



# CITY OF EAU CLAIRE, WISCONSIN REQUEST FOR PROPOSALS

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## Commercial Development Opportunity

Galloway Street  
Southern Part of Parcel 10-1161-A

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The City of Eau Claire is seeking proposals for the development of vacant land on Galloway Street in Eau Claire County near Prairie Drive

**All proposals must be submitted by 4:00 p.m. on Monday, June 4, 2018**



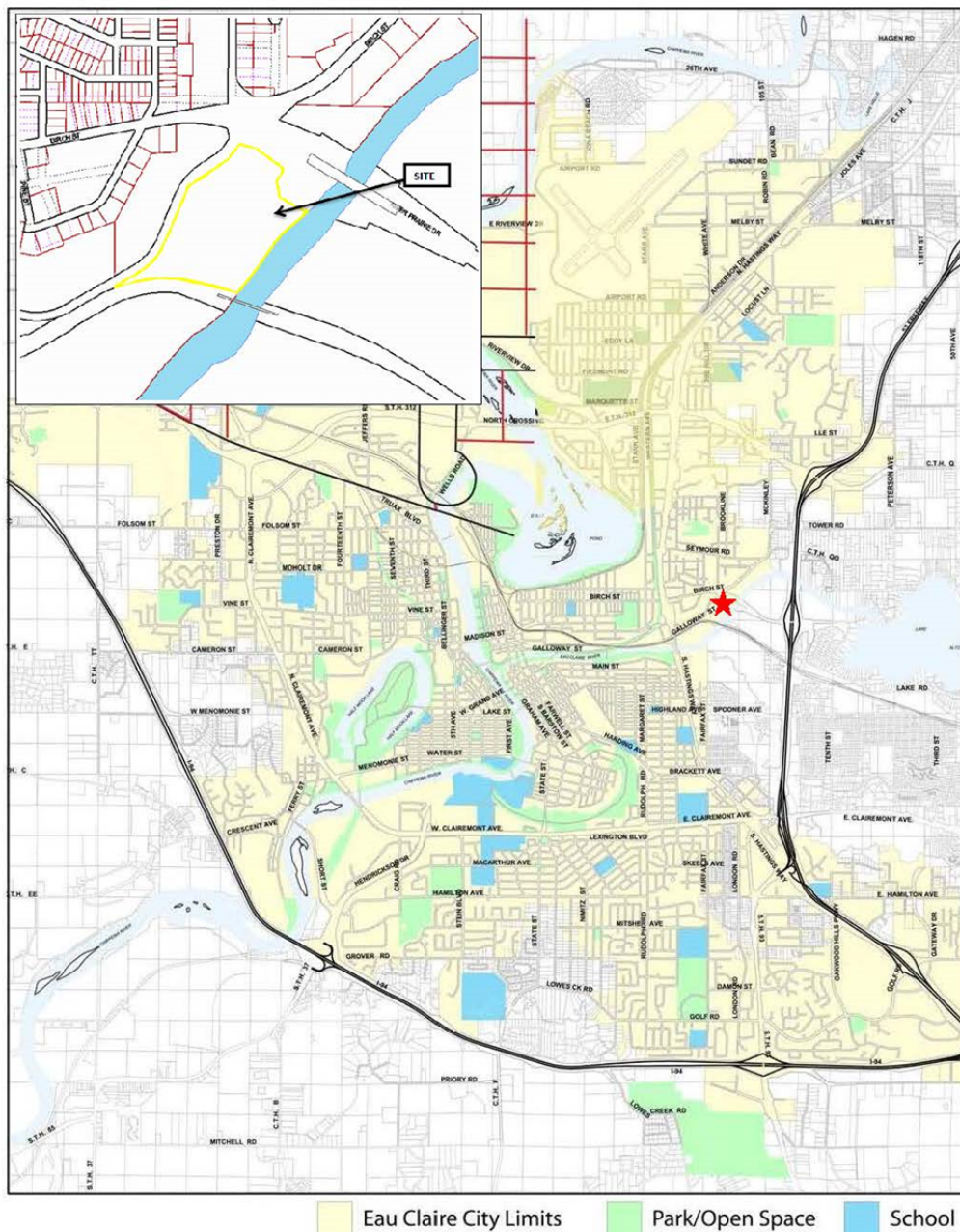
## Summary of Offering

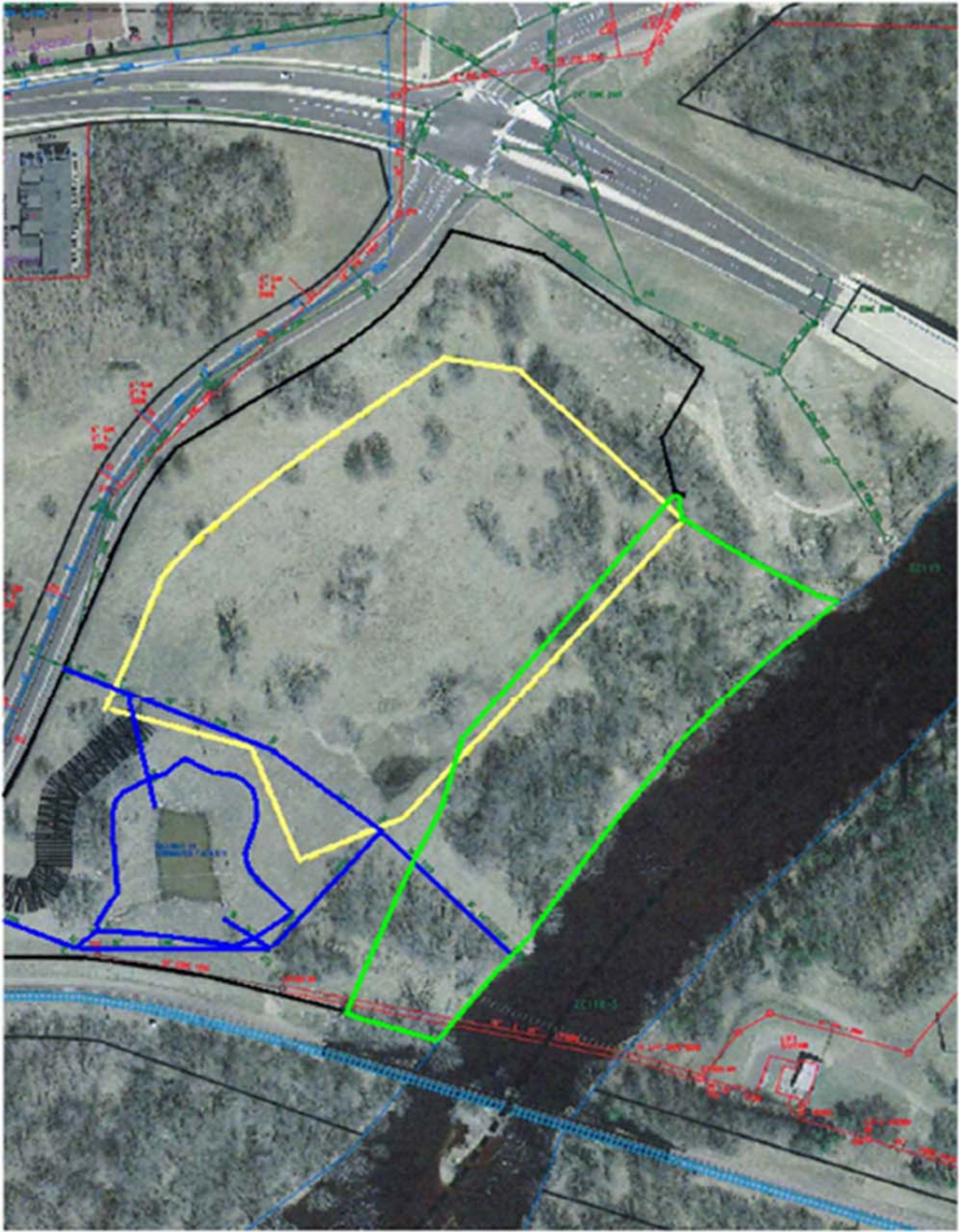
The City of Eau Claire is seeking proposals for the purchase and development of a vacant commercial lot, containing approximately 17.7 acres with approximately 8.8 acres buildable, on the corner of Galloway Street & River Prairie Drive. The property is part of existing city-owned parcel 10-11161A. A general outline of the property is shown on the map below, excluding land necessary for a storm water main, a detention pond and a trail along the river. The City will provide a Certified Survey Map with a final legal description prior to closing. The Respondent will be required to enter into a development agreement with the City and invest in the necessary infrastructure to provide utility service and street access to the site.

The property is assessed between \$350,000-\$500,000.

## Location

The Site is located on the corner of Galloway Street and River Prairie Drive.





- Property line
- Buildable land
- Land required for storm water easement and land retained by the City for the detention pond
- Land retained by the City for trail purposes

## Zoning

The Site area is zoned I-2 (Heavy Industrial District). The City may prefer residential or commercial zoning as being more appropriate, due to its proximity to the waterway. The 2015 Comprehensive Plan calls for the Eau Claire River frontage to redevelop into “a more compatible mixture of linear park, offices, housing and some industry” (p. 2-21) and this site identified as “Commercial.” (p. 2-11). Developer would be responsible for submitting a rezoning application, if applicable.

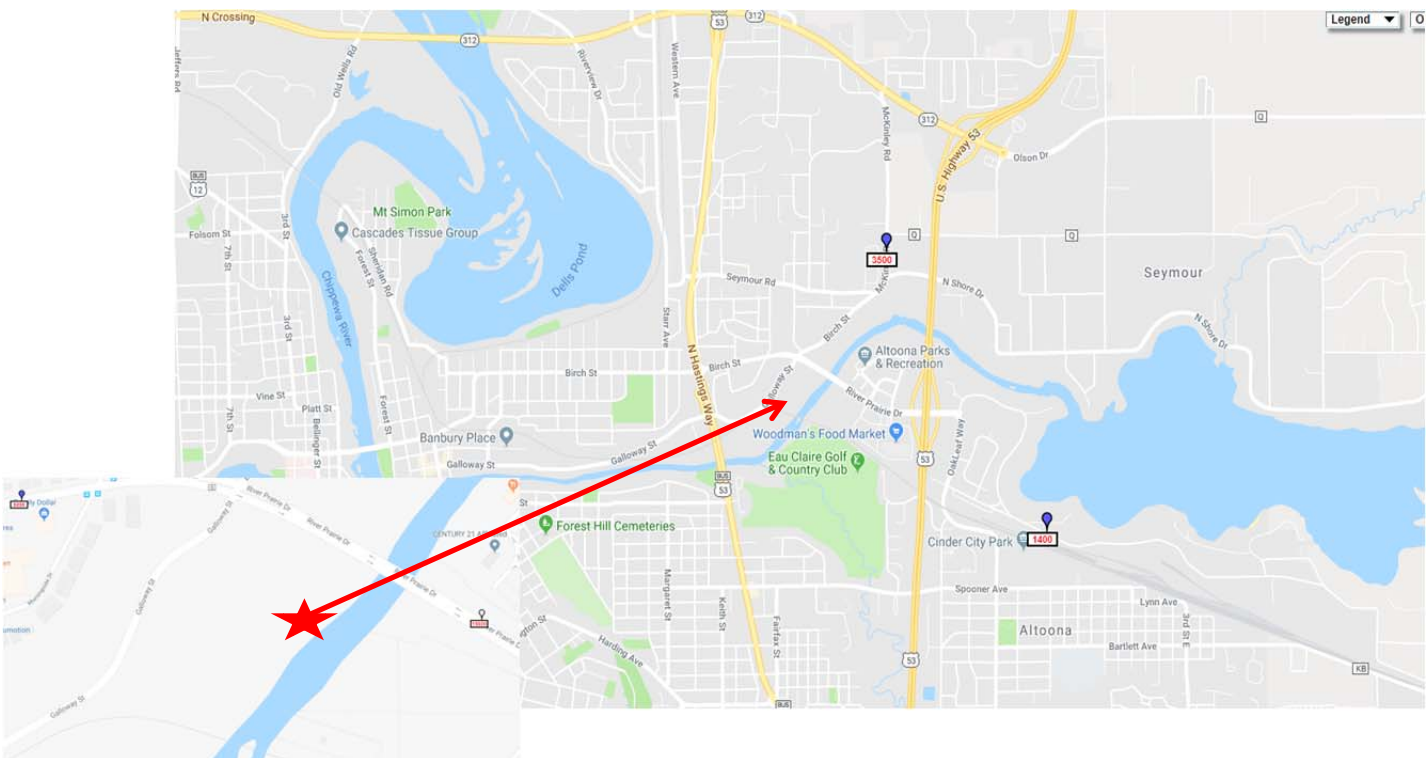
## Site Description

The lot size is approximately 17.7 acres. The buildable land is approximately 8.8 acres. A 16” water main is available to serve the site on Galloway Street. The developer will be permitted to connect to the existing water main to serve the development, at the cost of the developer. A 18” sanitary sewer is located on Galloway Street and a 30” sanitary sewer is located on the north side of the UPRR tracks. If it is determined these utilities are not sufficient to serve the developer the cost of constructing a pumping facility will be at the sole cost of the developer. The City agrees to permit up to two (2) street access points on Galloway Street. No access will be permitted to the north on Birch Street (River Prairie Drive).

## Traffic Counts

The map below shows annual average daily traffic as recorded by the Department of Transportation in 2014. Average daily counts:

- 14,500 vehicles travel down N Hastings Way toward Galloway Street
- 9,200 vehicles travel east on Birch Street toward the property
- 15,600 vehicles travel southeast on River Prairie Drive along the property
- 3,500 vehicles travel south on McKinley Road toward the property



## **Location Advantages**

This property location has a wide variety of advantages including:

- Beautiful view of the Eau Claire River
- Easy access to major highways/roads including Hastings Way and US 53 Bypass
- Quick and easy access to Downtown Eau Claire
- Access to the Bike Trail

## **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.

## **Submission of Proposals**

Proposals should be submitted in a sealed envelope labeled "Southern-Galloway Street Proposal" post-marked or delivered (stamped by Purchasing) no later than 4:00 p.m. Monday, June 4, 2018 to:

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

## **Format of Proposals**

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

Proposals should include:

- (a) Offering price
- (b) Use of property – including; description, floor plan and elevations
- (c) Timeframe for the improvements planned for the Site
- (d) Estimated market value of the planned improvements
- (e) A summary of qualifications and development experience
- (f) Financing Strategy

## **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 and intended development should be the driving force of any offer. The proposals will be evaluated using the following criteria:

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

## **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 6 months of closing

It is the responsibility of the Respondent to determine any defects in title or property. The City will be responsible for providing a certified survey map of the property and necessary easements prior to closing. 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 Warranty Deed.

## **“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. Phase I & Phase II environmental studies have been completed. A copy of a letter from the Department of Natural Resources regarding the findings from the environmental studies is attached as Exhibit A. Copies of the Environmental Phase I and Phase II are available by request.

## **Contact Information**

Questions regarding this proposal may be directed to:

Kristine Basom, Budget Analyst  
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](mailto: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.

## **Additional Information**

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.

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.