

**Property Listing - Adaptive re-use of  
 Former Edison Middle School  
 5372 North 37<sup>th</sup> Street**

**2017 APPRAISED VALUE: \$1,550,000**



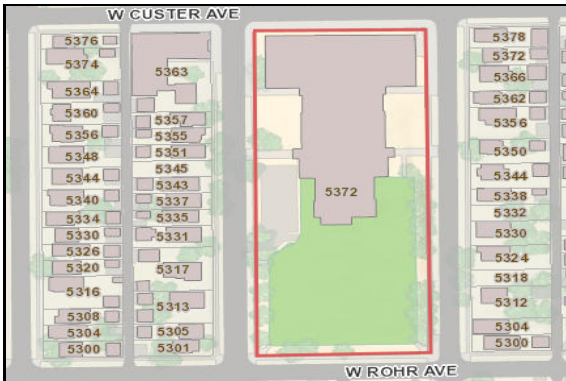
**Building:** 152,240 SF constructed in 1928; addition in 1956; vacant 2008  
 44 classrooms, capacity 779  
**Lot Area:** 4.055 ± acres  
**Zoning:** Zoned RT3  
*Buyer is responsible for applying for zoning entitlement for proposed use if required.*

Assessor records, photographs, appraisal and environmental data on website at [city.milwaukee.gov/SurplusSchools](http://city.milwaukee.gov/SurplusSchools).



**BUYER DEVELOPMENT OBLIGATIONS**

- Adapt existing building for alternate use or demolish and redevelop site.
- Apply for and receive rezoning of property or Board of Zoning Appeals (BOZA) approval for proposed use as needed.
- Complete renovations and achieve certificate of occupancy within 18 months of sale closure.
- Upgrade parking areas and landscaping to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295.
- Provide a fully taxable use with deed restriction prohibiting future tax exempt status.
- Enter into an agreement requiring best efforts to utilize City-certified Small Business Enterprises and individuals certified through the City's Resident Preference Program for construction activity.



**POTENTIAL USES**

- 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, or other uses that do not promote economic activity and stability in the area.

**Note:** Property must be taxable. Some uses may need BOZA approval or a zoning change.

### **CITY SALE CONDITIONS**

- Submittals evaluated on offer price, proposed use, impact on the community and adjoining neighborhood, extent and quality of renovations, contribution to tax base, experience of the developer, project schedule and financial viability of project.
- Acceptance of offer contingent on Common Council approval. Proposer will likely be asked to present redevelopment plan to a community meeting before the offer is considered by the Common Council.
- Proposers are encouraged to include, in their proposal, letters of interest or commitment from any community partners.
- Incomplete offers will be rejected.
- Following Council approval, Buyer will be required to enter into a Purchase and Sale Agreement (“PASA”) that outlines the Buyer’s obligations. Sample PASA available at [www.milwaukee.gov/SurplusSchools](http://www.milwaukee.gov/SurplusSchools).
- 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.
- Closing contingent on documentation of project financing, Dept. of City Development approval of building plans and site plan, and Common Council approval of zoning change if required.
- Buyer to provide performance deposit at closing. Deposit returned upon Buyer’s presentation of a Certificate of Occupancy for the renovated building.
- Rehabilitation must be complete within 18 months following closing of sale; Buyer to provide Certificate of Occupancy.

**No brokerage fee will be paid for this transaction. City reserves the right to reject all proposals.**

**Showings:** Reach out to the point of contact listed below to schedule a showing.

**Contact:** Rhonda Szallai, Department of City Development, (414)286-5674 or [rszall@milwaukee.gov](mailto:rszall@milwaukee.gov)

**Submittal:** Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, Wisconsin 53202 to the attention of Rhonda Szallai. **Proposals will be received and evaluated on a continuous basis.** Submit **one hard copy and one electronic copy** of the following:

- 1) Completed “Proposal Summary and Public Disclosure Statement – Surplus MPS Property for Adaptive Re-Use” form available at [www.city.milwaukee.gov/SurplusSchools](http://www.city.milwaukee.gov/SurplusSchools). This document must include the offer price for the property.
- 2) Provide a detailed scope of work, a scaled rendering of the building identifying exterior building materials and a detailed site plan.
- 3) Provide Information regarding the proposer’s development experience, including experience involving adaptive reuse. Provide addresses, descriptions and photographs of projects to illustrate the proposer’s body of past work.

**All proposers will be evaluated with respect to compliance with City Buyer Policies prior to evaluation of proposal. See description of Buyer Policies at [www.city.milwaukee.gov/SurplusSchools](http://www.city.milwaukee.gov/SurplusSchools). Any proposer in violation of these Policies will be eliminated from consideration.**

### **Special Notes**

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 Department of City Development reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.

Development teams should rely exclusively on their own investigations and analyses.

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.