



CITY OF EAU CLAIRE, WISCONSIN

REQUEST FOR PROPOSALS

Residential Development Opportunity

318 Elm Street
Part of Parcel 08-0333

The City of Eau Claire is seeking proposals for a residential development utilizing City-owned land at 318 Elm Street.



**All proposals must be submitted by 4:00 p.m.
Tuesday, January 23, 2018**

1. Summary of Offering

The City of Eau Claire is seeking proposals for the purchase and development of one vacant lot located at the intersection of North Barstow and Elm Street in the City of Eau Claire. The City is offering for sale the property located at 318 Elm Street, which may be developed into a residential development. The Respondent will be required to enter into a development agreement with the City. The property is assessed at \$50,000.

2. Location

The Site is located on the corner of Elm Street and N. Barstow Street.



3. Zoning

The Site area is zoned I-1 (Light Industrial District) but would need to be rezoned to accommodate a residential building. The site has the potential for the development of medium or high density housing.

4. Site Description

The lot size is 95' x 175' or 16,800 square feet. Sanitary sewer and water service laterals are located at the east end of the lot and are available for use.

5. “As-Is” Condition

The City’s award will require the selected Respondent to accept the Site in its existing state and condition, “As-Is”. Neither the City, nor its agents or employees (collectively, "Agents"), make any representation or warranty, express or implied, of any kind, with respect to the condition of the Site, the suitability or fitness of the Site or any appurtenances to the Site for the use or operation as proposed, the compliance of the Site with any laws, any matter affecting the use, value, occupancy or enjoyment of the Site, the accuracy of any reports or other information the City may disclose pertaining to the condition of the Site, or with respect to any other matter pertaining to the Site.

6. Closing

To finalize the sale, the Respondent must:

- Execute a Development Agreement with the City
- Pay the purchase price
- Provide evidence of firm financing and/or equity
- Agree to start construction within 1 year of closing

It is the responsibility of the Respondent to determine any defects in title or property. The City is providing no title evidence or survey. Respondent should verify land dimensions, total square footage/acreage figures, and any other information if material to Respondent’s desire to purchase. It shall be the Respondent’s responsibility to examine the property prior to submitting a proposal. The Respondent is responsible for ensuring intended use is permitted by local zoning and all other applicable codes and laws. The City will convey the property by Quit Claim Deed.

7. Other Requirements

The selected Respondent will be subject to, and responsible for recording fees and all taxes and assessments attributable to the transfer of fee ownership interest in the Site, including deferred special assessments against the property.

8. Submission of Proposals

Proposals should be submitted in a sealed envelope labeled “Elm Street Proposal” post-marked or delivered (stamped by Purchasing) no later than 4:00 p.m. Tuesday, January 23, 2018 to:

City of Eau Claire
203 S. Farwell Street, Third Floor
P.O. Box 5148,
Eau Claire, WI 54702-5148.

9. Format of Proposals

Your proposal should be based on the purchase of the property.

Proposals should include:

- (a) Offering price
- (b) A brief description of improvements planned for the Site
- (c) Estimated market value of the planned improvements.
- (d) A summary of qualifications and development experience

(e) Financing Strategy

10. Selection Process

No commission or brokerage fees will be paid by the Developer. The City will consider several factors when making an award; however, fair market value should be the driving force of any offer. The proposals will be evaluated using the following criteria:

- Offering price
- Purchaser/Developer's expertise, experience, and financial capacity.
- Contribution to the City's tax base
- Use of sustainable construction methods
- Proposed development schedule.

Contact Information

Questions regarding this proposal may be directed to:

Kristine Basom
City of Eau Claire
203 S. Farwell Street
Eau Claire, WI 54702-5148
Phone: (715) 839-4905
Fax: (715) 839-4940
Email: Kristine.Basom@EauClaireWi.Gov

Questions related to land use, zoning or other development and planning issues may be directed to the City of Eau Claire Planning Division at (715) 839-4914.

11. Additional Information

Prior to the City of Eau Claire taking ownership of the property, Walter Brewing Co was located at this site. There is a "closed" case listed on the Department of Natural Resources (DNR) Geographic System (GIS) Registry of Closed Remediation Sites to address residual soil contamination.

The City of Eau Claire 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 use restrictions, if necessary. City and County records may be checked prior to closing for delinquencies related to real estate taxes, special assessments, utility bills, or any other payments due to the City; and for violations of building codes or crimes affecting property or neighborhood stability.

In submitting a response to this RFP or entering into negotiations with the City for a development agreement related to the Site, all Respondents will be deemed to waive any right to recover from, and forever release, acquit and discharge, the City, and its Agents of and from any and all losses, whether direct or indirect, known or unknown, foreseen or unforeseen, connected in any way with the physical, geotechnical or environmental condition of the Site, including the condition of the substructure or the presence of any hazardous materials in, on, under, above or about the Site (including soils and groundwater conditions); and any laws applicable to the condition of the Site, including hazardous materials laws.

City of Eau Claire Elm Street RFP
December 8, 2017

The contents of this packet are for information purposes only and the representations made herein are without warranty. Purchasers/development teams should rely exclusively on their own investigations and analyses.

Thank you for your interest in the City of Eau Claire.