



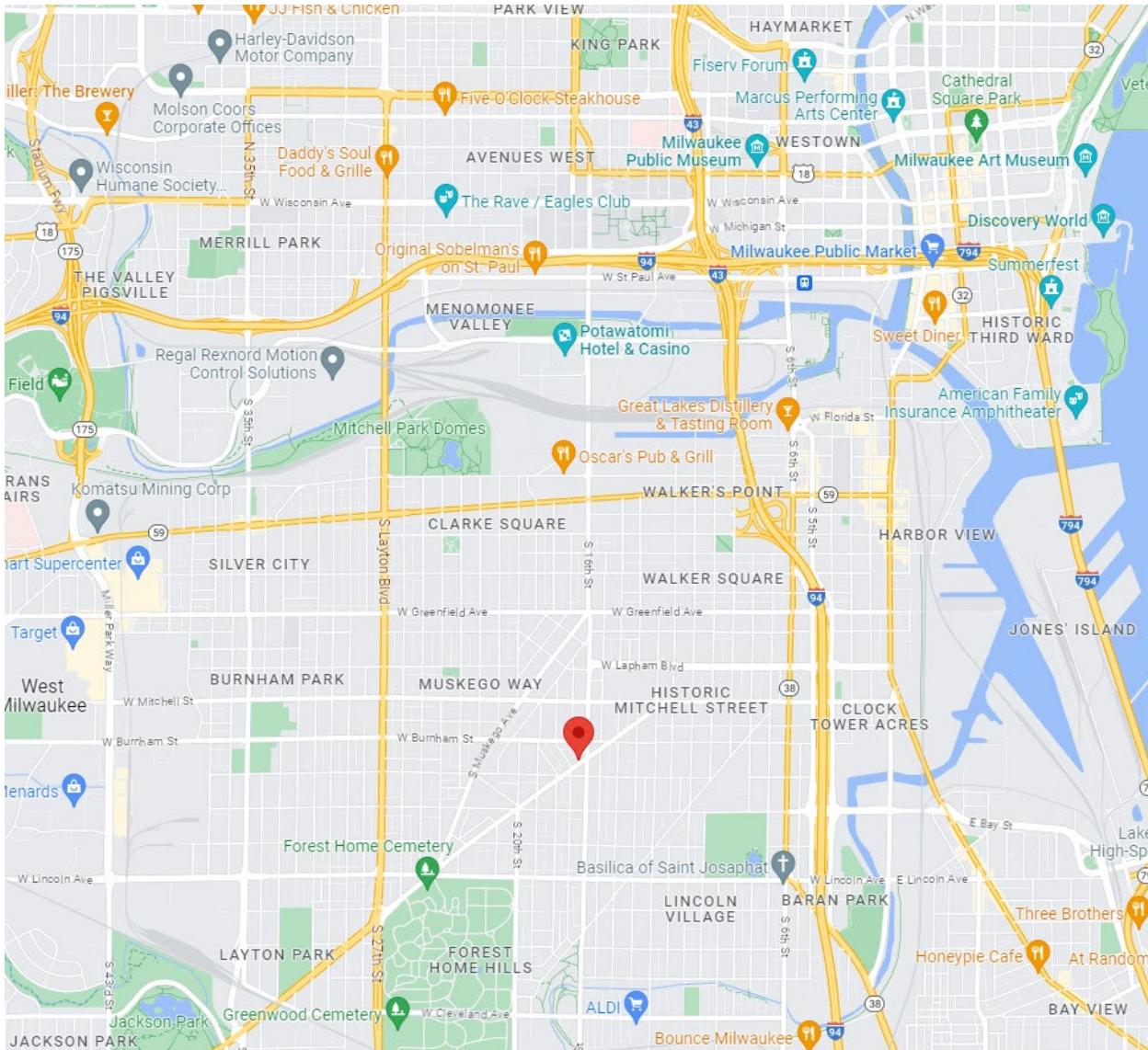
South Side/Muskego Way

Request for Proposals

1616 West Forest Home Avenue &
1935 South 16th Street

Redevelopment Authority of the City of Milwaukee Commercial Development Opportunity

Exciting opportunity to build in the heart of Milwaukee's South Side. The Department of City Development ("DCD") is seeking proposals for the purchase and creative development of a commercial building site located at the intersection of West Forest Home Ave and South 16th Street. This lot is located on an intersection of two highly visible commercial corridors with a mix of neighborhood commercial and residential. The site offers strong access to South Side neighborhoods, Mitchell Street, Cesar Chavez Drive, I-43 and Bay View, and features a daily traffic count of 14,700 vehicles. DCD is seeking dynamic development proposals that maximize the site and will catalyze complementary developments.



LOCATION OF DEVELOPMENT SITE AT FOREST HOME AND 16TH

PROPERTY INFORMATION:

- Over 220 linear feet of commercial frontage
- Approximately 16,800 square foot lot, irregular shape
- Current zoning RM2 (Multifamily Residential) Rezoning supported for appropriate development.
- Vacating right hand slip lane for added development area is strongly encouraged.
- Located on Milwaukee County Transit System bus lines 14 and 20.
- Asking Price: **\$29,000.00**



DEVELOPMENT SITE AT 16TH AND FOREST HOME

DEVELOPMENT GOALS

The City of Milwaukee is looking for proposals that contribute to the dynamic commercial activity of 16th and Forest Home and complement the surrounding neighborhoods. A mix of uses including housing, retail, services, and/or commercial or all residential development is appropriate. Expansion of tax base and job creation are desired.

BUILDING DESIGN REQUIREMENTS

Building design must respect the history and scale of the built environment of commercial and commercial buildings on this commercial corridor.

- Façade must be in line with existing structures adjacent, defining the street edges and pedestrian walkways. Design proposals must contemplate zoning and building code compliance with appropriate solutions.
- Place building and site elements to promote a pedestrian friendly street frontage in a way that creates a strong visual and physical relationship with the public realm (sidewalks, streets, transit stop, etc.).
- Alley or Amy Place to be used for parking access. Curb cuts will not be permitted on 16th or Forest Home.
- Flat roof with parapet construction is appropriate for mixed-use designs. First floor retail/commercial or lobby space with primary entrance fronting 16th and/or Forest Home. First floor Should have a minimum 14-foot floor to ceiling height and 70 percent of the street façades must be composed of clear glazing.
- Building height minimum two-stories, maximum three stories at street façade, extra story, setback, may be allowed.
- Brick required on street and alley facades with other materials such as cement board or burnished block allowed on non-street façades. An all brick building is preferred. No split-face block, vinyl siding, or vinyl windows are allowed.
- HVAC and utilities to be integrated into the building or screened if located on roof or in rear setback. Dumpsters must meet the dumpster ordinance and be screened and covered or located within the building.
- Design to be reviewed and approved by the City of Milwaukee Department of City Development.

PREFERRED USES

Street-level, pedestrian-oriented commercial uses that activate the area, such as retail, restaurant, café, bakery, deli, hotel, mixed-use office/retail/residential, etc. are encouraged for the first floor. All residential uses require active uses of lobby, in addition to the fitness center, management office if included at ground level.

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.

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 **5PM on August 31, 2023**. Submit proposals to ylapie@milwaukee.gov
- QUESTIONS: Questions must be submitted in writing only to ylapie@milwaukee.gov by 3 PM on August 11, 2023. 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
- Development integration with the context of commercial corridor and neighborhood
- Proposed uses for ground floor commercial space and/or letter of interest from prospective tenant
- Offering price, estimated project cost, and tax base to be generated
- Developer's expertise, development capability, experience operating commercial use, 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.

RESOURCES

- Muskego Way Forward: <https://mccwi.org/muskego-way-forward/>
- Grants: Façade & Sign Grant city.milwaukee.gov/facade and Retail Investment Fund at milwaukee.gov/rif
- Business assistance to eligible businesses and uses through Milwaukee Economic Development Corp. at MEDOnline.com
- Office of Small Business Development website at: milwaukee.gov/OSBD
- milwaukee.gov/opportunityzones

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.

SITE NOTES/ENVIRONMENTAL

East end of parcel is site of former gas station. Developer will be responsible for environmental investigations and mitigation. DCD will assist with referrals and technical resources. DCD has a list of authorized environmental engineering contractors that may be engaged for environmental investigations and mitigation.

For more info on developing a Brownfield visit:

<https://city.milwaukee.gov/DCD/CityRealEstate/BrownfieldRedevelopment>

Parcel has an abandoned sewer running through middle. Sewer does not need to be rerouted but may need to be capped as part of development.

Diggers Hotline reports are available upon request.

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 this property listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer's owed broker fee in an amount equal to \$1,000. City's contribution toward the broker fee shall only be paid from the full non-discounted sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner

MORE INFORMATION:

[milwaukee.gov/DevelopmentSites](https://city.milwaukee.gov/DevelopmentSites)

[milwaukee.gov/CRE](https://city.milwaukee.gov/CRE)