

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, .088 acre of land located at 4809 W National Avenue near the Veterans Administration campus.

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

The CDA's goals for this property include 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 4808 W National Ave, West Milwaukee
- Total Acreage is .088 acre.
- This is a vacant parcel – Tax Key Number 437-1222-000
- Assessed Valuation \$26,500
- Zoned B-1 2

2) Property Background:

- Historically, the site had the improvement destroyed in 1990 by a fire and the vacant parcel was acquired to 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 several 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.
 - 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 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 o 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.) Proposals

- Please send proposals to:
 - West Milwaukee Community Development Authority
Attn: Chairperson Craig Schaefer
4755 W Beloit Road
West Milwaukee, WI 53214
craig.schaefer@westmilwaukee.gov