

REQUEST FOR PROPOSALS

Residential Property Redevelopment

Corner of Elm Street and Furnace Street
Platteville, Wisconsin



City of Platteville
75 North Bonson Street
Platteville, WI 53818

March 2017

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 12,788. 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 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. The City was named as a 2013 All-America City finalist.

UW-Platteville, known for its engineering, industrial technology and agricultural programs, is the region's largest employer and has played a dominant role in shaping the region. The University has been the fastest growing campus in the UW system over the past ten years.

II. Property Information

The site consists of vacant land owned by the City of Platteville. The property has an area of approximately 14,600 sq. ft. (0.34 acres), and is located on the northwest corner of Elm Street and Furnace Street. City water and sanitary sewer are provided to the property, as well as natural gas, electric, telephone, and fiber-optic internet & cable TV.

The site is currently zoned R-2 One and Two-Family Residential District, and is designated for medium density residential development in the City's Comprehensive Plan. The surrounding area consists of single-family, duplex and multi-family residential buildings, as well as a City water tower. The uses permitted in the R-2 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

The current zoning allows for a single-family residential or duplex residential development. The City would also consider a Planned Unit Development proposal for other compatible uses, such as townhouses. The City will look at the proposed use of the property, the impact on the neighborhood, and the overall benefits to the City when evaluating the development proposals.

IV. Proposal Requirements

The proposals should be labeled "Elm Street Property Redevelopment" and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818. The proposals can also be submitted electronically to carrollj@platteville.org. The proposals should be submitted by **4:30 p.m. on May 31, 2017**.

The proposals should include the following information:

A. Developer Experience

- Briefly describe the experience and background of the developer. Include information on previous related projects.

B. Development Description

- Provide a general description of the proposed development.
- Submit representative site plans and building elevations. These could be plans or photos from a similar project that give an indication of the type of development proposed.

C. Schedule, Costs and Financial Projections

- Indicate the offering price to be paid for the land.
- Provide an estimated timetable for development of the project.
- Include an estimated market value of the development when completed.

D. Related Documentation

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

V. Selection Process

The proposals will be evaluated using the following criteria:

- Estimated total project costs and estimated tax base to be generated from the project.
- Developer's expertise, experience, and financial capacity.
- The purchase price to be offered for the site.
- Proposed development schedule.
- Other benefits to the community.

VI. Contact Information

Questions regarding this proposal can be directed to:

Joe Carroll, Community Development Director
City of Platteville
75 N. Bonson Street
Platteville, WI 53818
608-348-9741 ext. 2235
carrollj@platteville.org

VII. Additional Information

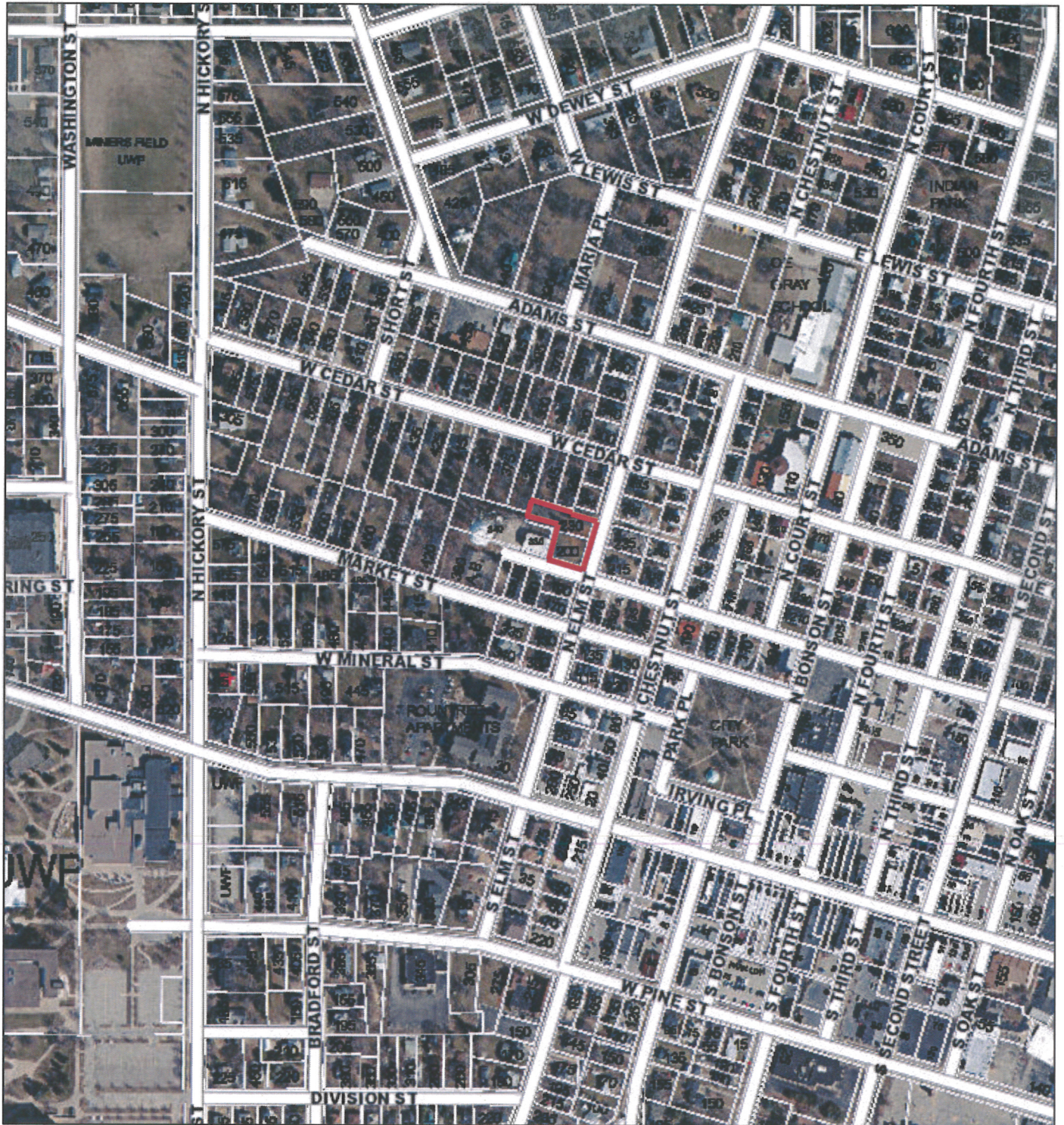
The selected developer may be required to enter into a development agreement with the City regarding the details of the development.

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.




The City of Platteville retains the right to reject all proposals.

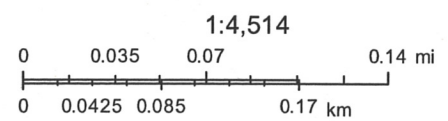
Thank you for your consideration and interest in Platteville.

Location Map



March 16, 2017

-  Centerline
-  Municipal Boundary
-  Parcel2016

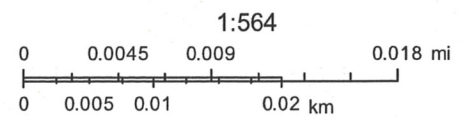


Aerial Photo of the Site



March 16, 2017

Centerline

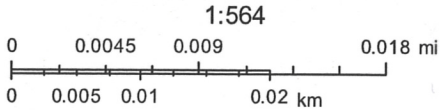


Topography Map



March 16, 2017

- Contours
- Centerline

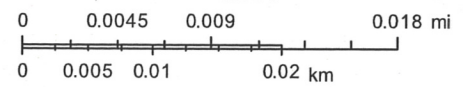


Utility Map



March 16, 2017

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|----------------|---------------------|------------------|
| wSystemValve | wHydrantPrivate | wHIGH_LOW |
| wCurbstopValve | wSystemValvePrivate | ssManhole |
| wControlValve | wMain | ssCleanout |
| wHydrant | wService | ssLiftStations |
| wWaterStorage | wPrivate_Line | ssManholePrivate |
| wWells | wHydrantLead | ssGravityMain |