

REQUEST FOR PROPOSALS

Sale of Real Estate

60 Ellen Street
Platteville, Wisconsin



City of Platteville
75 North Bonson Street
Platteville, WI 53818

September 2023

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 11,836. 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. The City was named as a 2013 All-America City finalist.

II. Property Information

The property is owned by the City of Platteville and consists of a vacant structure that was previously used as a duplex rental. The City acquired the property several years ago in anticipation of an expansion to the nearby fire station. That project is no longer planned, so the property is no longer needed by the City. In anticipation of the removal of the structure for the fire station project, the water and sewer laterals were removed to this property in 2017 when Ellen Street was reconstructed.

The lot is 50' x 120' (6,000 sq. ft.) and has 50' of frontage on Ellen Street. The property contains a two-story building that has 821 sq. ft. in the basement, 1,044 sq. ft. on the first floor, and 989 sq. ft. on the second floor. The structure was originally built in 1880.

The property is currently zoned R-3 Multi-Family Residential District and is designated for medium-high density residential development in the City's Comprehensive Plan. The surrounding area consists of single-family and duplex residential buildings, commercial uses, as well as the City fire station. The uses permitted in the R-3 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 City will look at the proposed use of the property, the impact on the neighborhood, the sale price and the overall benefits to the City when evaluating the proposals.

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 makes no representations or warranties as to the condition of the property and proposes to sell the property "as is."

IV. Proposal Requirements

The proposals should be labeled "Sale of Real Estate – 60 Ellen Street" 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 **October 17, 2023 at 4:30 p.m.**

The proposals should include the following information:

A. Purchaser Information

- Identification of the Purchaser w/ Contact Information
- Briefly describe the experience and background of the developer. Include information on previous related projects.

B. Development Description

- Provide a description of the proposed use of the property.
- If a redevelopment is proposed, 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 for the property.
- Redevelopment plan and schedule/timetable for the future use of the property.
- 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 following information will be considered when evaluating submissions to determine the proposal that is in the best interests of the City:

- Purchase price.
- Future tax generation potential of the property.
- Compatibility of the development proposal with site planning considerations and existing land uses within the neighborhood.
- Proposed development schedule.
- Qualifications of the respondent to implement its development proposal.

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 retains the right to reject all proposals.

VIII. Attachments

The following documents are attached:

- Location Map
- Utility Map
- Topography Map
- Exterior Photos
- Grant County Property Summary
- Assessor's Property Information

City of Platteville

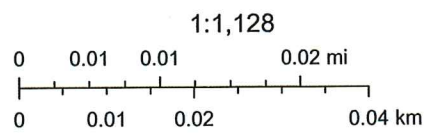


8/29/2023, 2:44:21 PM

- Centerlines
- City Boundary

Address Points (Data in Progress)

- Active
- Parcel Data (2023)



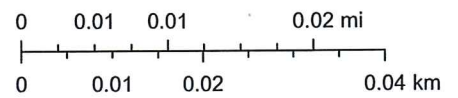
City of Platteville



9/18/2023, 11:34:28 AM

1:1,128

- Centerlines
- Sanitary-Main
- Water-Main
- City Boundary
- Address Points (Data in Progress)
- Parcel Data (2023)
- Active



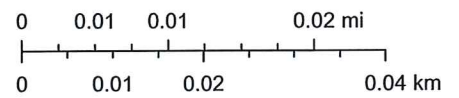
City of Platteville



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- Centerlines
- Contours
- City Boundary
- Address Points (Data in Progress)
- Active
- Parcel Data (2023)







Grant County Web Portal - Property Summary

Search powered by



Report-Print engine
List & Label © Version 19:
Copyright combit® GmbH
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Property: 271-02339-0000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	271-02339-0000	271 - CITY OF PLATTEVILLE	60 ELLEN ST	PLATTEVILLE CITY 75 N BONSON ST PLATTEVILLE WI 53818
Tax Year Legend: ←\$ = owes prior year taxes ☒ = not assessed Ⓢ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	271-02339-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	60 ELLEN ST PLATTEVILLE 53818

Owners

Name	Status	Ownership Type	Interest
PLATTEVILLE CITY	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

ROUNTREE EASTERN ADD. BLOCK D COM AT PT ON E BDY LN LOT 3 BLK D ROUNTREE EASTERN ADD ON W LN ELLEN ST AT PT 60' S'LY FROM NE COR LOT 3; S'LY 50' AL W BDY ELLEN ST; W'LY 120' PARALLEL TO N BDY LOT 3; N'LY 50' PARALLEL TO E BDY LOT 3; E'LY 120' PARALLEL W/ N BDY LOT 3 TO POB PRT LOTS 3 & 4 BLK D

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	15	03 N	01 W	NW	SE		S	LOT	3-4	ROUNTREE EASTERN ADD

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT

	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4389	PLATTEVILLE SCHOOL DIST	REGULAR SCHOOL

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 0.000

2023 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.138	0	0	0
ALL CLASSES	0.138	0	0	0

2022 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.138	0	0	0
ALL CLASSES	0.138	0	0	0

Taxes

Taxes have not been finalized for the year 2023

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>779619</u>	<u>PERSONAL REP DEED</u>	<u>1463 / 502</u>	<u>2</u>			<u>\$0.00</u>	<u>0</u>
<u>725449</u>	<u>APPL TRANS JOINT PROP</u>	<u>1238 / 391</u>	<u>2</u>			<u>\$0.00</u>	<u>0</u>
		<u>490 / 47</u>				<u>\$0.00</u>	<u>0</u>



Property Information



Parcel Number:
271023390000

Property Address:
60 ELLEN

Municipality:
Platteville City of

Owner Name:
CITY OF PLATTEVILLE
75 N BONSON ST
PLATTEVILLE WI 53818

Land Use:
EXR

Date of Inspection:

Property Photograph:



Legal Description:

ROUNTREE EASTERN ADD. BLOCK D S8' OF E120' OF LOT 3; N42' OF E120' OF LOT 4

Building Description

Year Built: 1880
Building Type/Style: 15-Other
Story: 2
Grade: C
CDU/Overall Condition: (E) (E)Fair
Interior Condition: 2-Same
Kitchen Condition: 4-Fair
Bath Condition: 4-Fair

Exterior Wall: 01-Wood
Bedrooms:
Full Baths: 3
Half Baths:
Room Count:
Basement Description: Partial
Heating:
Type of Fuel: 1-Gas
Type of System: A

Square Footage / Attachments

Basement: 821
First Story: 1044
Second Story: 989

Total Square Footage:
2033

Attachment Description(s):

Area:

Feature Description(s):

Units:

Other Building Improvements

Structure Type:
RG1-Detached Frame Garage

Year Built:
2013

Area:
228

Condition:
(A) Average

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership / Sales History						
Date of Sale:	Sale Amount:	Conveyance Type:				
2016-07-14	55000	6-Related Individuals or Corp				
Land Data & Computations						
Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Exempt	6000	0.1377	120	50	\$0	\$0
Total Improvement Value					\$0	
Total Land Value					\$0	
Total Assessed Value					\$0	