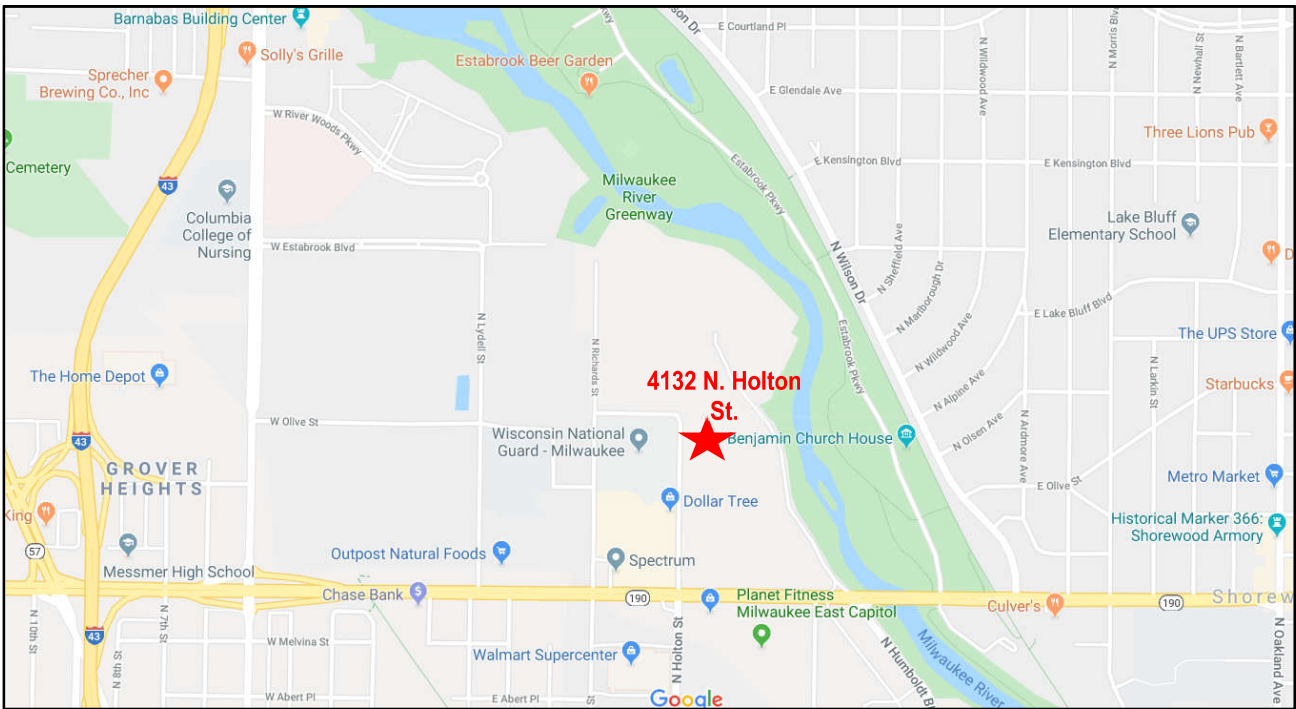


<p style="font-size: small; margin: 0;">CITY OF MILWAUKEE</p> 	<h2 style="margin: 0;">Request For Proposal Development Opportunity 4132 North Holton Street Riverworks</h2>	
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The Redevelopment Authority of the City of Milwaukee ("RACM") is seeking proposals for the RACM-owned vacant lot at 4132 North Holton Street (the "Property").

The Property is located within the City of Milwaukee, just north of Capitol Drive in Riverworks <https://www.riverworksmke.org/> Business Improvement District #25. To the east of the Property is the Milwaukee River and the Village of Shorewood, to the west of the Property is the City of Glendale and to the south of the Property are Milwaukee's Riverwest and Harambee Neighborhoods. The Property is less than one mile east of Interstate 43, 1.5 miles west of Lake Michigan, 1.5 miles northwest of the University of Wisconsin-Milwaukee and 2.5 miles north of Downtown Milwaukee.

Riverworks is a mixed commercial and industrial area which is known as Milwaukee's creative district. In recent years, the area has seen significant investment and redevelopment including the addition of several maker space/artist studios, event spaces and local breweries which join some of the longstanding manufacturing businesses in the district. Capitol Drive, just south of the property, is a vibrant retail corridor which includes three grocery stores, a Walmart Supercenter, Office Depot, Walgreens, multiple banks and dozens of restaurants and other retailers. Traffic on Capitol Drive just west of Holton Street is approximately 30,000 vehicles per day. The site is also well served by public transit. The MCTS Red Line offers frequent service along the Capitol Drive Corridor and connects to The University of Wisconsin-Milwaukee and MCTS Route 15 provides connections to Bayshore Town Center to the north and Downtown Milwaukee, Walker's Point and Bay View to the south.



ASKING PRICE: \$163,000 (\$1.01/SF)

DESCRIPTION OF PROPERTY

The property is highlighted on the map below. Details for the Property are:

Owner: Redevelopment Authority of the City of Milwaukee (RACM)
Address: 4132 North Holton Street
Taxkey: 241-9982-000
Parcel area: 161,608 sq. ft. (3.71 acres)
Zoning: IL2 (Light Industrial)



INFRASTRUCTURE – at the Property

The buyer shall be solely responsible for conducting its own due diligence and implementing all infrastructure services leading to, from or at the Property as well as all costs associated with maintaining and developing the Property. This includes seeking and obtaining all necessary and required regulatory approvals in accordance with all local, state and federal regulatory guidelines.

ENVIRONMENTAL DATA, REPORTS AND WDNR CORRESPONDENCE.

RACM is selling the Property in "AS IS" condition, and while RACM provides the reports associated with this RFP, RACM and the City of Milwaukee do not warrant the contents, conclusion or accuracy of any of those reports or data. The buyer must rely on its own due diligence and independent investigation and inspections (if any). Available environmental data, reports and correspondence are accessible on website at www.city.milwaukee.gov/CRE.

The Property is contaminated and was previously occupied by Milwaukee Die Casting. For nearly 50 years, Milwaukee Die Casting produced zinc and aluminum parts for, but not limited to, the automotive, small engine, and process controls industries. As a result of those industrial uses, the soil and groundwater at the Property was significantly impacted with and not limited to phosphate ester oil, polychlorinated biphenyls (PCBs), water-glycol hydraulic fluids, trichloroethylene, and possibly perchloroethylene. The Property is a vacant lot and initial site assessment and remediation activities have been conducted by the United States Environmental Protection Agency (USEPA) including but not limited to removing some impacted soil and capping the Property with clean soil to varying depths. The cap system consists of a clay cap, a soil cover and a topsoil cover at various locations and depths on the Property.

Additional environmental investigations, monitoring and remediation are required at the Property in accordance with Wisconsin Department of Natural Resources (WDNR) regulations, and the Responsible Party (causer of the contamination) is responsible for this additional work. Pharmacia LLC (Pharmacia) and Fisher Controls International, Inc. (Fisher) have been identified as the Responsible Parties for the Property. Pharmacia's and Fisher's long-term regulatory requirements for the Property include conducting the environmental work needed to bring the Property to case closure under Wisconsin laws. This case is being tracked as an environmental contamination case in the WDNR's Remediation and Redevelopment Program as BRRTS case 02-41-000023. Case-specific documents are accessible by the public from the WDNR's BRRTS on the Web (BOTW) website at <https://dnr.wi.gov/topic/Brownfields/botw.html>

The Property will be sold in its "as is, where is" condition. The Buyer will be required to comply with applicable WDNR requirements including all Continuing Obligations (COs) as outlined in the June, 1, 2018 Continued Obligations Packet at www.city.milwaukee.gov/CRE. Additional remedial work may result in new COs as well as modifications to existing COs. The following documents are available at www.city.milwaukee.gov/CRE. RACM and the City make no representations concerning findings, information or opinions in the documents:

- ***Screening Site Inspection Report, Milwaukee Die Casting Company, 4132 N. Holton Street, Milwaukee, WI, prepared by the WDNR, dated December 21, 2012***
- ***Approval of the Remedial Action and Post-Removal Site Control Plan for the Milwaukee Die Casting Company Site, 4132 N. Holton Street, Milwaukee, WI, prepared by the WDNR, dated June 1, 2018***

Property Restrictions-See Page 5 of June 1, 2018 WDNR letter. The Property is zoned industrial-light (IL2) as defined by the City of Milwaukee <https://city.milwaukee.gov/ZoningCode>. Industrial standards as defined by state regulations and low-occupancy standards defined by federal regulations (Toxic Substances Control Act, or TSCA) were used to establish the regulatory cleanup requirements; therefore, the Property must remain zoned IL2, and continue to meet state and federal land use requirements as long as contamination remains. Any proposed activities or land uses which do not meet these requirements are prohibited unless additional remedial actions are taken to ensure that site conditions remain protective and satisfy state and federal regulations.

- Pre-approval from WDNR and USEPA will be required before any improvements commence at the Property. A coordinated approval may be possible under the “Wisconsin One-Cleanup Program Memorandum of Agreement between the USEPA (Region 5) and the Wisconsin DNR. Any soil excavated or groundwater removed, for any reason, in areas outside the “Clay Cap” and “Soil Cover” areas, shall be managed as a waste(s) in accordance with all applicable federal, state, and local regulations and requirements, including TSCA.
- Well construction is prohibited, except for monitoring purposes with pre-approval from the WDNR and USEPA.
- Construction, including installation of new utility services over or in contaminated soils or groundwater outside the “Clay Cap” and “Soil Cover” areas may result in vapor migration of contaminants into enclosed structures or migration along underground utility lines. The potential for vapor inhalation and means of mitigation shall be evaluated when planning any future redevelopment, and measures undertaken to ensure the continued protection of public health, safety, welfare and the environment at the Property.
- The existing “Clay Cap” and “Soil Cover” on the Property shall be maintained in accordance with the Cap Maintenance Plan available at www.city.milwaukee.gov/CRE which includes the following prohibitions:
 - a. removal of the Clay Cap or Soil Cover;
 - b. replacement of the Clay Cap or Soil Cover with another barrier;
 - c. excavating, grading, or filling on the Clay Cap or Soil Cover;
 - d. plowing for agricultural cultivation on the Clay Cap or Soil Cover;
 - e. construction or placement of a building or other structure on the Clay Cap or Soil Cover; and
 - f. any other changes to the Clay Cap or Soil Cover and uses of these areas that are not pre-approved by the WDNR and USEPA.

Any changes or deviation from the WDNR restrictions outlined in the June 1, 2018 WDNR letter, will require WDNR and USEPA approval.

WDNR and USEPA Access

The current Property owner and all future owners shall provide WDNR and USEPA with an unrestricted and permanent right of access to the Property to conduct the following activities:

- Inspecting and maintaining the Cap systems, including but not limited to those actions specified in the Cap Maintenance Plan;
- Verifying any data or information submitted to the WDNR or its successors or assigns, or the USEPA or its successors or assigns;
- Verifying that no action is being taken on the Property in violation of this Plan, the Cap Maintenance Plan, or any Federal or State environmental laws or regulations;
- Monitoring future response actions, if any, on the Property and conducting investigations relating to contamination on the Property, including, without limitation, sampling of air, water, soils, and specifically, without limitation, obtaining split or duplicate samples;
- Implementing additional or new response actions if the USEPA and/or WDNR determines: 1) that such actions are necessary to protect public health or the environment because either the original removal action has proven to be ineffective or because new technology has been developed which will accomplish the purposes of the removal action objectives in a significantly more effective or cost effective manner; and 2) will not impose any significantly greater burden on the Property or unduly interfere with the then existing uses of the Property.

ZONING (IL2)

The Property is zoned IL2 – Industrial-Light. This zoning district allows for various uses including but not limited to light manufacturing, general office, contractor's shops and yards, parking and storage facilities. The zoning does NOT permit residential uses, retail uses or personal service uses.

The City of Milwaukee Zoning Code may be accessed at <https://city.milwaukee.gov/ZoningCode>. In addition to the City of Milwaukee's zoning requirements, state and federal restrictions on land use resulting from contamination remaining at the site must be considered. Due to the environmental conditions and terms of remedial action plan for the Property, RACM would not support a zoning change at this time.

RECORDED EASEMENTS

RACM is aware of three recorded easements. Copies of the easement are accessible on website at www.city.milwaukee.gov/CRE.

DEVELOPMENT GOALS AND PREFERRED LAND USE

In 2012, the City of Milwaukee with Riverworks Development Corporation and BIDs 25 and 36 created the Riverworks Strategic Action Plan. The Strategic Action Plan was completed to determine how to keep the best of what is currently located in the area, help companies expand and recruit others in their supply chain, keep the uses that are compatible with manufacturing, strategically move or relocate those that are not, and create overall a positive environment for growth.

The Riverworks Development Corporation's goal is to recruit, retain and expand industry and business, as well as market Riverworks as an optimal location based on its proximity to a ready labor force, good transportation options and employee amenities (hiking trails, lunch places, shopping centers). In general, the Riverworks Development Corporation also strives to maintain a healthy thriving mix of businesses serve or support the regional economy.

Development Goals

The City and RACM seek development proposals that:

- Attract a high-quality development that is consistent with the recommendations of the Riverworks Strategic Action Plan at https://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/planning/plans/Northeast/pdfs/riverworks_plan_FINAL091712.pdf Northeast Side Area Plan at <https://city.milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/Northeast> and adheres to the IL2 zoning and environmental restrictions.
- Expand the tax base and maximize the overall return to the City
- Take advantage of the unique site and add to the mix of business activity in the district
- Utilize high quality design and building materials
- Incorporate sustainability features, where possible, such as green infrastructure, green roofs, sustainable materials, renewable energy, etc.
- Follows the standards in the Sustainable Design Guidelines for the Menomonee River Valley at <https://static1.squarespace.com/static/5b1738a7f8370aa49cd05cf8/t/5b74cbb34d7a9c6b0e34b32f/1534380979337/Updated+Valley+Sustainable+Design+Guidelines+PDF+2.pdf> (where applicable).

Preferred uses

Preferred uses for the site include light manufacturing, office, contractor's shop, and wholesale and distribution facility. Other potential uses may include parking and indoor or outdoor storage facilities. Some uses will require screening and landscaping per MCO Ch. 295-405.

The Buyer is responsible for all infrastructure and improvements to the Property. The Buyer must seek and obtain City of Milwaukee approval and comply with local, state and federal regulatory guidelines in accordance with the June 1, 2018 WDNR letter.

Preapproval from the WDNR and USEPA will be required before the Property is developed in any manner, including infrastructure.

Prohibited Uses

The brownfield Property is zoned IL2 or Light Industrial. There are environmental restrictions prohibiting certain uses imposed by the WDNR (**see environmental reports and June 1, 2018 WDNR letter at www.city.milwaukee.gov/CRE**). Proposals will not be considered for the following uses: schools, agricultural cultivation, check-cashing facilities, pawn shops, automobile sales, service stations, car washes, salvage & recycling facilities, cigarette or cigar shops, gun shops, and auto-title loan stores.

NOTE: The final use of this property will require final approval from the WDNR and/or USEPA.

Resources

- Brownfield Cleanup Revolving Loan Fund: The purpose of the BCRLF program is to facilitate the reuse and redevelopment of contaminated properties by making low-interest loans available for financing environmental cleanups. Loan amounts generally range between \$200,000 and \$1,250,000. To learn more about the Brownfield Cleanup Revolving Loan Fund please visit: <https://city.milwaukee.gov/DCD/CityRealEstate/BrownfieldRedevelopment/BCRLF>
- Regulatory questions regarding 4132 N. Holton Street may be emailed to the WDNR Manager, Steve Mueller, stephend.mueller@wisconsin.gov, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

SUBMITTAL REQUIREMENTS AND SELECTION PROCESS

Submit proposal to DCD - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly or mhaess@milwaukee.gov **on or before 12:00pm (noon), Wednesday April 21, 2021.**

SUBMITTALS MUST INCLUDE:

- Completed "Proposal Summary and Public Disclosure Statement" on the form available at www.city.milwaukee.gov/CRE
- Clear identification of the Buyer's environmental consultant, and confirmation that Buyer's environmental consultant has contacted the WDNR site manager, Steve Mueller to discuss feasibility of the Buyer's proposed development and confirmation that Buyer' environmental consultant will coordinate all development actions at the Property in accordance with applicable WDNR and USEPA regulatory guidelines.
- Buyer and Buyer's environmental consultants experience in developing brownfield properties.
- Description of proposed development including uses, number of units, etc.
- Preliminary Site and Building Design including:
 - Scaled Site Plan/Landscape Plan including streetscape concepts
 - Scaled Elevation drawings for each street frontage identifying exterior materials
 - 3D diagrams showing massing, location of various uses and parking areas
 - Any other images that may be helpful in understanding the proposed design
- Financing plan including pro-forma and sources of equity for the overall development including utility infrastructure and brownfield compliance.
- Project Schedule

SUBMITTALS WILL BE JUDGED ON THE FOLLOWING CRITERIA

- Buyer's brownfield team, including environmental consultant's experience working with State and Federal regulatory agencies.
- Buyer's overall brownfield development experience
- Overall quality, design and attractiveness of the proposed development
- Advancement of the development goals
- Contribution to the tax base
- Project team experience
- Purchase Price
- Financial viability

TAX EXEMPTION PROHIBITION

Conveyance of the City Site will be subject to a deed restriction prohibiting property tax exemption.

OTHER APPROVALS

Once a buyer is selected, the proposal is subject to approval by Redevelopment Authority of the City of Milwaukee board and the City of Milwaukee Common Council. Selection of the project by RACM does not guarantee Redevelopment Authority board or Common Council approval. Common Council approval is required prior to any land sale. If Board of Zoning Appeals (BOZA) review is required, RACM will cooperate with the buyer to seek such approval prior to presentation to the Redevelopment Authority board or Common Council.

BUYER POLICIES

Proposals will be rejected from any party (as an individual or as part of an entity) who:

- Is delinquent in the payment of real or personal property taxes in the City of Milwaukee.
- Has an outstanding judgment from the City of Milwaukee.
- Has been subject to a property tax-foreclosure by the City within the previous five years
- Has outstanding health or building code violations or orders from the City's Health Department or Department of Neighborhood Services that are not actively being abated.
- Has an outstanding offer to purchase or uncompleted performance on a City sale except upon approval of DCD's Commissioner based on history of satisfactory performance.

Tax and court records are also checked prior to closing. If the buyer policies are not met, the City will not close and convey. See complete Buyer policies at www.city.milwaukee.gov/CRE.

BROKERS

RACM does not have the Property listed with a real estate broker. If Buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that RACM will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer's owed broker fee, if any, in an amount equal to, *and capped at*, the lesser of: (a) 20% of the broker fee or (b) \$5,000. RACM's contribution toward the broker fee shall only be paid from sale proceeds.

PERFORMANCE DEPOSIT & PROJECT DEADLINES

Depending on the development proposal selected, RACM may require that the buyer, at closing, pay a performance deposit to be held by RACM to ensure completion of the proposed project. RACM will impose deadlines for commencement of construction and completion of construction.

CONTACT

Matt Haessly, DCD Real Estate Section, (414) 286-5736 or matt.haessly@milwaukee.gov

SPECIAL NOTES

- The Redevelopment Authority of 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.
- 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.
- The Redevelopment Authority of the City of Milwaukee will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.