



Letter of Interest

1. Former Carleton School
2. 4116 West Silver Spring Drive
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc
P.O. 241337
Milwaukee, WI 53224-9031
414-617-0021
rfitch17@gmail.com

4. Private School Operator Milwaukee Parental Choice Program

5. Intent to participate in the Milwaukee Parental Choice Program

6. Patrick Cavanaugh Brennan, Attorney At Law
River Front Plaza, Suite 200
1110 North Old World Third Street
Milwaukee, WI 53203
414 763-4200 phone
414-231-9810 fax

CITY OF MILWAUKEE
2016 FEB 25 P 3:18
CITY CLERK'S OFFICE

**Schools Indicating an Intent to Participate in the Milwaukee Parental Choice Program
(MPCP) – 2015-16 School Year**

Open Application Periods:

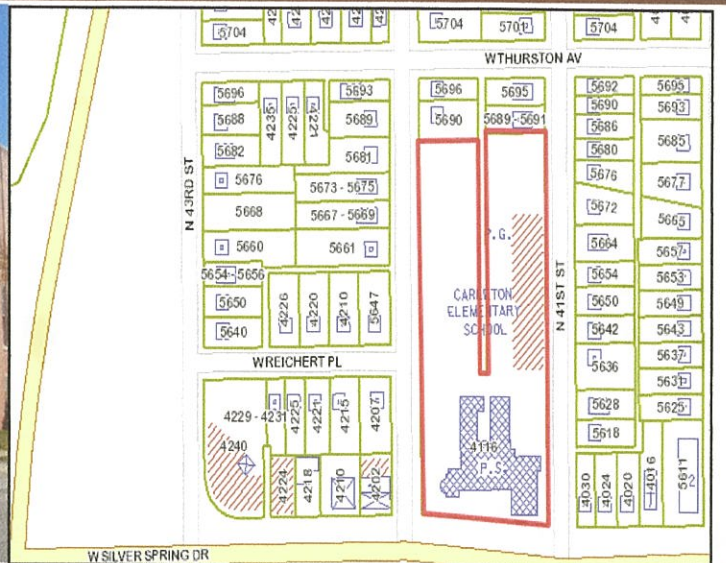
Schools may only accept MPCP applications during the following periods.

The period(s) each individual school selected is listed under the school's contact information.

February 1-20 August 1-20	March 1-20 September 1-14	April 1-20 October 1-20	May 1-20 November 1-20	June 1-20 December 1 – January 7	July 1-20
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Former Carleton School 4116 West Silver Spring Drive



LIST PRICE: \$200,000

OPEN FOR SHOWING: ----

- 53,290 SF building on a 152,106 SF lot
- Constructed in 1950
- RS6 Zoning
- Floor plans, site plan, photographs and other property information on the website at <http://city.milwaukee.gov/Surplus-School-Properties.htm#.VXsqJqNOncs>

DEVELOPMENT REQUIREMENTS

- Adapt existing building for alternate use. Demolition is discouraged.
- Prohibited uses include full social service or religious assembly with deed restriction prohibiting these uses in the future.
- Provide a fully taxable use with deed restriction prohibiting future exempt status.
- Complete rehabilitation/construction in a timely manner.

REVIEW & APPROVAL

Offers to be evaluated for offer price, financial viability, developer expertise, tax base to be generated, schedule and conformance with City's General Buyer Policies on the website at <http://city.milwaukee.gov/Surplus-School-Properties.htm#.VXsqJqNOncs>

- Offers subject to approval by the Common Council.
- Closing contingent on firm financing and DCD approval of renovation plans and building permits.
- Purchase & Sale Agreement to be executed prior to closing to outline performance obligations and timely rehabilitation.
- Conveyance subject to deed restrictions for performance and prohibition for property tax-exemption by buyer or future owner.

SUBMITTAL: Submit the following to Rhonda Szallai at the address below:

- 1) Proposal Summary & Public Disclosure Statement on the website at <http://city.milwaukee.gov/Surplus-School-Properties.htm#.VXsqJqNOncs>
- 2) Preliminary architectural plans for building and site.
- 3) Scope of work.

Proposals may be submitted at any time and will be reviewed until an acceptable proposal is received. Consult website for changes or clarifications.

Showings: Reach out to the point of contact listed below to schedule a showing.

Contact: Rhonda Szallai, DCD, 809 North Broadway, Milwaukee, WI 53202-3617 or rszall@milwaukee.gov

A 7% brokerage fee will be paid at closing (excluding broker purchase).

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.



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2. 500 East Center Street
3. Milwaukee, WI

2. Right Step, Inc.

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P.O. 241337
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The period(s) each individual school selected is listed under the school's contact information.

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2708
W.
Wisconsin
Ave.

Office – Retail Opportunity 500 East Center Street Former Centro Del Nino School

3409
N 37th



F
Douglas
Ebor

\$450,000 ASKING PRICE

- 7,980 SF / 3-story office building remodeled in 1990's for head start program / school use
- Constructed in 1927 as the Holton Street State Bank and may be eligible for National Register designation
- Passenger elevator, wheelchair lift at front entrance and rear ramp
- 20,520 SF lot; playground improvements in rear (portion of current tax parcel to be conveyed to neighbor)
- LB2 Zoning
- Floor plans, site plan, historic photograph and other property information on website

DEVELOPMENT REQUIREMENTS

Renovate existing building – preferably restoring historic-style windows -- and provide on-site parking
 Provide office or retail use to complement Riverwest-Harambee Business District
 Prohibited uses include daycare (proximity of liquor licenses), payday loan, convenience or liquor store, religious assembly
 Be fully taxable for City property tax purposes subject to deed restriction

REVIEW & APPROVAL

- Offers to be evaluated for offer price, financial viability, developer expertise, tax base to be generated, schedule and conformance with City's General Buyer Policies (see website).
- Offers subject to approval by the Common Council
 - Closing contingent on firm financing and DCD approval of renovation plans and building permits
 - Purchase & Sale Agreement to be executed prior to closing to outline performance obligations and timely rehabilitation
 - Conveyance subject to deed restrictions for performance, prohibition for property tax-exemption and prohibition on use by choice, voucher or for-profit schools by buyer or future owner.

SUBMITTAL: Submit the following through a licensed commercial broker to Rhonda Szallai at the address below:

- 1) Proposal Summary & Public Disclosure Statement (on website)
- 2) Scope of work for building renovations and
- 3) Site plan for parking lot and landscape improvements

Proposals may be submitted at any time and will be reviewed until an acceptable proposal is received. Consult website for changes or clarifications.

Showings: Reach out to the point of contact listed below to schedule a showing

Contact: Rhonda Szallai, DCD-Real Estate, 809 North Broadway, Milwaukee, WI 53202-3617 or rszall@milwaukee.gov
 A 7% brokerage fee will be paid at closing (excluding broker purchase)

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.

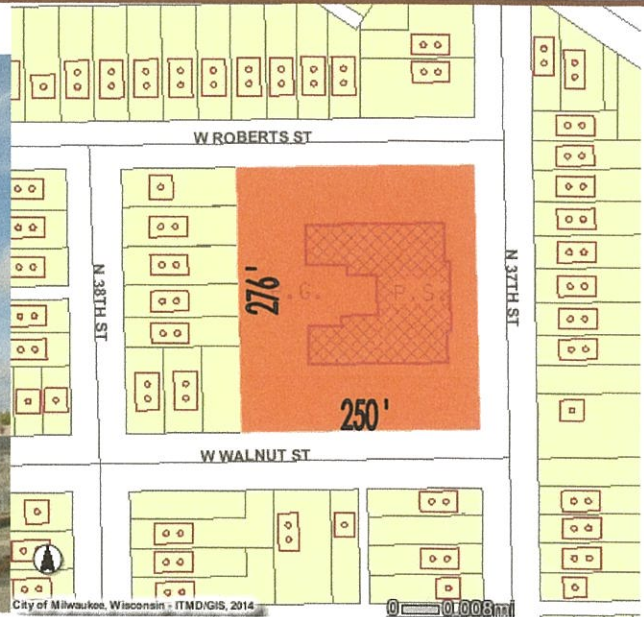


Adaptive Reuse – Affordable Housing

Former 37th Street School

1715 North 37th Street

\$200,000 ASKING PRICE



Cream-city brick school constructed in 1903 with two 1911 additions

- 62,555 SF, three-stories plus a full basement and partial attic
- 69,000 SF lot - 276' by 250' / To be rezoned to Planned Development for project
- Key site in the Washington Park Neighborhood. More information at <http://www.washingtonparkpartners.org>.

Floor plans, site plan, school history and other property information on website

DEVELOPMENT REQUIREMENTS

- Adapt existing building for alternate use. Demolition is discouraged.
- Provide affordable housing with a preference for supportive housing that targets military veterans. 24-hour, on-site management highly desirable. Prohibited uses include full social service, religious assembly or voucher, choice or for-profit school as initial use and subsequent users subject deed restriction.
- Install landscaping and parking for full project.
- Provide a fully taxable use with deed restriction prohibiting future exempt status.
- Complete rehabilitation/construction in timely manner.

SHOWINGS Reach out to the point of contact listed below to schedule a showing.

SUBMITTAL Submit the following to Rhonda Szallai on or before **2:00 PM, June 16, 2015** at the address below:

- 1) Proposal Summary & Public Disclosure Statement (on website)
- 2) Preliminary architectural plans including site plan & floor plans (scaled 11" by 17" and identifying materials)
- 3) Scope of work

Consult website for changes or clarifications.

REVIEW & APPROVAL

Review factors include, but not limited to, contribution to the Washington Park neighborhood, financial viability, developer expertise, tax base to be generated, schedule and offer price.

- Offer acceptance subject to approval by the Common Council
- Buyer to apply for General or Detailed Planned Development zoning for consideration concurrently with sale approval
- Closing contingent on firm financing and DCD approval of final plans, firm financing and permits
- Purchase & Sale Agreement to be executed prior to closing to outline performance obligations and timely rehabilitation
- Conveyance subject to deed restrictions for performance, prohibition for property tax-exemption and school use

Contact: Rhonda Szallai, DCD-Real Estate, 809 North Broadway, Milwaukee, WI 53202-367 or rszall@milwaukee.gov

No brokerage fee will be paid by the City

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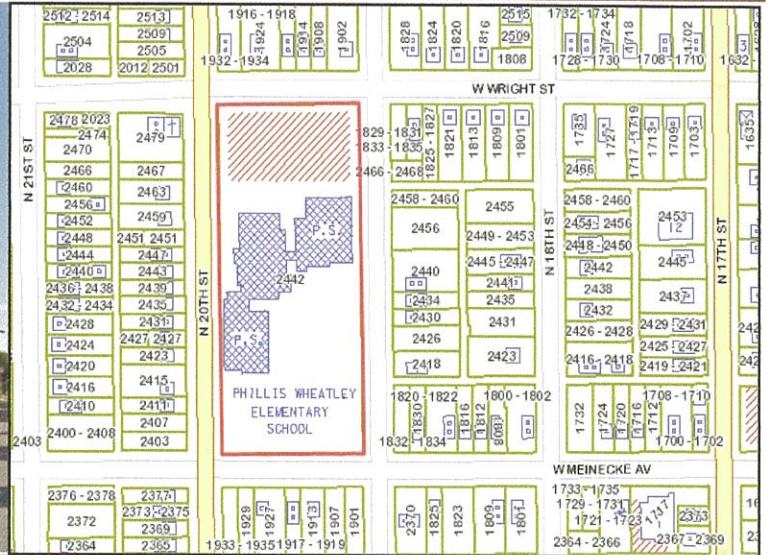
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Former Phillis Wheatley School 2442 North 20th Street



LIST PRICE: \$-----

OPEN FOR SHOWING: ----

- 84,222 SF building on a 165,853 SF lot
- Constructed in 1902
- RT4 Zoning
- Floor plans, site plan, photographs and other property information on the website at <http://city.milwaukee.gov/Surplus-School-Properties.htm#.VXsqJqNOncs>

DEVELOPMENT REQUIREMENTS

- Adapt existing building for alternate use. Demolition is discouraged.
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<p>Northwest Catholic School 7140 North 41st Street and 8202 West Denver Avenue Milwaukee WI 53209 Administrator: Michelle Paris (414) 352-6927 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Prince of Peace 1646 South 22nd Street and 1114 South 25th Street Milwaukee WI 53204 Administrator: Patricia Blaszczyk (414) 645-4922 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Saint Charles Borromeo School 3100 West Parnell Avenue Milwaukee WI 53221 Administrator: Kelly Savasta (414) 282-0767 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	
<p>Northwest Lutheran School 4119 North 81st Street Milwaukee WI 53222 Administrator: Richard Laabs (414) 463-4040 Open Application Period(s): Feb Mar Apr May June July Aug Sept Dec</p>	<p>Grades: K4-8</p>	<p>Right Step, Inc. 8684 North 76th Place Milwaukee WI 53223 Administrator: Rebecca Fitch (414) 354-5479 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: 5-12</p>	<p>Saint Coletta Day School 1740 North 55th Street Milwaukee WI 53208 Administrator: William Koehn (414) 453-1850 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	
<p>Notre Dame Middle School 1420 West Scott Street and 1418 South Layton Boulevard Milwaukee WI 53204 Administrator: Marilyn Martin (414) 671-3000 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Risen Savior Lutheran School 9550 West Brown Deer Road Milwaukee WI 53224 Administrator: Robert Dusseau (414) 354-7320 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Saint Gregory the Great Parish School 3132 South 63rd Street Milwaukee WI 53219 Administrator: Yolande Lasky (414) 321-1350 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	
<p>Our Father's Lutheran School * 6023 South 27th Street Greenfield WI 53221 Administrator: Duane Miller (414) 282-7500 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Saint Adalbert School 1913 West Becher Street Milwaukee WI 53215 Administrator: Julia Hutchinson (414) 645-5450 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Saint Joan Antida High School 1341 North Cass Street Milwaukee WI 53202 Administrator: Paul Gessner (414) 272-8423 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	
<p>Our Lady Queen of Peace 2733 West Euclid Avenue Milwaukee WI 53215 Administrator: Janet Orłowski (414) 672-6660 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	<p>Grades: K4-8</p>	<p>Saint Agnes School 12801 West Fairmount Avenue Butler WI 53007 Administrator: Kay Bobb (262) 781-4996 Open Application Period(s): Feb Mar Apr May June</p>	<p>Grades: K4-8</p>	<p>Saint John Kanty School 2840 South 10th Street Milwaukee WI 53215 Administrator: Beth Eichman (414) 483-8780 Open Application Period(s): Feb Mar Apr May June July Aug Sept Oct Nov Dec</p>	
<p>Pilgrim Lutheran School * 6717 West Center Street Wauwatosa WI 53210 Administrator: Richard Laabs (414) 354-6601 Open Application Period(s): Feb Mar Apr May June July Aug Sept Dec</p>	<p>Grades: K4-8</p>	<p>Saint Anthony School 1747 South 9th Street, 1711 South 9th Street, 4807 South 2nd, 929 West Mitchell Street, 1669 South 5th Street, 2156 South 4th Street, 1730 south 9th Street and 4801 South 2nd Street Milwaukee WI 53204 Administrator: Ramon Cruz (414) 384-6612 Open Application Period(s): Feb Mar May Sept Dec</p>	<p>Grades: K4-12</p>	<p>Saint John's Lutheran School * 7877 North Port Washington Road Glendale WI 53217 Administrator: Scott Dixon (414) 352-4150 Open Application Period(s): Feb Mar Apr May Aug</p>	



Letter of Interest

1. Former Phillis Wheatley School
2. 2442 North 20th
3. Milwaukee, WI

2. Right Step, Inc.

3. Right Step, Inc
P.O. 241337
Milwaukee, WI *53224-9031*
414-617-0021
rfitch17@gmail.com

4. Private School Operator Milwaukee Parental Choice Program

5. Intent to participate in the Milwaukee Parental Choice Program

6. Patrick Cavanaugh Brennan, Attorney At Law
River Front Plaza, Suite 200
1110 North Old World Third Street
Milwaukee, WI 53203
414 763-4200 phone
414-231-9810 fax