

CITY OF COLUMBUS
WISCONSIN

Request for Proposal

REDEVELOPMENT OF LAND
Issued April 4, 2023

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REDEVELOPMENT OF LAND

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The City of Columbus is seeking proposals from qualified individuals or firms to redevelop two parcels at 1400 Park Avenue in the City of Columbus. The successful proposal will enjoy an easily accessible site directly on State Highway 73, just minutes from US 151 and located a short distance from schools, parks, a grocery store, hardware stores, convenience stores, restaurants and a variety of other amenities and services desirable to residential property owners. The parcels are a combined 7.55 acres, although the City is interested in proposals that will incorporate the historic portions of the property such as the existing home. The property is currently zoned Rural Development, with a future land use of single family residential identified in the Comprehensive Plan. The City will consider projects that subdivide this parcel, potentially creating a residential development, but are particularly interested in proposals that offer to preserve the most important feature(s) of the historic estate. It will be beneficial if the individual or firm submitting a reply to this request has successfully developed commercial, residential or industrial properties of a similar scale.

Three (3) copies of the proposal, and one digital copy, must be received no later than **3:00PM on June 9, 2023**. Proposals delivered or received after the submittal deadline shall be considered late and rejected. There are no exceptions to this requirement. The Proposal must be placed in a sealed envelope, plainly marked "Sealed Bid/Proposal for Redevelopment of Land" and addressed to:

Pat Goebel, City Clerk
City Hall
105 N Dickason Blvd
Columbus, WI 53925

Emailed submissions are not acceptable. Inquiries regarding this RFP should be directed to Kyle Ellefson, City Administrator, at 920-623-5900, cityadministrator@columbuswi.us.

BACKGROUND

Community Info

The City of Columbus is located in southeastern Columbia County, with a small portion of the City located in Dodge County. The portion of the City in Dodge County currently has no residents or taxable property value. The most recent population estimate for Columbus is 5,540. The City is ideally located with easy access to multiple state and federal highways, just 20 miles from the City of Madison. Columbus has a historic downtown with multiple businesses and services, a significant industrial base, and a strong residential real estate market.

SITE CONDITIONS



The parcels available are approximately 7.55 acres, and are zoned RD, Rural Development. The RD district provides a holding zone for areas that may be required for future urban development and allows for new large-lot residential development. When used as a holding zone these areas will be rezoned in

accordance with the use designation appearing on the master (land use) plan map where logical extension of utilities and facilities can be assured, thereby discouraging the haphazard and premature development of the fringes of the community. The future land use map has designated this for single family residential use, so the rezoning of the property would likely be to an R-1, R-2, or R-3 zoning district. Other zoning may be possible, but might require additional steps to gain compliance with the Comprehensive Plan and Future Land Use Map, and would not be guaranteed. Given the unique nature of this parcel and the City's intent to preserve a portion of the history, a Planned Unit Development may also be appropriate in the right circumstances.

The site has been used primarily for agriculture, with limited residential occupancy in the previous years. The parcels and residence are currently not occupied. There is a house and various outbuildings existing on the property currently, in addition to several agricultural fields. This property is not currently connected to the municipal water and wastewater system, and redevelopment will almost certainly require those systems to be extended to this property.

SELECTION CRITERIA

The successful contractor will be selected after consideration of the following:

1. Proper submission and completeness of RFP.
2. Qualifications and capabilities of the individual or firm to redevelop commercial, residential or industrial properties, including experience with projects of a similar scale.
3. Approach to this redevelopment
4. Proposed Schedule for improvements
5. Financial demands and Economic Impacts for the community

FORM OF PROPOSAL

To be considered, three (3) copies of a proposal, and one digital copy, must be received at the City Clerk's Office, 105 N Dickason Blvd, Columbus, Wisconsin 53925 no later than **3:00PM on June 9, 2023**. The Proposal must be placed in a sealed envelope, plainly marked "Sealed Bid/Proposal for Redevelopment of Land."

All proposals shall be made as follows:

1. Cover Letter
2. A brief profile and history of the individual or firm; with an emphasis on any experience with a redevelopment project, or other projects that highlight the ability to complete a project similar to this.
3. Profiles of the key businesses and individuals to be involved in this redevelopment project.
4. A detailed description of the proposed project, including the parcels involved in this proposal, anticipated uses, taxable improvements, employment details (if applicable), and any infrastructure changes that might be anticipated.

5. General business plan, including details regarding intended financing strategy.
6. A detailed timeline identifying expected start and completion dates for each phase of the project.
7. Any additional information which you/your firm feels necessary.

During the evaluation process, the City reserves the right to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the City, contractors submitting proposals may be requested to make oral presentations as part of the evaluation process.

The City reserves the right to reject any or all proposals, or any part thereof, to waive any formalities or informalities, and to pursue an agreement with the proposer(s) deemed to be in the best interest of the City. The City also reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the contractor of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in a contract between the City and the contractor selected.

TENTATIVE SCHEDULE

April 4, 2023	RFP Released on website, submitted to relevant websites
June 9, 2023	Deadline for submission of proposals
June 12-16, 2023	Staff review of proposals
June 20, 2023	Committee of the Whole reviews proposals and staff analysis
July 11, 2023	Committee of the Whole interviews respondents or hears presentations from selected respondents
July 18, 2023	Committee of the Whole recommends successful respondent or that no respondent will be selected
August 1, 2023	City Council Determines successful respondent or that no respondent will be selected