

The Community Development Authority of the Village of West Milwaukee (WMCDA) is soliciting proposals for a unique opportunity that includes the development of Tax Key 437-1222-000, a .088 acre of land located at 4809 W National Ave near the Veterans Administration campus.

The main goal for the project is improvement of the vacant parcel by attracting a creative use. This can be done by showing conceptual site plans with complementary uses or a vision for the development.

This parcel is located in an Opportunity Zone that provides a potential tax break for investors. Through this program, an investor may defer capital gains taxes on the sale of any asset by investing those gains through a Qualified Opportunity Fund.

The CDA's goals for this property includes attracting a creative reuse of the property, applying a design approach that complements the historical scale and character of the surrounding buildings while appropriately blending in new design features for the balance of the development site, and attracting a project that is a catalyst that revitalizes the neighborhood and grows the community's tax base.

1) Property Summary:

- Location: 4809 W National Ave, West Milwaukee (Map 1)
- Total Acreage: .088 acre.
- This is a vacant parcel – Tax Key Number 437-1222-000
- Assessed Valuation: \$26,500

2) Property Background: Historically, the site had the improvement destroyed in 1990 by a fire and the vacant parcel was acquired by the Village of West Milwaukee Community Development Authority in 2002 from Milwaukee County.

3) Location Advantages: The property at 48th and National offers a location central to the Metro-Milwaukee area with a number of locational advantages that include the following:

- Premier location in the heart of the Milwaukee County area with convenient interstate access and with convenient bus routes at stops at the site
- Adjacent to Clement J. Zablocki VA Medical Center
- Within walking distance to the Milwaukee Brewer Miller Park
- Located only blocks away from the Hank Aaron trail and
- West Milwaukee offers a high level of public services, safety, superior schools and convenient recreation facilities. Centrally located within the Metro-Milwaukee area, the neighborhood is attractive to commuters, empty nesters, young professionals, and those interested in living in a vibrant community while enjoying the many cultural, shopping and business advantages of Downtown Milwaukee which is just minutes away. There are extensive neighboring shopping opportunities located on Miller Park Way.

4) Proposal Requirements:

- Content and Organization - To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following information:
 - Title Page
 - Show the proposal title, the name of firm, address, telephone number(s), name and email address of contact person, the date, and other relevant company information. Please reference the name of this RFP.
 - Alignment with Community Goals
 - Please provide a narrative of the project that shows how it aligns with the community goals outlined above and exhibits innovative ideas and uses.
 - Design and Use
 - Describe the project and provide a scope of work listing preliminary items to be developed that includes a preliminary site plan that highlights the proposed floor plan, how the site will be used and exhibits parking, streetscape improvements, and circulation.
 - Discuss the occupancy of the completed project. Provide a detailed explanation of the end user(s) for this property. Offer an idea of the target market for the proposed concept and how the property will be marketed. The Developer should provide a timeline for tenancy and include any challenges that may be perceived.
 - The property is zoned B-1 Local Business District. New construction is encouraged to quality modern materials and should complement the historic preservation of the abutting buildings.
 - Investment
 - The project shall have a pro forma that outlines the expected increase in tax base generated by the overall investment.

5) Capacity and Experience:

- Provide a timetable for construction, including start and completion dates, as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the Developer's ability to complete this project in a timely manner.
- Explain the Developer's qualifications and related experience in development. Provide résumés of project team members, any examples of previous projects that may relate to this type of development, and a list of contractors/subcontractors to be used for this project.

- 6) Submittal Requirements: Proposals - Proposals will be received by the CDA until further notice. If sending through mail, submissions must include one (1) original copy, and one (1) electronic copy (CD, DVD, or flash drive).
- 7) Selection Process: The developer selection process will involve the following primary steps:
 - Proposal review
 - Staff Recommendation of selected developer
 - CDA approval of selected developer
 - Finalize / execute Development Agreement
 - Plan Commission Review
 - Village Board Approval

The CDA reserves the right to revise any part of this RFP by issuing an addendum at any time prior to the submittal deadline. The CDA reserves the right to accept or reject, in whole or part, all proposals submitted and/or to cancel this announcement if any such action is determined to be in the CDA's or the Village's best interest. All materials submitted in response to this RFP become the property of the CDA.

The CDA will not be responsible for costs associated with preparing proposals. By submitting a proposal, each Developer agrees to be bound in this respect and waives all claims regarding such costs and fees.

Please send proposals to:

West Milwaukee Community Development Authority

Attn: Chairperson Craig Schaefer

4755 W Beloit Road, West Milwaukee, WI 53214

Craig.Schaefer@westmilwaukee.org