



REDEVELOPMENT OPPORTUNITY

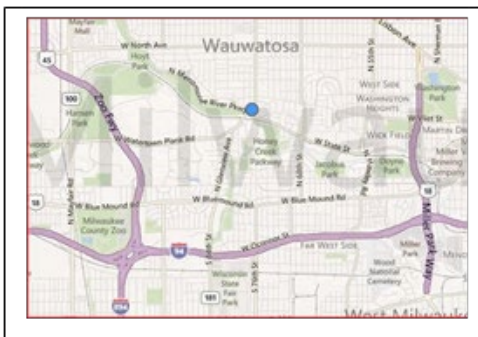
7746 Menomonee River Parkway
Wauwatosa, WI

Property Features:

- Last redevelopment site in heart of Wauwatosa Village, within blocks of numerous unique retail and restaurant experiences.
- Close proximity to State Street, Hart Park, Hoyt Park and Oak Leaf Trail.
Walk Score: 82/100
Bike Score: 74/100
- Accessible to churches, banks, schools, grocery stores.
- Great panoramic views of the Village.

Property Information:

- Size – ¼ acre
- Zoning – C-1
- Tax Key – 371-0054-001



Redevelopment Opportunity

The Community Development Authority (CDA) of the City of Wauwatosa offers for sale a ¼ acre property in the heart of the Village for redevelopment.

Sale Price: Negotiable **Contact: Jen Ferguson (jferguson@wauwatosa.net)**

Broker's Fee: The CDA will pay buyer side a 2.5% broker fee if a licensed broker is representing the buyer.

The redevelopment anticipates the following criteria be met:

- Conforms to C-1 zoning requirements primarily intended to accommodate mixed-use development and small-scale, neighborhood-serving retail and service uses in pedestrian-oriented storefront buildings.
- Exhibits compatibility with the neighborhood and scale consistent with Village buildings, also giving careful consideration to adjacent properties, in particular Church Street Historic District.
- Provides the best design for the site including architecture, circulation, parking, landscaping, and density.

Purchaser Information

The site will be sold in its “as is, where is” condition.

Prior to closing upon property purchase, any viable purchaser shall enter into a Development Agreement with the Wauwatosa Community Development Authority (CDA) committing to the completion of the development in the manner described. To form the basis for the Development Agreement, the prospective purchaser should submit the following project proposal information to the CDA for consideration:

A statement, signed by the prospective purchaser, which contains a commitment to construct what is proposed in the project submission.

Qualifications and specialized experience of the firm(s) and key development staff to be involved in the purchase and redevelopment of the property:

- Briefly describe current and previous experience on similar projects (completed within the last five years), including relevant experience in design and implementation of developments similar to the development proposed.

Proposed Use and Concept Design:

- A breakdown of project components by square footage and units or rooms with identified uses
- A proposed site plan at a scale of 1" = 100 feet and a density summary.
- General elevations of proposed structure(s) with a brief description of building materials, palette and landscape materials.

Confidentiality:

With respect to confidentiality, prospective purchasers may designate information contained in proposals as confidential subject to the Wisconsin Public Records Law. Clearly mark such information as confidential.

The CDA reserves the right to negotiate all terms and conditions with all parties, to waive any formalities, and to accept or reject proposals or offers to purchase.

The following documents are available for review upon inquiry:

- Summary of C-1 Zoning Allowed Uses
- ALTA Survey
- Phase I Environmental Assessment
- Design Guidelines

Seller Information:

The City's Community Development Authority (CDA) includes five citizen members and two aldermanic representatives with development backgrounds including finance, real estate, law. The CDA acts as the development agent for the City in matters related to redevelopment and housing. The CDA is committed to addressing blight elimination, affordable housing and urban renewal projects. As part of this commitment, net income from the sale of this property will be added to the City's Affordable Housing Fund.