



Official Notice #57023
Request for Proposal
Restaurant/Commercial
Opportunity
13th & College



The Department of City Development – DCD -- is seeking proposals for the purchase and development of prime commercial land at 13th & College -- 6280 South 13th Street. This is a key corner site with great proximity to Mitchell Airport and the College Avenue/Interstate 94 interchange.



PROPERTY

Approximately 23,000 square feet of vacant land with approximately 56 feet on South 13th Street and 271 feet on West College Avenue.

- High visibility, high traffic intersection with over 34,000 vehicles every day. Click [here](#) for traffic count information.
- Great proximity to several hotels and restaurants. Photographs of the property are available [here](#).
- Located in Airport Gateway Business Improvement District #40.
- [Phase I environmental site assessment](#) is available on the City’s website. This Phase 1 site assessment is for informational purposes and further investigation is at the discretion of the buyer. No additional environmental investigation will be conducted by the City
- Site may contain old building foundations or rubble. Buyers must budget for extra excavation and will be granted site access for geotechnical testing.
- All utility relocation or other infrastructure construction at Buyer’s sole expense.
- The westernmost 33 feet of the property contains a utility easement. See [map](#).

ASKING PRICE

The asking price is \$15.00 per sq. ft./\$345,000.00. No brokerage fee will be paid and the property will be sold "as is and where is".

PREFERRED DEVELOPMENT & PROJECT GOALS

DCD is seeking a quality design for a commercial use that

- Positively impacts the Greater Airport business community
- Serves surrounding residential neighborhoods, commuters and visitors.

Strong preference will be given to restaurant proposals.

The City is also looking for a project that:

- Contributes to the City's tax base.
- Expands employment opportunities
- Has high use of Emerging Business Enterprises

The property is in the LB1 zoning district that allows business uses that provide a wide range of goods and services. Permitted uses and development requirements can be found in the City's zoning code on our web site -- www.mkedcd.org/czo.

Prohibited uses include churches, convenience stores, check-cashing facilities, cigarette or cigar shops, community centers, day care centers, gas stations, gun shops; and social service facilities, pawn shops, liquor stores, payday or auto-title loan stores, automotive parts store, surface parking as a primary use, second-hand retail outlets, taverns (unless food service is the major component) and all tax-exempt uses.

DESIGN CRITERIA

The proposed building must be compatible with the character of the surrounding commercial district.

Required designs shall feature:

- Prominent building placement at the corner, outside the easement area
- Large storefront windows facing the intersection of South 13th Street and West College Avenue
- Use of quality building materials such as brick, stone and metal
- Conformance to zoning and building code for all building details including signage and site work
- Sustainable design -- at least one element with preference for multiple elements and [LEED certification](#)
- Shared access with existing entry and exit points with adjacent properties is preferred. Otherwise access should be from West College Avenue near the east property line. Limited egress may be permitted to South 13th Street.
- On site parking to the east and north of the building is preferred
- Safe accommodation of automobile and pedestrian traffic
- Quality landscaping that includes trees, shrubs and ornamental fencing that creates a strong edge at the street property line

EBE POLICY

Emerging Business Enterprise (EBE) participation is required. The City's goal is 18% of the total budget and an EBE agreement with the City is required prior to closing. A [sample agreement](#) can be found on our website. The City's EBE office is also a great source for subcontractors. For more information, visit the City's EBE website at: <http://www.milwaukee.gov/EBE Website>.

PROPOSAL PROCESS

Proposals will be accepted on a first-come basis, subject to a 24-hour notice period. Submissions must include the following:

1. A [Project Summary & Public Disclosure Statement](#) available on our [website](#).
 - Describe the project – including prospective user/tenant, projected income and jobs created
 - Outline preliminary budget (hard & soft costs)
 - Identify financing sources. Attach a letter of interest from a financial institution if possible.
 - Discuss development team: experience, past projects and use of EBE enterprisesA pro-forma income statement may be attached, but is not required.
2. Preliminary scaled architectural plans that conform to the Design Criteria
 - Building elevations
 - Building floor plan
 - Site plan showing site improvements and landscaping

Proposals should be delivered to the Department of City Development, 809 North Broadway, 2nd Floor, attention: Matt Haessly. Please provide five copies of the proposal.

After receipt of a proposal by Matt Haessly, a 24-hour notice will be placed on our website to allow for proposal submissions by other parties. After 24 hours, DCD will close the listing and not accept any additional proposals. If submitted proposal is unacceptable and rejected, a new open listing period will be posted.

REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Offering Price
- Quality and attractiveness of the proposed development
- Proposed commercial use and how it serves neighbors, businesses and visitors
- Impact on tax base and return to the City
- Level and types of jobs created or retained
- Use of Emerging Business Enterprises (EBE)
- Adherence to Design Criteria
- Sustainable design -- at least one element with preference for multiple elements and LEED certification
- Soundness of total project budget and financing strategy
- Developer's experience & financial capacity
- Feasibility of the project and income projections
- Timely project schedule for design, financing, development & occupancy

The selected proposal will be presented to the City's Common Council for formal acceptance and authorization of a Purchase and Sale Agreement. A [sample agreement](#) is on [DCD's website](#).

CONTINGENCY PERIOD & CLOSING

Closing will occur once all project elements are in place – final plan approval, building permits and financing. Final plans must be consistent with the RFP submission. The selected Buyer will be given a four-month contingency period after Council approval to obtain construction drawings, building permits and financing. Construction must begin within 30 days of closing and be finished within twelve months.

The City will convey the property by Quit Claim Deed subject to reversionary rights for non-performance. The City of Milwaukee will sell the property on an "as is, where is" basis and will provide title insurance in the amount of the purchase price. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion of the project.

CITY OF MILWAUKEE 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 taxes for property in the City of Milwaukee
- Has outstanding judgment from the City or if the City acquired property-tax-foreclosure judgment
- 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 been convicted of a felony that causes concern with respect to neighborhood stability, health, safety or welfare
- 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 any of these conditions are found to exist, the City of Milwaukee will terminate the Purchase and Sale Agreement.

OTHER APPROVALS

Buyer is solely responsible for obtaining permits and approvals, including approval of the Board of Zoning Appeals (BOZA) or a zoning change 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 the City does not ensure BOZA approval. City staff will assist the selected Buyer in obtaining such approvals.

SPECIAL NOTE

Unauthorized contact, including discussion or disclosure to the media or unauthorized contact with any other City policy staff, personnel or Department of City Development representatives regarding the RFP or the proposed development of property may result in disqualification.

The 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 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 City will honor confidentiality requests to the extent possible (subject to Wisconsin's Open Records Law). If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

CHANGES AND CLARIFICATIONS

Any [changes or clarifications](#) will be posted on the [RFP website](#). E-notify messages will be sent to those who have signed up for Development Opportunities when this page is updated. Check the website to sign up for [E-notify/Development Opportunities](#).

QUESTIONS

Contact Matt Haessly at mhaess@milwaukee.gov or 414.286.5736, if you have any questions.