



Request For Proposals



30 Acres
E5970 9th Road
Town of Pierce

Request for Proposals
Sale and Development of Real Estate
30 Acre Parcel of Property Located on 9th Road in the Town of Pierce

Issue Date: March 1, 2019

Submission Deadline: April 5, 2019 @ 4:30 PM

Introduction

Kewaunee County acquired 30 acres located at E5970 9th Road in the Town of Pierce in December of 2016 via a Tax Deed. This 30 acre parcel in the Town of Pierce includes Parcel Numbers 31 016 9.032, 31 016 9.034 and 31 016 9.042. This 30 acre property was formerly used as a campground but has laid idle since the campground stopped operations several years ago.

Kewaunee County seeks proposals to develop this unique 30 acre property to provide economic benefit to the community, increase the County's tax base and provide employment opportunities for residents. Kewaunee County will give preference to proposals that are viable, have financial backing, and are most likely to proceed to development.

In addition, the County owns a 0.73 acre parcel (non-buildable) along Lake Michigan that can be included as part of the proposal. The parcel is adjacent to the wayside along State Highway 42.

Location

The property is located on the north side of 9th Road in the Town of Pierce approximately a quarter mile west of STH 42 and approximately a third of a mile from shores of Lake Michigan. The property is located 2 miles south of the City of Algoma, 7 miles north of the City of Kewaunee, 20 miles south of the City of Sturgeon Bay and 28 miles east of the City of Green Bay.

Detailed property description, maps, reports and other relevant data is provided in the attached documents. The parcel has access to 9th road and electricity is onsite.

Description

The parcel consists of 30 acres of partially wooded and partially grass/brush covered that gives the property a natural and serene quality. The property is improved with storage sheds, a mobile home, a campground lodge and a few other small accessory structures. The mobile home and campground lodge are dilapidated and likely need to be torn down. A well and mound system are on the property, however it is unclear if the well or mound system are in proper working order. There is a manmade pond on the property. There are wetland areas on the west and northern end of the property and there is a small creek/waterway that flows east and west through the southern portion of

the property. Kewaunee County has not commissioned an environmental review nor does Kewaunee County intend to. Kewaunee County is not aware of any environmental issues on the property.

Zoning

The property is currently zoned A-2 Agricultural. No portion of the property is currently in tillage. A zoning change may be necessary as part of the development plan approval. Contact Zoning Administrator Edith Lauscher (920) 388-3885 with questions related to the Town of Pierce Zoning. Kewaunee County is committed to assisting the winning developer where it can to make the developer's plan a reality.

Site Access

Kewaunee County will provide site access by appointment. Please contact Administrator Scott Feldt, (920) 388-7164 to schedule an appointment. The site is visible from 9th Road and pictures are attached to this RFP.

Submission Requirements

Respondents must submit a hard copy of their complete development proposal by 4:30 PM on March 14, 2019. Proposals shall be placed in a sealed envelope bearing the caption "Kewaunee County Land Development Proposal." Deliver the envelope to:

Scott Feldt, Kewaunee County Administrator
Kewaunee County Administration Building
810 Lincoln Street
Kewaunee, WI 54216
(920) 388-7164
feldt.scott@kewauneeco.org

The County will not reimburse for any expense incurred in preparing and submitting a proposal, or for attendance at any interviews or meetings.

Please direct any questions you have in writing to feldt.scott@kewauneeco.org. Staff will respond to all questions in writing as quickly as possible and post the answers on the project website. Other project updates will be posted on the project website and emailed to interested parties.

Each submission must contain the following information:

1. Cover letter expressing a formal letter of interest signed by the principal developer.
2. Name, address, contact information and key partners or personnel in the proposed project.
3. Description of the proposal and the intended use for the site.

4. Action plan and timeline.
5. Proposed purchase price, including any special terms or conditions requested.
6. The short term and long term benefits to the community from the proposed project, value of improvements, and potential employment opportunities created.
7. Describe any proposed incentives or assistance the developer seeks from the County.
8. Describe how the project will be financed and whether or not funding is currently secured for the proposed project.

Evaluation and Selection Process

All proposals will be reviewed and evaluated by the Finance and Public Property Committee of Kewaunee County. Proposals will be evaluated based upon the information contained in the respective submission packages and the responsiveness to the following submission criteria:

- Quality of the proposal and attention to detail.
- Qualifications of the developer to implement the proposal.
- Financial capability of the developer to consummate the purchase and proceed with the development proposal.
- Economic benefit to Kewaunee County, value of the improvements, and potential employment opportunities created.

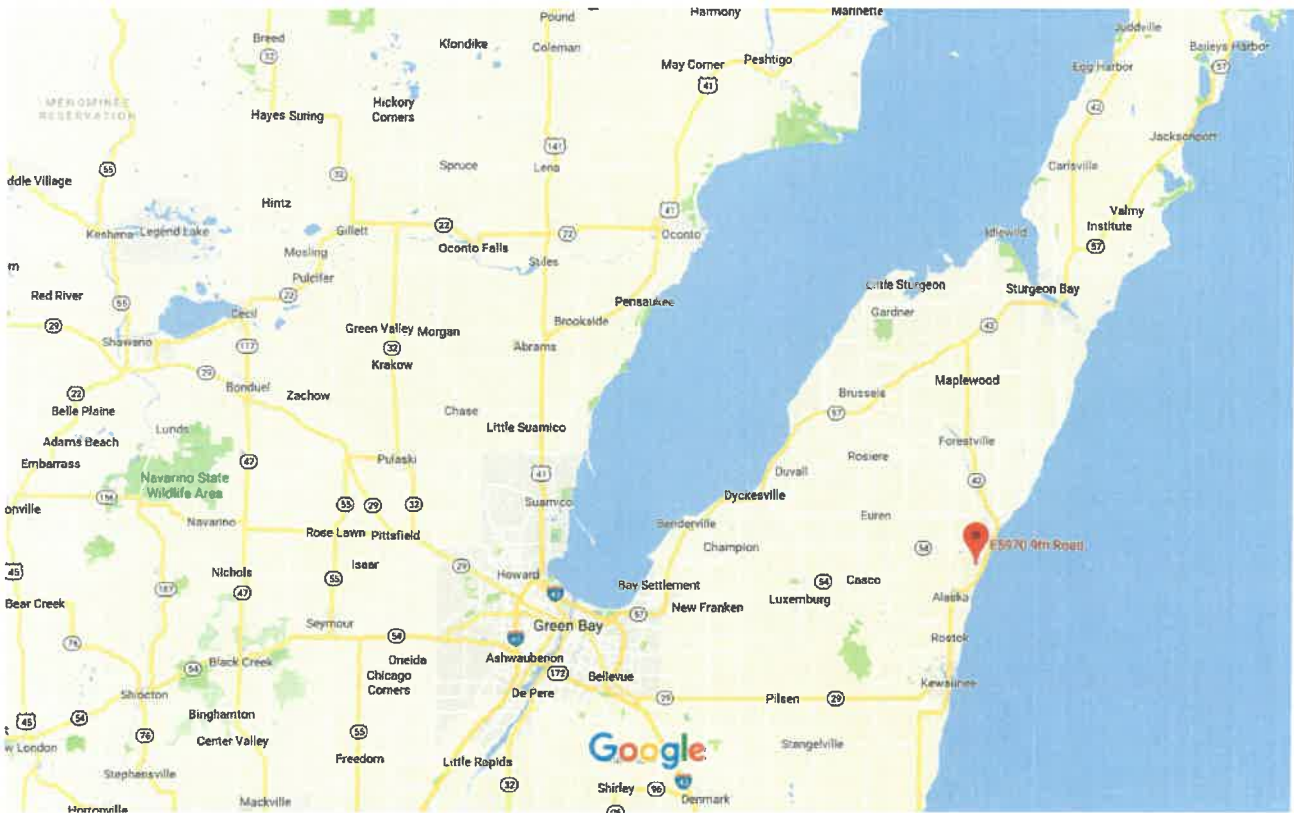
The County reserves the right to reject any or all proposals, to request additional information, to accept or negotiate any modifications to any proposal, and to waive any irregularities or defects. Kewaunee County will select the proposal most advantageous to Kewaunee County.

The sale of the property will be subject to a land development agreement that will include either a performance bond or provisions for reversion of title if developer fails to develop the property as promised.

Tentative Selection Schedule

March 1, 2019 - RFP Issued
April 5, 2019 @ 4:30 PM - Submissions due
April 8, 2019 – Submissions opened
April-May – Proposals reviewed
May 2019 - Finance Committee Recommendation
May/June 2019 - County Board Approval

Google Maps E5970 9th Rd



Map data ©2019 Google 5 mi



E5970 9th Rd
Algoma, WI 54201

HG9M+8C Algoma, Wisconsin

Google Maps E5970 9th Rd



Imagery ©2019 Google, Map data ©2019 Google 100 ft



Kewaunee County GIS

Soils Map

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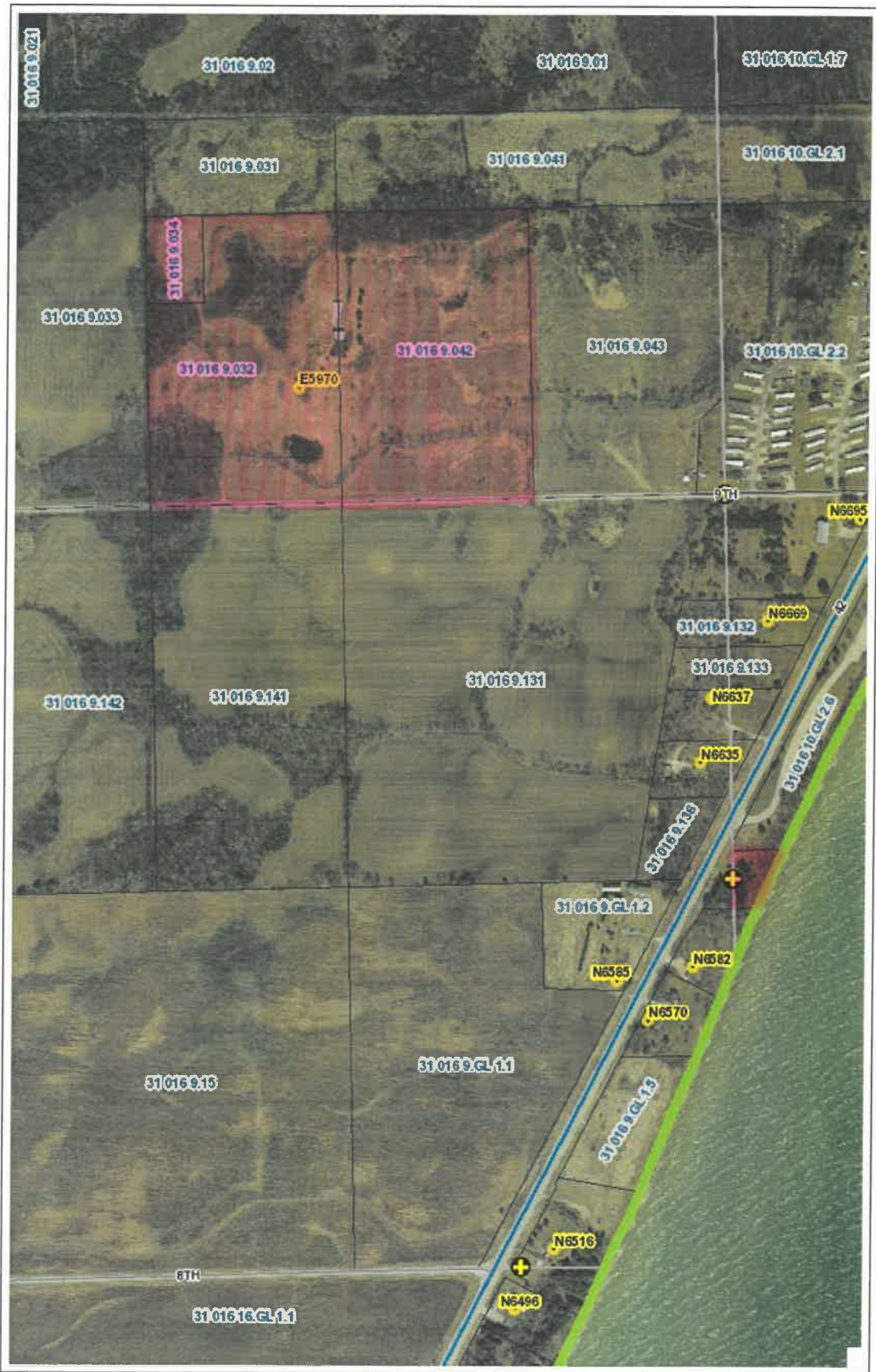


SCALE: 1" = 200'



Kewaunee County
 Land Information Office
 810 Lincoln St
 Kewaunee, WI 54216
 920-388-7190

Print Date: 3/7/2018



Kewaunee County GIS

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SCALE: 1" = 400'

Print Date: 1/8/2019



Kewaunee County GIS

Wetlands

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Kewaunee County GIS

Elevation Contours - Not in a Floodplain

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