

Request for Proposals:

# Property Redevelopment Proposal & Bid

## 317 Cherry Street

City of Evansville  
Evansville, Wisconsin

---

### **I. INTRODUCTION**

The City of Evansville is looking to the future of home construction by examining its past. Many years ago homes and lots were designed in such a way that made them affordable, expandable, and the neighborhoods dense. As a result, these neighborhoods create a lasting positive impact on City service affordability and available work force housing. The City is committed to re-establishing the construction of housing in a similar manner.

The City is accepting proposals to develop and a bid to purchase an available lot that meets our goals of future housing. Accepting bids will be subject to the quality of the proposal. *The quality of the proposal shall be determined by the standards met in Section III and requirements met in Section IV.*

This RFP is being administered by the City. All questions, clarifications and general communications are to be directed to the following contacts:

Ian Rigg  
31 S. Madison Street  
ian.rigg@ci.evansville.wi.gov  
(608) 882.2263

And

Jason Sergeant  
31 S. Madison Street  
Jason.sergeant@ci.evansville.wi.gov  
(608) 882.2285

## **II. PROPERTY HISTORY**

The property at 317 Cherry Street is a vacant lot. The lot is 0.18 acres, or approximately 60' of frontage to Cherry Street and 130' in depth. The City purchased the property 317 Cherry Street in December 2018 with the intention of razing the building and garage as a matter of code enforcement. In April all asbestos was removed and in May of 2018, the house and garage were razed, including the removal of the basement and foundation. The water and sewer utilities were disconnected in the parking area. Natural gas, telecommunications and electric are available to the property.

## **III. PROPOSAL DESIGN**

These are the minimum requirements to be included in the proposal design.

- Conforms to R-1 Zoning Standards
- Exterior design that uses high quality materials and blends with neighborhood
- One and a half (1 ½) stories
- Large front porch of 120 square feet or more.
- Garage not visible from front elevation with option to install garage at a later date.
- Driveway no more than 15' wide at sidewalk.

These are suggested designs to improve chances of selection

- Two (2) full stories
- Full bath and bedroom on first floor for accessibility
- Basement for storage, mechanical and shelter
- Detached or attached garage to the rear.
- Show opportunity for additional living space expansion in future (rear addition or above garage living quarters)

## **IV. OTHER REQUIREMENTS**

- Proposals must be received by **4:30 P.M., August 20, 2019**. Please submit one (1) color copies to the City Hall's physical address at 31 S. Madison, Evansville WI 53536. If sending by United States Postal Service please send to PO Box 529, Evansville WI 53536. All proposals with bid prices will be reviewed over the following days. A selection of proposals available for comment by the Plan Commission and consideration by Common Council should be submitted by staff no later than September 3, 2019.
- Certificate of Occupancy must be met by **October 1<sup>st</sup>, 2020**.
- Minimum starting bid is \$21,500.
- The developer shall enter into a separate and distinct development agreement, prior to closing that is acceptable to the City. The purpose of the agreement is to enforce the proposal submitted by the developer.

## **V. OTHER INFORMATION**

- The City of Evansville reserves the right to reject any proposal deemed unresponsive and chose based on the best value to the City.
- The City of Evansville is not liable for any costs incurred by prospective proposer/ respondents prior to issuance of or entering into a contract.
- All proposals may be delayed in review by staff, Plan Commission and/or Common Council of the City of Evansville.

## **VI. ILLUSTRATIVE EXAMPLE**

For the purpose of illustrating a structure that would meet the above requirements: a two story, single family home with a large front porch.

