

REQUEST FOR PROPOSALS

Sale of Real Estate National Guard Armory

475 N. Water Street
Platteville, Wisconsin



City of Platteville
75 North Bonson Street
Platteville, WI 53818

November, 2022

I. General Community Information

The City of Platteville, home to the University of Wisconsin-Platteville and a regional retail and service center, has an estimated population of 11,154. The City is approximately 75 miles from Madison and 20 miles northeast of Dubuque, Iowa. The City's historic downtown is listed on the National Register of Historic Places, which, along with other cultural and historical sites, attracts visitors from the area. The downtown is also the home of a new public library, Holiday Inn Express hotel, and neighborhood medical clinic. The City has a very successful industrial park, which is home to a variety of industrial and commercial businesses that provide employment opportunities for the entire region.

II. Property Information

The City of Platteville is working with the Wisconsin Department of Military Affairs to solicit proposals regarding the potential sale of the former National Guard Armory property at 475 N. Water Street. (Armory) Legally described as;

Parcel 271-00978-0000: Lot 1 of Certified Survey Map 1930, recorded as Document 794822 (corrected in Document 826967), located in the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 15, Township 3 North, Range 1 West, City of Platteville, Grant County, Wisconsin. The property is currently 1.55 acres (67489 sq. ft.) in area.

The property does not include the existing City of Platteville water system booster station, Lot 2 of Document No. 794822 CSM 1930.

The City of Platteville owns three adjacent/connected lots. Identified as Lots 1A, 2A, and 3A of Bayley's Subdivision. These are northeast of the Armory. These lots are currently paved with asphalt. If the future purchasers/developer wishes to purchase these lots simultaneously as the closing of the subject property (Armory) they should include in their proposal the offered purchase price of the lots, as well as the intended use for additional lots.

The driveway to the Armory and the adjacent lots are shared with the adjoining property to the north. Access and storm water drainage easements are believed to be present on the property.

The building contains the main drill floor/gymnasium, offices, kitchen, restrooms, locker rooms, and storage space. The approximate area for each floor is as follows: first floor 10,225 sq. ft., basement 9,900 sq. ft., second floor 3,125 sq. ft., third floor 593 sq. ft. The first floor is handicapped accessible, but the other floor levels are not. The basement level does have access to grade via an overhead door. There is no elevator.

The site is zoned I-1 Institutional. The surrounding properties are used for residential purposes. The uses permitted in the I-1 Institutional district are identified in Chapter 22 of the Municipal Code, which can be viewed on the City website at <http://www.platteville.org/municipal-code/zoning>.

III. Desired Project

To be considered, purchasers are being asked to submit a proposal in response to this Request for Proposals (RFP), in the manner prescribed herein. The City will consider all proposals that meet the following minimum terms;

1. The purchase price of the subject property, the Armory Lot 1, is to be at least One Hundred Thirty-Five Dollars (\$135,000).
2. The property and all improvements are being sold as is.
3. The closing will take place no later than January 31, 2023
4. The City of Platteville will have access and use of the gymnasium for all its regularly scheduled activities programming for a period of at least five (5) years. Developer to propose terms of the lease.
5. The Wisconsin Department of Military Affairs will have use of an office space not less than 150 square feet and storage space not less than 50 square feet for a period of at least 5 years. Developer to propose terms of the lease.

The Wisconsin Department of Military Affairs and The City of Platteville make no representations or warranties as to the condition of the property and is selling the property “as is.”

IV. Proposal Requirements

The proposals should be labeled “Sale of Real Estate – National Guard Armory” and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818. The proposals can also be submitted electronically to citymanager@platteville.org. The submission deadline for proposals is Thursday December 22, 2022, 11:59 p.m. CST.

The proposals should include the following information:

A. Purchaser Information

- Identification of the Purchaser w/ Contact Information
- The respondent should provide a brief description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the proposal. The respondent’s specific experience in implementing the type of project proposed should be highlighted.

B. Development Description

- Provide a description of the proposed use of the property.
- Submit representative floor plans if major changes are proposed.
- Indicate the anticipated availability of the gymnasium for continued public use.

C. Schedule, Costs and Financial Projections

- Indicate the offering price for the subject property, the Armory Lot 1. In a separate line item if the proposer wishes to purchase the City owned adjacent lots then include the offering price for the three additional City owned lots, 1A, 2A and 3A, then a grand total for all real estate and improvements.
- Redevelopment plan and schedule/timetable for the future use of the property.
- Estimated cost of improvements.
- Plans to attract tenants, if applicable; identify types of tenants to be sought, if applicable.
- Proposed sources and uses of funds.

D. Related Documentation

- Indicate if there are any zoning modifications or other changes needed to complete the project.

V. Selection Process

All proposals will be shared with the City and the Department of Military Affairs. The City will make a recommendation to the Department of Military Affairs based on the following:

- Purchase price.
- Availability of the gymnasium for continued public use
- Future property tax generation potential of the real estate and personal property.
- Quality of the development proposal, with specific attention to tenancy plans.
- Financial capability of the respondent to consummate the purchase and proceed with the development proposal in a short timeframe.
- Qualifications of the respondent to implement its development proposal.
- Compatibility of the development proposal with site planning considerations and existing land uses within the neighborhood.

The City's has exclusive control and may elect to reject or negotiate for additional terms from any or all of the proposals submitted.

The following schedule represents the anticipated timeline for the collection of development proposals, which may be altered as the need arises:

- RFP formally announced and distributed by November 10, 2022
- Deadline for receipt of proposals December 22, 2022
- City's Council decides on if/which proposal to accept or negotiate with December 30, 2022.
- Final acceptance or rejection of all proposals by January 11, 2023

VI. Contact Information

Questions regarding this proposal can be directed to:

City Manager
City of Platteville
75 N. Bonson Street
Platteville, WI 53818
608-348-9741
Email citymanager@platteville.org

VII. Additional Information

The selected developer will be asked to enter into a purchase agreement.
The selected developer may be required to enter into a development agreement with the City of Platteville regarding the details of the development.

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Developers should rely exclusively on their own investigations and analysis.

VIII. Attachments

The following documents are attached:

- Location Map
- Aerial Photo
- Building Photos
- Building Floor Plans
- Copy of Certified Survey



Platteville Land Orientation

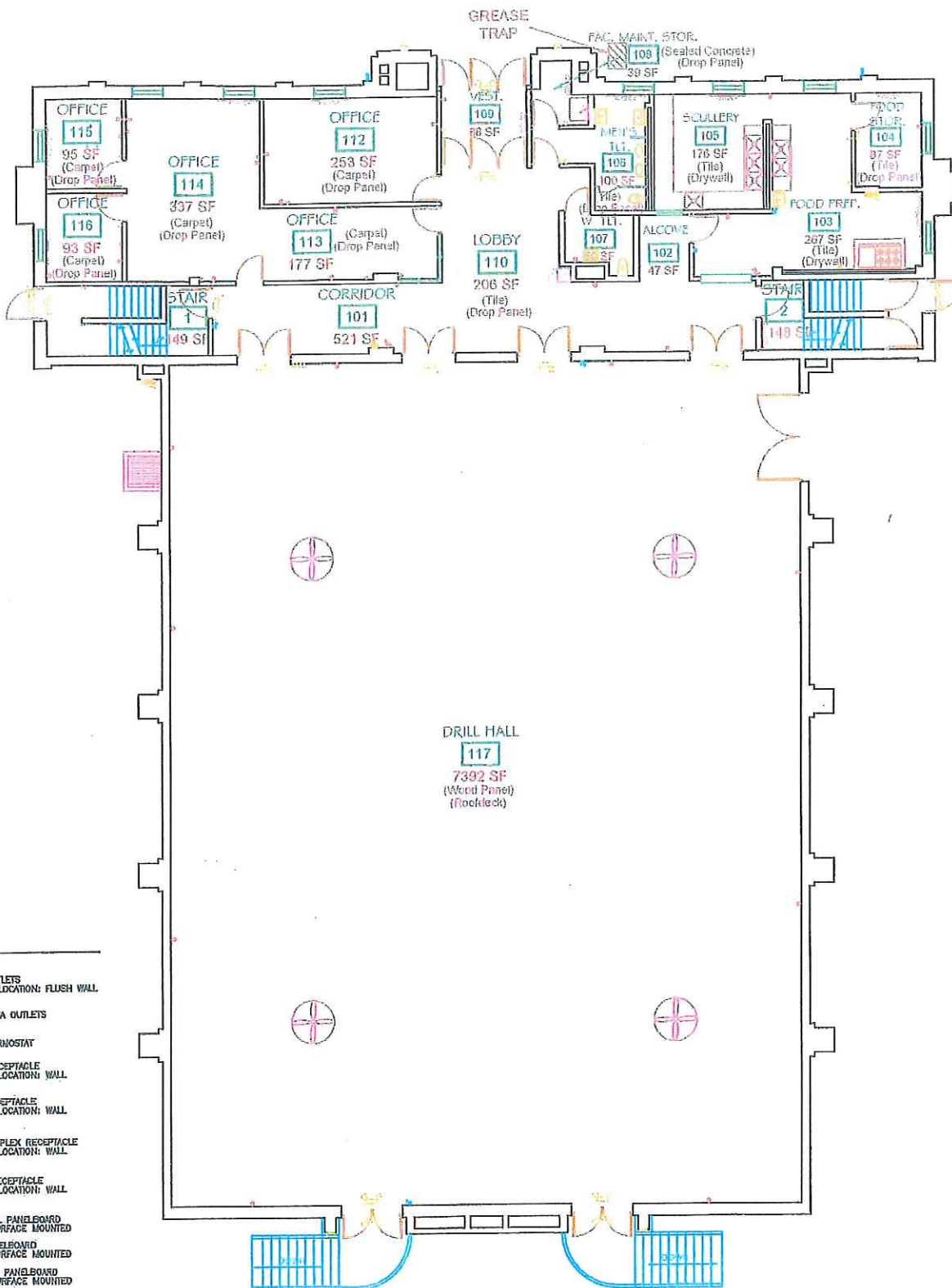
Platteville Armory is divided into two (2) separate lots

Lot 1- Armory and parking lot



Lot 2- City of Platteville Pump Station





1st FLOOR
SCALE: NTS

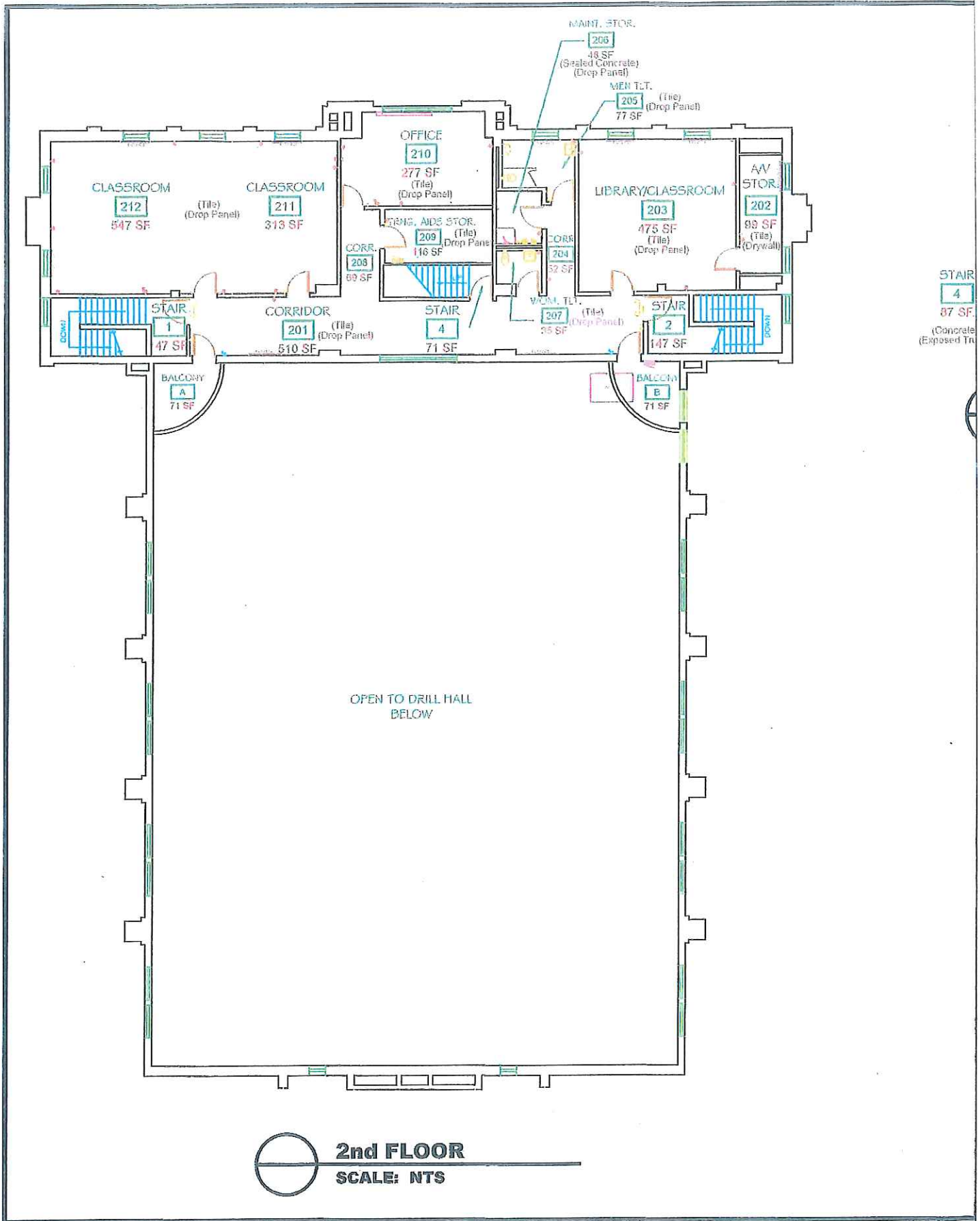


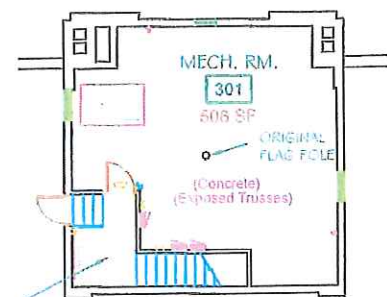
PLANS PREPARED BY:
FACILITIES DIRECTORATE
DEPARTMENT OF MILITARY AFFAIRS
OFFICE OF THE ADJUTANT GENERAL
P.O. BOX 14587
MADISON, WISCONSIN 53714-0587
(608) 242-3385

FLOOR PLAN WISCONSIN ARMY NATIONAL GUARD PLATTEVILLE, WISCONSIN

STATE PROJECT NO.:
DMA PROJECT NO.:
DRAWN BY: TN
DATE: 4-18-2011
REVISIONS: 6-6-2013 CAJ
SHEET NO.:

1.1





(522)

3rd FLOOR
SCALE: NTS

LEGEND

- | | |
|--|---|
| FIRE ALARM FULL STATION
MOUNTING LOCATION: WALL | PHONE OUTLETS
MOUNTING LOCATION: FLUSH WALL |
| FIRE ALARM BELL
MOUNTING LOCATION: WALL | PHONE/DATA OUTLETS |
| FIRE EXTINGUISHER
MOUNTING LOCATION: WALL | SPACE THERMOSTAT |
| SINGLE SWITCH
MOUNTING LOCATION: WALL | DUPLEX RECEPTACLE
MOUNTING LOCATION: WALL |
| TWO WAY SWITCH
MOUNTING LOCATION: WALL | SINGLE RECEPTACLE
MOUNTING LOCATION: WALL |
| THREE WAY SWITCH
MOUNTING LOCATION: WALL | DOUBLE DUPLEX RECEPTACLE
MOUNTING LOCATION: WALL |
| EXHAUST SWITCH
MOUNTING LOCATION: WALL | LOCKING RECEPTACLE
MOUNTING LOCATION: WALL |
| GATE VALVE | MECHANICAL PANELBOARD
NORMAL SURFACE MOUNTED |
| CONFINED SPACE ACCESS POINT | ALARM PANELBOARD
NORMAL SURFACE MOUNTED |
| | ELECTRICAL PANELBOARD
NORMAL SURFACE MOUNTED |

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FLOOR PLAN **WISCONSIN ARMY NATIONAL GUARD** **PLATTEVILLE, WISCONSIN**

STATE PROJECT NO.:

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 TN

DATE:
 4-18-2011

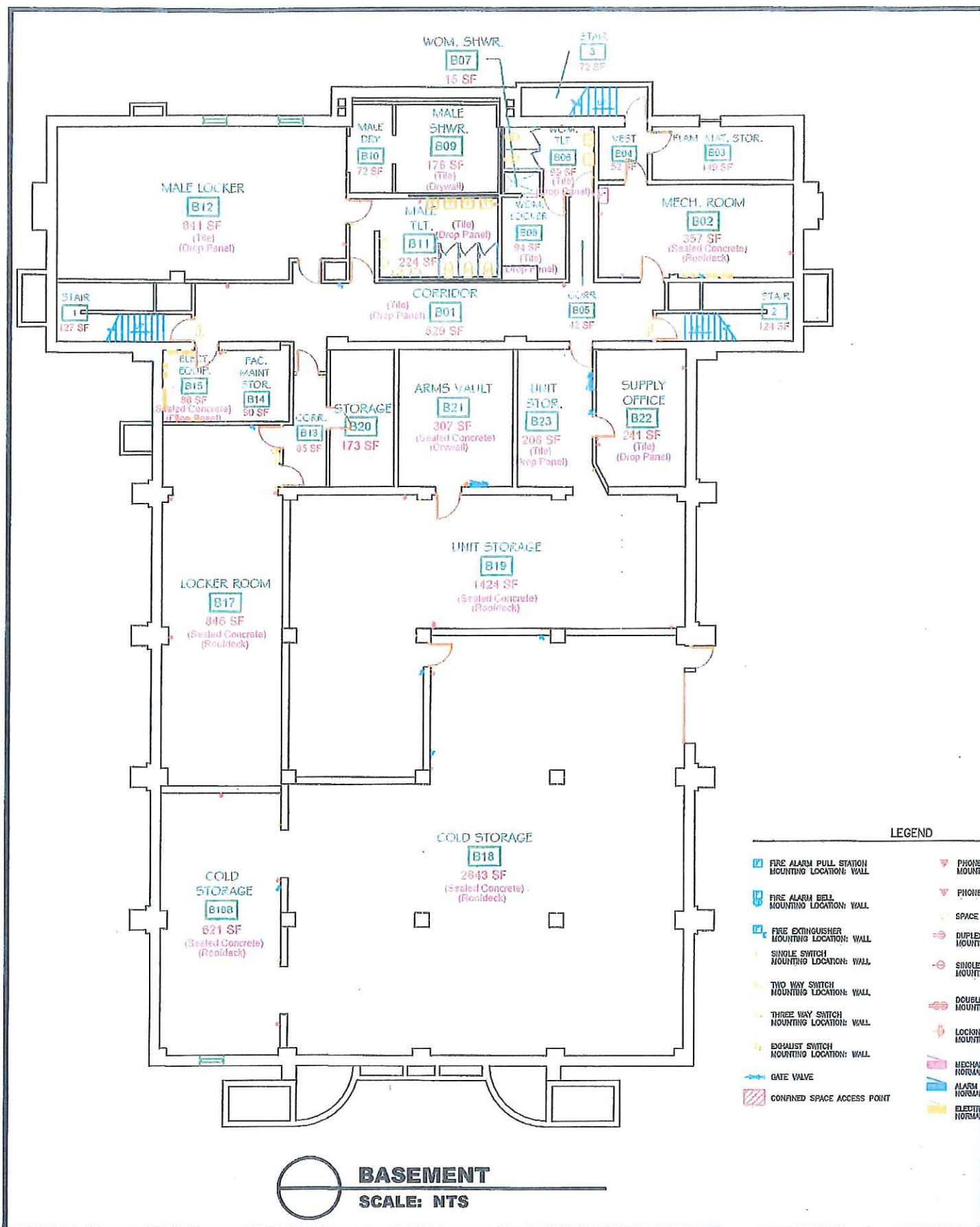
REVISIONS:
 6-6-2013 CAJ

SHEET NO.:

1.2

NORTH



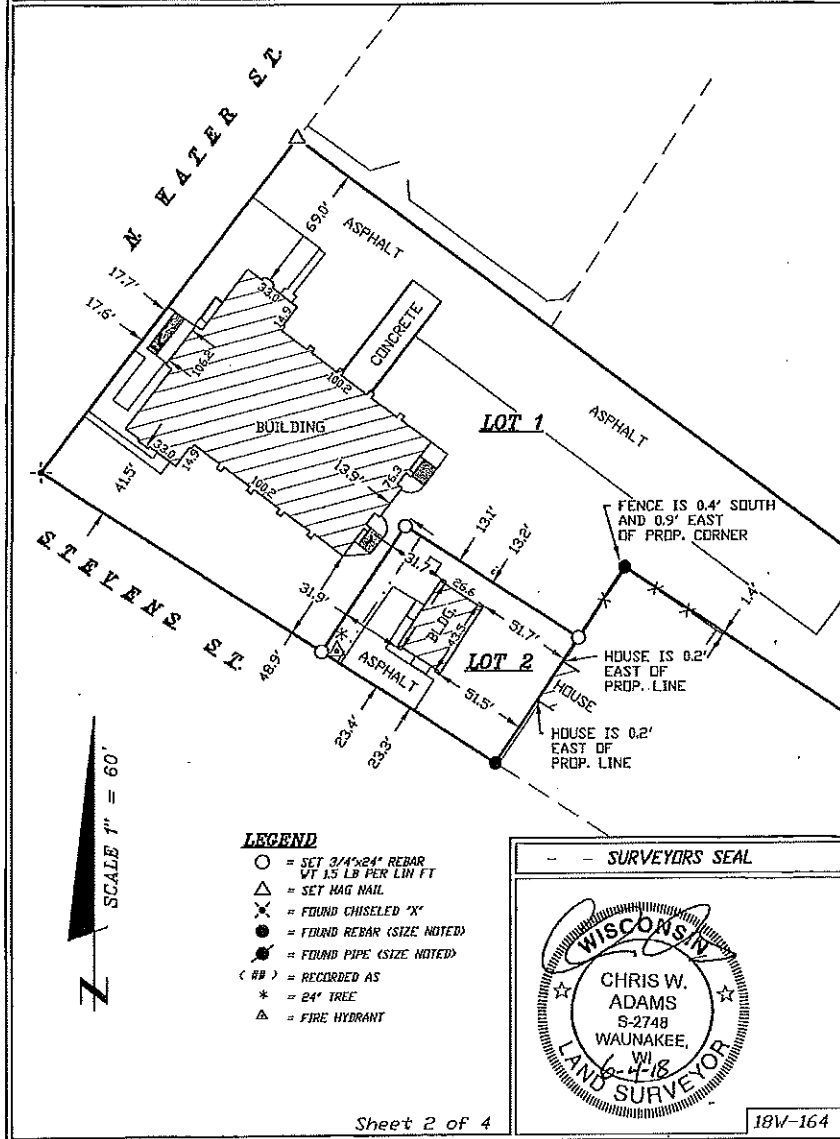




CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
 NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 15,
 T3N, R1W, City of Platteville, Grant County, Wisconsin



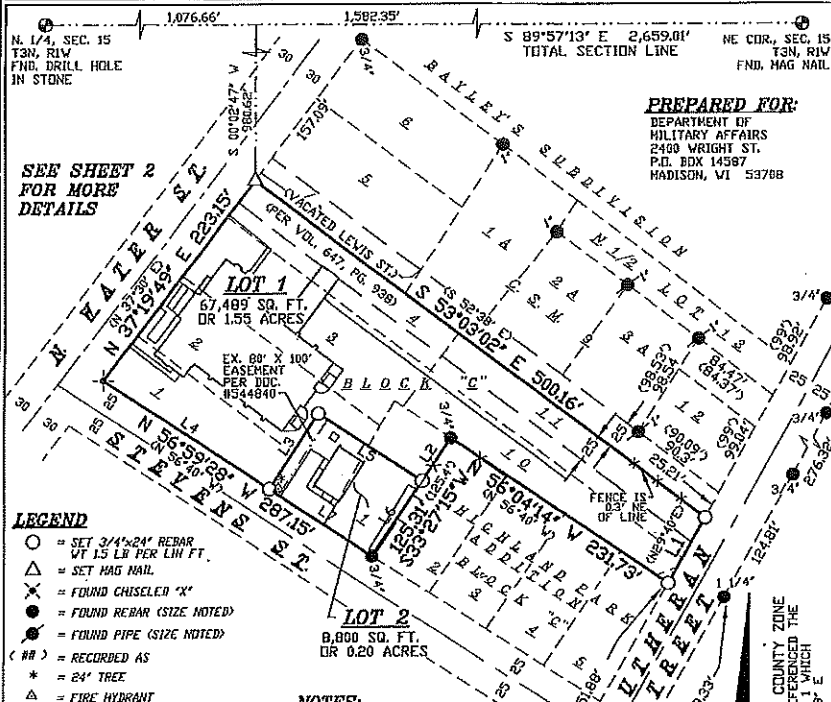


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DOCUMENT NO. 794822

CERTIFIED SURVEY MAP NO. 1930

Sheet 1 of 4