



Request for Proposals

Adaptive re-use

Former Emanuel Philipp Elementary School

4310 North 16th Street



LIST PRICE: \$495,000 – APPRAISED VALUE



NOTE: North and South alley area not part of sale and to be dedicated as right-of-way at time of sale or prior to closing.

Building: 53,200 SF constructed in 1932; addition in 1961; vacant 2007; 17 classrooms, capacity 280

Lot Area: 2.595 ± acres

Zoning: Zoned RS6

Buyer is responsible for applying for zoning entitlement for proposed use if required.

Historic Designation: This site is locally designated as historic and eligible for inclusion on the National Register of Historic Places. Any alterations, additions, or new construction on the site will require a Certificate of Appropriateness from the Historic Preservation Commission.

Historic Designation Report, photographs, appraisal, and environmental data on website at city.milwaukee.gov/SurplusSchools.

BUYER DEVELOPMENT OBLIGATIONS

- Propose an adaptive reuse of the building consistent with the Preservation Guidelines set forth in the Historic Designation Study Report.
- Interested parties are encouraged to focus the scope of the adaptive reuse of the existing building to the existing footprint and envelope. While some building additions might be necessary to accommodate elements such as exit stairwells or elevator cores, additions to the building to provide additional space for residential units is not encouraged and would be required to meet Historic Preservation Commission guidelines.
- Consistent with the recommendations of the Near North Area Plan, developers are encouraged to incorporate greenspace, outdoor play space, and sustainable stormwater management into site plans.
- Any new detached housing proposed for the site should be consistent with the development scale and underlying platting of the adjacent neighborhood.
- If required, apply for, and receive, rezoning of property for proposed use. If multi-family housing is proposed for the school building, a rezoning of the site to a multi-family residential district will be necessary. Any proposed new housing construction on site detached from the school building should remain generally consistent with the requirements of the surrounding single- and two-family zoning districts.



Request for Proposals

Adaptive re-use

Former Emanuel Philipp Elementary School

4310 North 16th Street



LIST PRICE: \$495,000 – APPRAISED VALUE



NOTE: North and South alley area not part of sale and to be dedicated as right-of-way at time of sale or prior to closing.

BUYER DEVELOPMENT OBLIGATIONS (CONT.)

- 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 (SBE) and individuals certified through the City’s Resident Preference Program for construction activity. SBE participation will be mandatory if City financial assistance of \$1MM is part of the Proposal.

PROHIBITED 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.
- 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.
- North and South alley areas to be dedicated as right-of-way at time of sale or prior to closing.
- 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 at (414)286-5674 or rszall@milwaukee.gov

Submittal: Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, Wisconsin 53202 to the attention of Rhonda Szallai. **Proposals will be accepted until noon December 29, 2020.** If no acceptable proposals are received by the initial due date, proposals will be received and evaluated on a continuous basis. Submit **five hard copies 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. 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. Any proposer in violation of these Policies will be eliminated from consideration.

Special Notes:

Unauthorized contact regarding this RFP 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.