



**\$30,000 ASKING PRICE**

**Building:** Approximately 7,500 ± SF former funeral home with two upper residential units built in 1945 with connected garage and parking along west and north sides of building  
**Lot Area:** 49,000 SF  
**Zoning:** LB2, Local Business  
 Certified Survey Map No. 4798, Photographs, Historical Land Use Investigation & Sewer Easements on website at Milwaukee.gov/CRE

**BUYER DEVELOPMENT OBLIGATIONS**

- **Restore or Demolish** – new construction to be in accordance with the City’s New Construction Guidelines at Milwaukee.gov/CRE.
- **Do not build any structure over Sewer Easement** (see map to the left and diagram at Milwaukee.gov/CRE).
- Any **land-disturbing activities within the green space/grassy area** located south of the existing building may need Wisconsin Department of Natural Resource notice and/or approval (see Historical Land Use Investigation at Milwaukee.gov/CRE).
- **City recommends buyer meet with an environmental consultant** of their choosing to determine the appropriateness of their vision for the site, and determine potential costs to developer for any environmental issues. Please see Milwaukee.gov/CRE for Historical Land Use Report.
- **Landscaping** to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.

**POTENTIAL USES (RESTORE OR DEMOLISH AND BUILD NEW):**

- Funeral Home, General Office, Business Service, etc.
- Mixed-use development including housing and active first floor commercial use may be considered.

**Note:** Property must be taxable after City sale. Some uses may need BOZA approval.

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, convenience store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

**POTENTIAL RESOURCES: SOME RESOURCES MAY NOT APPLY TO NEW CONSTRUCTION.**

- **Business Tool Box** – Milwaukee.gov/DCD/BusinessToolbox [commercialcorridorgrants@milwaukee.gov](mailto:commercialcorridorgrants@milwaukee.gov)
- **Business Improvement District #8** – Historic King Drive – kingdriveis.com; (414)265-5809
- **Business Financing** - may be available through Milwaukee Economic Development Corporation – medconline.com; (414)269-1440

**CITY SALE CONDITIONS:**

- **Submittals will be reviewed in accordance with the attached scoring rubric. Please review the criteria provided in the attached scoring rubric.**
- Submittals evaluated upon the overall quality and attractiveness of the proposed development, detailed description of the prospective use (including the number of residential units and commercial uses, if applicable), impact on the business community and adjoining neighborhood, extent & quality on renovation or new construction (including but not limited to scaled site plans and building elevations-including exterior building materials), brownfield experience, compliance with existing utility easements, landscaping plan, contribution to the tax base, purchase price and financial viability.
- City recommends buyer meet with an environmental consultant of their choosing to determine the appropriateness of their vision for the site, and determine potential costs to developer for any environmental issues. Please see Milwaukee.gov/CRE for Historical Land Use Report.
- Start-up business should submit a business plan with the Proposal Summary.

- Acceptance contingent on Common Council and other applicable approvals. Earnest money of 5% of the price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample at Milwaukee.gov/CRE)
- 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. A Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building and site plans.
- Renovations must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website) at submittal and at closing.

**REAL ESTATE BROKER FEES:** If Buyer’s Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay Broker a commission of \$1,000. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

**SHOWINGS:**

Through open houses only. Wear proper footwear for a construction site. Bring a flashlight. **Anyone viewing the premises will need to sign a waiver upon arrival at the showing.** The City suggests bringing a structural engineer and your contractors with you. The Property will be open for inspection **ONLY** on the following dates and times (see next page):

**OPEN HOUSE DATES AND TIMES (SEE NOTES ABOVE):**

<b>Date:</b> Tuesday, July 19, 2022	<b>Time:</b> 9 AM – 10 AM
<b>Date:</b> Wednesday, August 3, 2022	<b>Time:</b> 12 PM – 1 PM
<b>Date:</b> Thursday, August 18, 2022	<b>Time:</b> 9 AM – 10 AM
<b>Date:</b> Tuesday, August 30, 2022	<b>Time:</b> 12 PM – 1 PM
<b>Date:</b> Tuesday, September 6, 2022	<b>Time:</b> 9 AM – 10 AM

**PLEASE NOTE: Most of the building is not accessible for viewing.  
Buyer should assume all systems and mechanicals need to be replaced.**

**SUBMITTAL MUST INCLUDE:**

- 1) “Proposal Summary” (on website) fully completed and submitted to Matt Haessly at mhaess@milwaukee.gov
- 2) Detailed description of the proposed development including all uses and number of units, etc.
- 3) Detailed scope of work for renovation or new construction, including proposed uses and number of units. Detailed and scaled preliminary building elevations, exterior materials and site plans, including landscaping and parking is required for proposals involving demolition and new construction.
- 4) Brownfield experience.
- 5) Financing plan including pro-forma and sources of equity.
- 6) Plan of neighborhood outreach.
- 7) Project Schedule.

**SPECIAL NOTES:**

- The City of Milwaukee reserves the right to reject any and all proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- 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 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.
- DCD will honor confidentiality requests to the extent possible under Wisconsin’s Open Records Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- **All questions must be emailed to Rhonda Szallai at rhonda.szallai@milwaukee.gov on or before 12:00 PM (NOON) on Tuesday, August 23rd, 2022.** Questions and Responses to questions will be posted at Milwaukee.gov/CRE

**SUBMITTAL DUE DATE:** Submit proposal to DCD - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rhonda Szallai or rhonda.szallai@milwaukee.gov on or before **12 PM (NOON) ON FRIDAY, SEPTEMBER 16, 2022**

**CONTACT:** Rhonda Szallai, Department of City Development, 809 North Broadway, Milwaukee, WI 53202  
(414)286-5674 or rhonda.szallai@milwaukee.gov

No warranty or representation, express 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. The City of Milwaukee Department of City Development reserves the right to reject any proposal for any reason, including no reason.



# CITY OF MILWAUKEE

## PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be completed by parties buying commercial property from the City of Milwaukee. Attach additional information as needed or as required in the sale listing. Confidential material must be clearly identified as proprietary. Submit with a site plan, preliminary building elevations (new buildings) or building rendering and detailed scope of work (building renovations).

Acceptance contingent on approval by the Common Council. Terms for most sales will be outlined in a Purchase & Sale Agreement (sample available; while standard, each transaction is unique and terms may vary). Simple sales may use a Commercial Offer to Purchase. Sales require final plan approval and firm financing prior to closing. Final construction or renovation plans must conform to the preliminary submittal as approved by the City's Design Review Team. Changes may require Common Council approval. Conveyance is on an "as is, where is" basis and deeds may include performance obligations, use, taxation and reversionary provisions for non-performance.

### PROPERTY

### OFFER INFORMATION

Offer Price: \$ \_\_\_\_\_  
 Contingences \_\_\_\_\_

Is the offer being submitted by a licensed broker?  Yes  No

Broker Name \_\_\_\_\_ Telephone \_\_\_\_\_

Firm \_\_\_\_\_ Address \_\_\_\_\_

Brokerage fee paid as outlined in the RFP/listing and only if a broker submits the initial offer. No fee is paid of a broker/buyer.

### BUYER IDENTIFICATION

Legal Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Primary Contact \_\_\_\_\_ Telephone \_\_\_\_\_

Email \_\_\_\_\_ FAX: \_\_\_\_\_

Buyer Attorney \_\_\_\_\_

Legal Entity  Individual(s) If multiple people, identify:  Joint Tenants or  Tenants in Common

Corporation  LLC  Partnership  Other \_\_\_\_\_

If not a Wisconsin corporation/partnership, state where organized: \_\_\_\_\_

Will new entity be created for ownership  Yes  No

Principals of existing or proposed corporation/partnership and extent of ownership interest.

<u>Name</u>	<u>Address</u>	<u>Title</u>	<u>Interest</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Attach a list of properties in the City of Milwaukee in which buyer has an ownership interest either as individual or as part of a corporation/partnership.**

## PROJECT DESCRIPTION

Detailed project/use description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Summary:      Building Area \_\_\_\_\_ # Stories \_\_\_\_\_ Basement  Yes  No  
                                 Land Area \_\_\_\_\_ # Units \_\_\_\_\_ # Parking Spaces \_\_\_\_\_

Storm water management techniques \_\_\_\_\_

Identify "sustainable" elements \_\_\_\_\_

Will project include private property?  Yes  No  Address \_\_\_\_\_

Owner occupied business or residence?  Yes  No                      If new business, attach business plan.

For income property, estimated sale or rent range \_\_\_\_\_

Will a zoning change be requested? \_\_\_\_\_

Identify other approvals, permits or licenses (i.e. BOZA, Health Department, etc.) \_\_\_\_\_  
\_\_\_\_\_

Discuss neighborhood impact/support \_\_\_\_\_  
\_\_\_\_\_

Note: Project must be fully taxable for property tax purposes. See City Policies below).

## DEVELOPMENT TEAM & HISTORY

Developer \_\_\_\_\_

Architect \_\_\_\_\_

Surveyor \_\_\_\_\_

Contractor \_\_\_\_\_

Sales Agent/Property Manager \_\_\_\_\_

Community Partners \_\_\_\_\_

Other Members \_\_\_\_\_

Describe team expertise and experience \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other team projects \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Small Business Enterprise (SBE) Use \_\_\_\_\_% of total budget or \$ \_\_\_\_\_

Potential contactors (name and/or type) \_\_\_\_\_  
\_\_\_\_\_

### PROJECT BUDGET & FINANCING STRATEGY

Project costs and the capital structure must be fully defined and will be reported to the Common Council

Property Acquisition (public & private)	\$ _____
Environmental testing/remediation (Buyer's share)	\$ _____
Demolition (if applicable)	\$ _____
Hard building construction/rehabilitation costs (attach scope of work / cost breakdown)	\$ _____
Site improvements (fencing, landscaping, laterals, etc.)	\$ _____
Fixtures & Equipment	\$ _____
Soft costs – architectural fees, permits, misc. charges, overhead & profit, contingency, etc.	\$ _____
Financing fees	\$ _____
Working Capital (for business enterprises)	\$ _____
	=====
Total Project Budget	\$ _____

Budget source  Developer  Architect  Contractor  Other \_\_\_\_\_  
Attached detailed summary or pro-forma income analysis as necessary.

**Capital Structure** – Fully describe project financing; incomplete information will prevent Council action

Property purchase            Financed \$ \_\_\_\_\_    Equity \$ \_\_\_\_\_    Grants \$ \_\_\_\_\_  
Construction/rehabilitation    Financed \$ \_\_\_\_\_    Equity \$ \_\_\_\_\_    Grants \$ \_\_\_\_\_  
Lender \_\_\_\_\_    Preapproved  Yes  No  
(Attach pre-approval or letter of interest; Attach evidence of equity)

Grants Sources \_\_\_\_\_  
Application status \_\_\_\_\_  
Likelihood of award \_\_\_\_\_  
Other funding \_\_\_\_\_

### JOB CREATION

Current Employment (if applicable)            \_\_\_\_\_ Full Time            \_\_\_\_\_ Part Time  
Number of jobs to be created                    \_\_\_\_\_ Full Time            \_\_\_\_\_ Part Time  
Number of jobs to be retained                    \_\_\_\_\_ Full Time            \_\_\_\_\_ Part Time  
Type of jobs \_\_\_\_\_  
Expected average wage \_\_\_\_\_  
Benefits?  Yes  No    If yes, please specify \_\_\_\_\_

### ESTIMATED SCHEDULE

Final Plan/Specification Preparation \_\_\_\_\_  
Bidding & Contracting \_\_\_\_\_  
Firm Financing Approval \_\_\_\_\_  
Construction/Rehabilitation \_\_\_\_\_  
Landscaping/Site Work \_\_\_\_\_  
Occupancy/Lease Up \_\_\_\_\_

**CONFLICT OF INTEREST DISCLOSURE**

Buyer covenants that no member of the Common Council of the City of Milwaukee, nor any officers or employees of the City of Milwaukee, has any interest in the Buyer or the intended redevelopment of the property, except as follows: \_\_\_\_\_

Is Buyer a City of Milwaukee employee or member of any City board?  Yes  No

If yes, identify the department, board and/or and position: \_\_\_\_\_

**CITY POLICIES**

Buyer certifies that it as individual or member of a corporation or partnership is not now and will not be at closing in violation of the following policies:

- Delinquent taxes due the City
- Building or health code violations that are not being actively abated
- Convicted of violating an order of the Department of Neighborhood Services or Health Department within the previous year
- Outstanding judgment to the City
- In Rem foreclosure by the City within the previous five years.

Properties are sold on an “as is, where is basis.” The City discloses that vacant lots may contain old foundations and debris or other subsoil problems and buildings may contain asbestos containing materials for which Buyers are solely responsible. ALTA surveys are not provided. Building encroachments in the right of way may require Special Privilege Permits and are the responsibility of the Buyer.

A Historical Land Use Investigation prepared by City staff is provided for informational purposes. Buyer is solely responsible for an independent Phase I Environmental Site Assessment if desired. Buyer shall be responsible for all remediation and regulatory closure costs, if any. Buyer acknowledges that regulatory closure may require deed notifications and/or registry on a GIS system.

Buyers must comply with the City’s Small Business Enterprise (SBE) program requiring best efforts for SBE participation of at least 25% of the total expenditures for goods and services and 18% for professional services. Mandatory use is required for below-market sales. A SBE Agreement may be required prior to closing.

All properties must be fully taxable for property tax purposes. The deed shall contain a restriction prohibiting future application to the City for exempt status.

Closing contingent include full project funding including firm financing without contingencies and City approval of final plans. Final plans must conform to the original submission as approved by the City. Plan changes may require confirmation by the Common Council.

**BUYER’S COMMENTS**

\_\_\_\_\_

**BUYER CERTIFICATION & ACKNOWLEDGEMENT**

We certify that this statement is true and correct and we understand City policies.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Bronzeville Advisory Committee RFP Submittal Survey**

**\*Respondents are to consider and respond to sections 1, 2, and 3. Sections 4 and 5 are for internal use only.**

**1. Property Information (each item may not be applicable)**

Property Address or Addresses	
Description of Property Type	
Current Zoning	
Definition of Current Zoning	
Description of Property Condition	
Date of City/RACM Acquisition	

**2. General Proposal Information (each item may not be applicable)**

	Proposal
Company Name	<p><b>NEXT PAGES FOR INFORMATIONAL PURPOSES ONLY  THIS FORM WILL BE USED IN REVIEW OF SUBMISSIONS</b></p>
Company member names	
Offer Price	
Contingencies	
Known Licenses or Zoning Change Requirements	
Proposed Use of Property	
Estimated Completion Date from Proposal	
Developer Team Projects in Progress or Pending (incomplete)	
Project Budget (Site investment / Future tax base)	
Financial Viability of Project based on Budget and Plan Provided	
Parking Included in Project or Plan for Additional Parking	
Job Creation	
DCD Background Check Results	

**ADDITIONAL COMMENTS:**

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**3. Experience of the Development Team (each item may not be applicable)**

	Proposal
<b>Developer Team Experience</b>	
<b>Developer Team Completed Past Projects</b>	
<b>Developer Team Experience with City/RACM Projects</b>	
<b>Does Project Require Historical Renovation?</b>	
<b>Developer Historical Renovation Experience</b>	
<b>Does Project involve Brownfield Development?</b>	
<b>Developer Brownfield Experience</b>	
<b>Does Project use Tax Credit financing?</b>	
<b>Developer Tax Credit Experience</b>	

**How does developer plan to address the "NO BUILD EASEMENT" on the Property?**

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**ADDITIONAL COMMENTS:**

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Date of Review:



**4. Bronzeville Advisory Committee Submittal Evaluation (each item may not be applicable)**

**FOR COMPLETION ONLY BY STAFF AND COMMITTEE**

	Proposal
Desirability of Proposed use	
Impact on the Neighborhood	
Quality and Appropriateness of Business Plan	
Extent and Quality of Renovations	
Appropriateness of Site Plan and Elevations	
Scope of Work – Appropriate for Project	
Consistency with neighborhood plan or plans, if any	
Quality and appropriateness of Parking plan	

**5. Bronzeville Advisory Committee Submittal Evaluation - Additional Criteria (each item may not be applicable)**

**FOR COMPLETION ONLY BY THE COMMITTEE**

On a scale of 1-10 with 1 being strongly disagree, 5 being neutral, and 10 being strongly agree, please rate each of the following:

	Proposal
Local community representation and/or inclusion in design, leadership, operations, and utilization of a project	
Influence of Bronzeville arts, culture, and entertainment elements creatively in a project	
Buyer/Developer outreach and community meetings, and engagement with area stakeholders	
How does the project incorporate the identity of Bronzeville?	
Does the construction portion feature companies that meet or exceed their SBE/RPP requirements?	

**COMMENTS:**

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