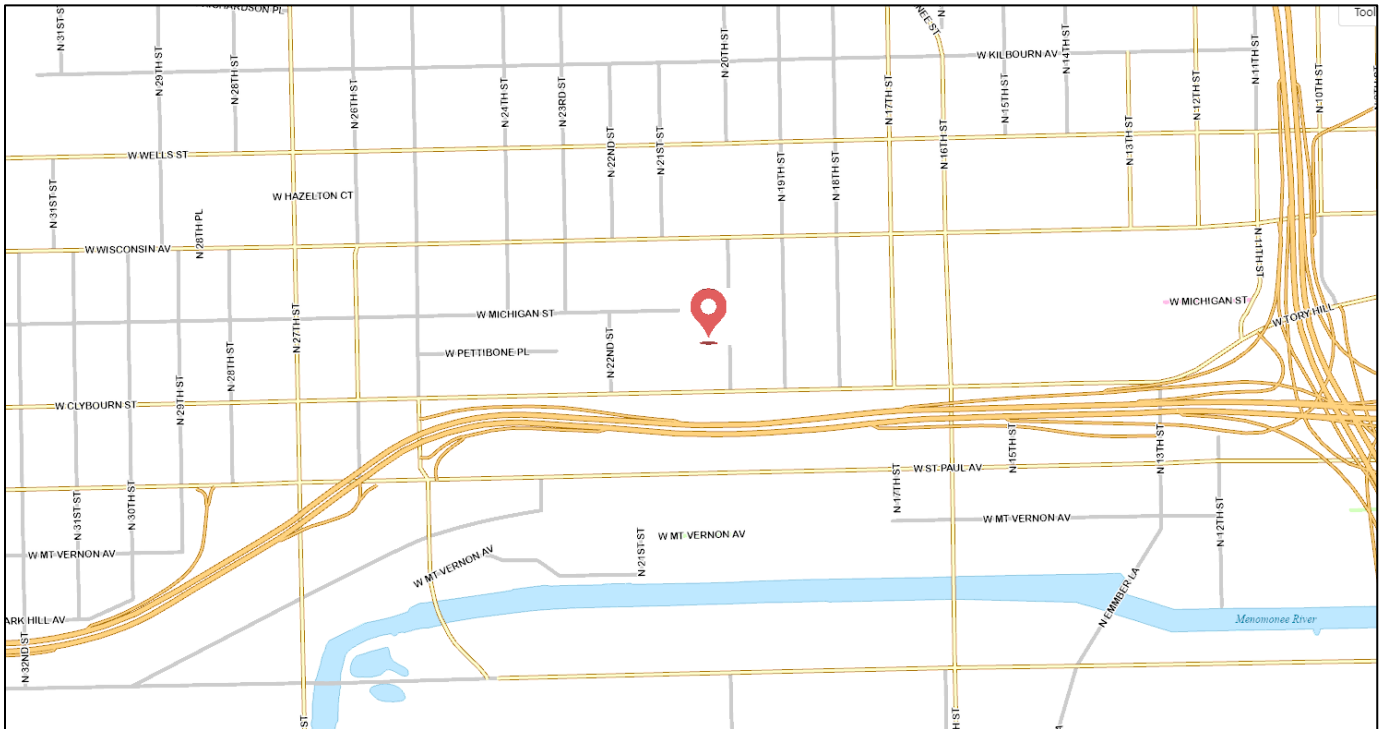




*Marquette Area / Avenues West*  
**Request for Proposals**  
**541 N 20<sup>th</sup> Street**  
*Residential Development Opportunity*

Exciting opportunity to build in the energetic Avenues West neighborhood. The Department of City Development (“DCD”) is seeking proposals for the purchase and creative development of a multi-family residential building site located at 541 N 20<sup>th</sup> Street. This lot is centrally located, two blocks from the Marquette University campus, and offers good access to Downtown, Miller Valley, and I-94. DCD is seeking dynamic development proposals that enhance the neighborhood.

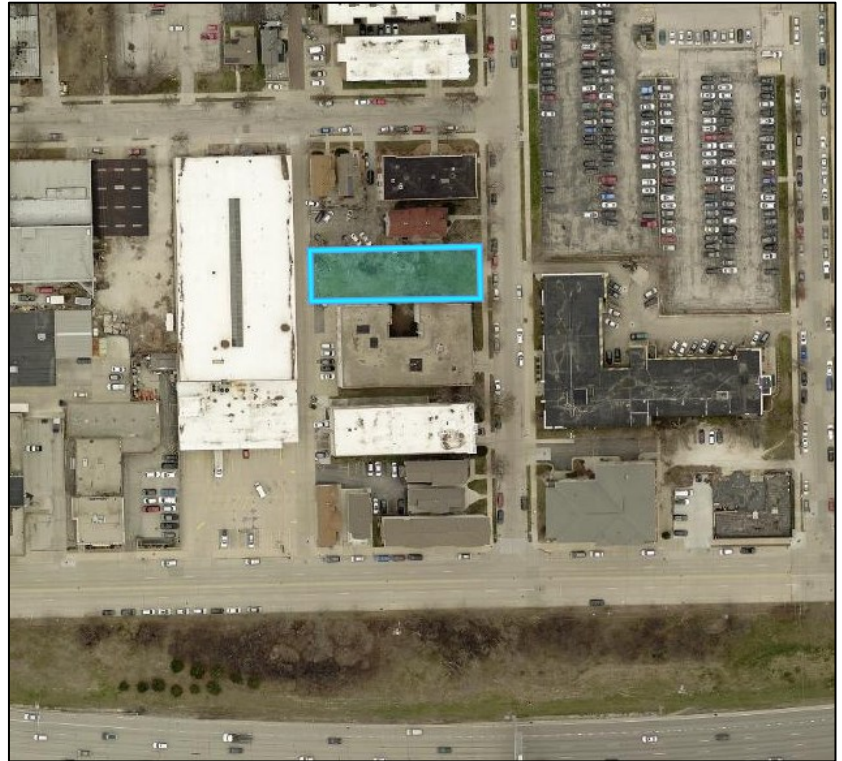


 541 N 20<sup>th</sup> Street, Milwaukee, WI

### PROPERTY INFORMATION:

541 N 20<sup>th</sup> Street

- 9,900 Square Foot Lot
- 55' Frontage on N 20<sup>th</sup> Street, 180' deep with alley access
- Zoning, RM7, Multi-Family Residential
- Prior Land Use Investigation available
- Asking Price: **\$30,000.00**



### DEVELOPMENT GOALS

City of Milwaukee is looking for proposals that complement the surrounding neighborhoods and provide quality housing options. Multi-Family developments, such as Apartments, Condos, and Townhomes are preferred uses for this site. The City will prioritize a proposal that includes opportunities for homeownership.

Proposals will not be considered for the following uses: Tavern/bar as primary use, surface parking as a primary or secondary use, rooming houses, check-cashing facilities, pawn shops, automobile sales, service stations, car washes, tax-exempt/non-profit uses, recycling processing, cigarette or cigar shops, gun shops, drive-thru of any kind, and auto-title or payday loan stores

## BUILDING DESIGN REQUIREMENTS

Building design must respect the history and scale of the built environment of the area.

- Design may contain up to a maximum of 30 dwelling units, and be built to a maximum of three stories in height.
- Building setback should be consistent with adjacent structures. Design proposals should comply with existing zoning and building codes.
- Alley to be used for parking access. No curb cuts allowed. Underground parking may be required, depending on scale of proposed building.
- Design must comply with RM7 building design standards, with an emphasis on high quality materials
- Attractive design is an important selection criteria. The selected proposal will need to be reviewed and approved by the Design Review Team of the City of Milwaukee Department of City Development

## PROPOSAL PROCESS

Provide an email copy of the following by the due date

- Proposal Summary & Public Disclosure Statement on the RFP website.
- Preliminary development budget showing total development costs, proposed sources and uses of funds and a pro forma income analysis.
- Architect vetted, conceptual plans: scaled site plan, scaled elevations that identify building materials and color scheme. Floor plans are desirable, but not required.
- Resume of developer experience and list of completed projects comparable to this RFP request.
- A list of all real estate owned in the City of Milwaukee by the developer, either individually or as part of an LLC.
- **DUE DATE: Proposals will be accepted until 3PM on JANUARY 17, 2025.** Submit proposals to [tewynn@milwaukee.gov](mailto:tewynn@milwaukee.gov)
- **QUESTIONS:** Questions must be submitted in writing only to [tewynn@milwaukee.gov](mailto:tewynn@milwaukee.gov) by 3 PM on DECEMBER 13, 2024. Written answers to questions will be posted for review. Reminder: Unauthorized contact regarding RFP can result in disqualification.

## REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Quality and attractiveness of proposed development
- Adherence to Building Design Requirements
- Developments integration with the context of the surrounding neighborhood
- Offering price, estimated project cost, and tax base to be generated
- Developer's expertise, development capability, and financial capacity
- Incorporation of sustainable elements, with extra consideration given to **LEED** certification
- Project Schedule

The selected proposal will be presented to the Common Council for formal acceptance and authorization of an Option to Purchase.

### **CLOSING**

Buyer to execute Purchase & Sale Agreement after Council approval. Buyer will be given a four-month option period after Council approval to obtain final plans and financing. Closing will occur once all project elements are in place – final plan approval, building permits and financing. The buyer will be expected to begin work within 30 days of closing and finish all work within twelve months. City will convey by Quit Claim Deed, subject to reversionary rights for non-performance. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

### **CITY SALE POLICIES**

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

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgment)
- Is a party against whom the City 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
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year
- Has outstanding offers to purchase or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance

Tax and court records will also be checked prior to closing. If these conditions exist, the City will terminate the Option to Purchase.

### **OTHER APPROVALS**

Buyer is solely responsible for obtaining any approvals required for the development. Some uses and/or building designs may require approval of the Board of Zoning Appeals. This includes zoning changes for uses, or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by City does not ensure BOZA approval. City staff will assist selected Buyer in applying for such approvals.

### **SPECIAL NOTES**

- Unauthorized contact regarding this RFP with any City policy staff, personnel, elected officials or Department of City Development representatives may result in disqualification.

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

#### **REAL ESTATE BROKER FEES**

The City does not have 541 N 20<sup>th</sup> Street (the “Property”) listed with a real estate broker. If the Buyer’s Proposal Summary and Public Disclosure Statement was submitted to the City by a Wisconsin-licensed real estate broker, the City agrees to pay a Broker Commission of \$1,800.00. The City will not pay any broker commission, if the Buyer and Broker are the same or related in any manner (e.g. In the case of an individual, the Broker is a family member of the Buyer or in the case of a corporate entity, the Broker is an employee, member or affiliated entity of Buyer).