



City of Weyauwega

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January 4, 2018

Request for Proposals for the Development of some or all of the Available Residential Lots at Mill Pond Estates - Weyauwega

The City has recently acquired title to 21 single family or duplex lots within the Mill Pond Estates subdivision and is soliciting interest in the sale of any or all of these parcels (see maps attached, the lots for sale are highlighted). The lots vary in size, including some riparian lots. All lots have water and sanitary sewer utilities constructed to the lot line. All lots are subject to restrictive covenants that are designed to foster timely, quality development.

To date, development within Mill Pond Estates has been limited to one single family home (Lot 13), two duplex-condominium units and a 48 unit apartment complex. Lot 16 is privately owned, zoned and reserved for future multiple family development.

The City will consider proposals to develop any number of lots, which would include any range from one lot to all twenty-one. All proposals must include:

- The purchase price for and clear designation of each lot proposed to be required for plan
- A preliminary site plan for each lot subject to the proposal
- Renderings and specifications of proposed construction sufficient to inform the City of the nature and quality of the proposed development
- Estimated value of completed construction (i.e. new improvements).
- Project timeline
- Description of other developments conducted by the builder/developer.
- Bank statement of financial ability to purchase parcel(s) and make stated improvements.
- Any other information that the person filing the proposal thinks is important for the City to consider.

All proposals shall be subject to the following minimum requirements/conditions:

- the real estate shall be sold on an as is basis the City will warrant title but not the condition of the property
- permit fees shall not be included in the purchase price and the buyer shall remain responsible for all such costs
- if proposing to purchase two or fewer lots, the restrictive covenants include a provision that construction must commence within 24 months of the purchase date, and that the improvements on the lots be substantially completed within 12 months of the start of construction. The City will require as a condition of the sale that a performance bond of \$10,000 per lot be posted to insure compliance with that covenant¹

On February 6, 2018 at 6:45pm the Public Property & Purchasing Committee of the City of Weyauwega shall hold a public meeting to address any questions regarding the procedure for this request for proposals and/or the City's expectations regarding the development of the property.

Interested parties are encouraged to file proposals on or before February 16, 2018. This is not a sealed bid process as provided by statute for public works projects, however the confidentiality of the proposals will be maintained to the extent provided by law and for competitive bargaining reasons.

The City intends to review proposals in closed session at the regular meeting of the Common Council on February 19, 2018 at 6:30pm. The City of Weyauwega reserves the right to reject any and all proposals. The City may require proposers to appear before the Common Council to respond to questions concerning the proposal.

In the process of reviewing/accepting proposals, the City shall consider:

- The number of lots proposed to be developed
- The quality of the construction based on the proposal
- The purchase price
- The expected value of the development upon completion of development
- The financial ability of the proposer to carry out the development
- Any history of development by the proposer

If the City determines to accept a proposal, depending on the number of lots and nature of the proposed development or other consideration deemed relevant by the City, the City may require the negotiation and execution of a development agreement setting development expectations and conditions as a precondition of the sale.

Questions concerning this Request for Proposals may be addressed to: City Administrator John Foss at (920) 867-2630 or by e-mail at jfoss@cityofweyauwega-wi.gov .

¹ In circumstances where many lots are being purchased the City may waive this requirement as part of a staged development agreement.