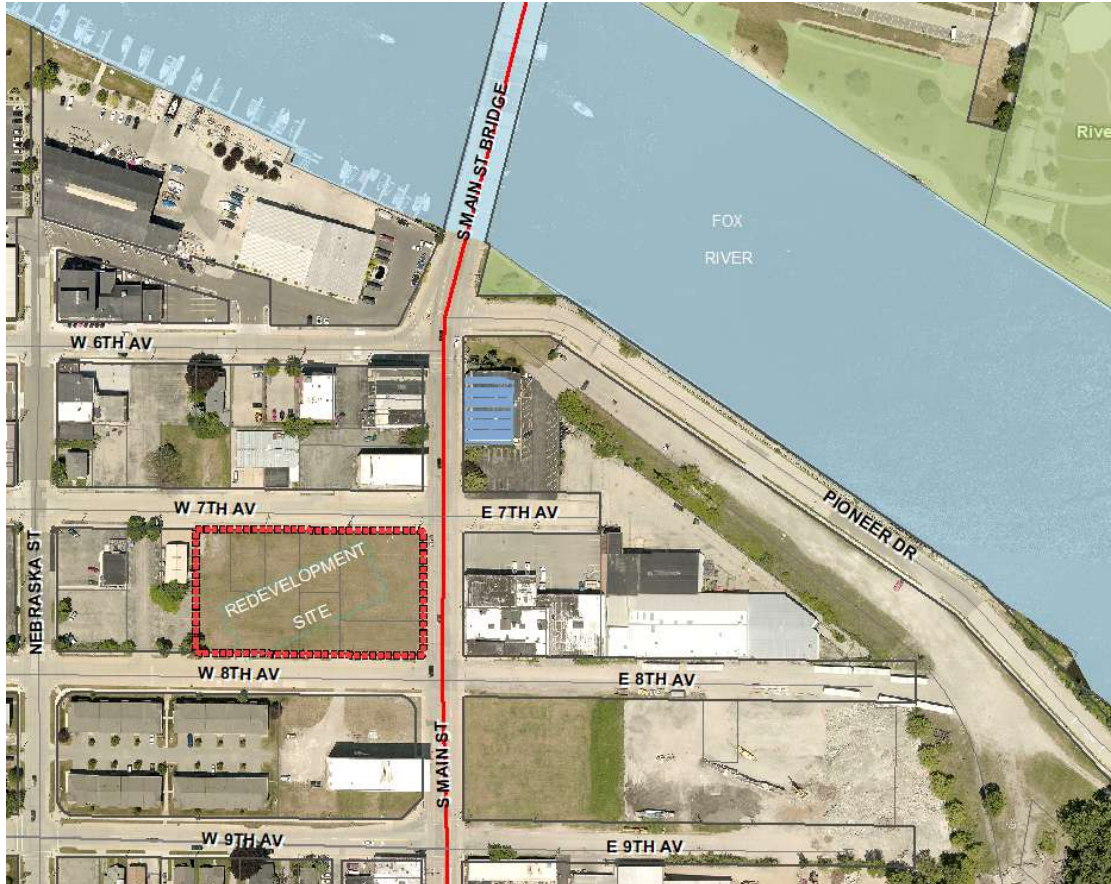


REQUEST FOR PROPOSALS



700 Block, S Main Street

Between 7th and 8th Avenue, west of S. Main Street

City of Oshkosh, WI

July 22, 2025



The Redevelopment Authority (RDA) of the City of Oshkosh seeks proposals from qualified developers for redevelopment of the 700 Block of South Main Street, between 7th and 8th Avenues, on the west side of South Main Street, within the South Shore Redevelopment Area and the Sawdust District. The project should complement the surrounding urban environment as well as incorporate and utilize the entire site.

1. DEVELOPMENT GOALS

The RDA encourages submission of a plan for a creatively designed multi-family residential or mixed use commercial/multi-family development. Commercial uses should take advantage of high visibility provided along South Main Street.

2. PROPERTY DESCRIPTION

The frontage along South Main Street is approximately 180 ft. and 330 ft. deep and is bordered by South Main, 7th Avenue and 8th Avenue.

3. AREA CONDITIONS

The property is within the South Shore Redevelopment Area which generally contains a mix of older manufacturing, light commercial and residential uses. It is located in relatively close proximity to the City's main water features the Fox River and Lake Winnebago.

The areas immediately to the south, and west are primarily commercial, industrial and residential. Some of the area to the west is a hub of small businesses which provides an easy walk to area restaurants, retail establishments, entertainment venues and service businesses. This area promotes a growing desirability and demand, especially by millennials, young professionals, and/or students attending the University of Wisconsin Oshkosh, which is a short walk west of S. Main Street.

The area to the north consists of commercial or mixed commercial/residential uses. The area to the south contains an older commercial structure proposed for redevelopment. The area to the east contains a commercial business and vacant buildings slated for demolition.

Applicants should be aware of the obligation to comply comprehensively with all Department of Natural Resources (DNR) environmental review and cleanup processes as this site is a Bureau for Remediation and Redevelopment Tracking (BRRTS) case location. Compliance includes but is not limited to:

- Completion of necessary environmental assessments and documentation as required under applicable DNR statutes and guidelines.
- Adherence to all requirements for environmental impact evaluations, reporting, and approvals prior to the commencement of any project activities.
- Execution of remedial actions in line with DNR specifications to address site contamination issues.
- Coordination and full cooperation with DNR representatives throughout the duration of environmental review and cleanup processes.
- Submission of all required documentation, permits, and evidence of compliance in a timely manner as dictated by DNR timelines and project schedules.

4. PROPOSED ZONING AND LAND USE

The site is zoned Urban Mixed Use and permits multi-family, light commercial, and mixed use commercial/residential uses. The City is open to rezoning the site to apply a Planned Development Overlay which will provide more flexibility in development design while providing safeguards to ensure orderly and compatible development. Future uses of the area are envisioned to be mixed commercial, entertainment and residential.

Please refer to the City of Oshkosh Zoning Ordinance for regulations regarding setbacks, land uses/permitted/conditional uses, parking, landscaping, storm water management, etc. which can be accessed on the City's website at the following link. <https://www.ci.oshkosh.wi.us/PlanningServices/ZoningOrdinanceMaps.aspx>

5. TERMS AND CONDITIONS

The site has been valued at \$150,000 based on a 2019 appraisal obtained from Vogels Buckman Appraisal Group. At the time of conveyance the developer would be expected to provide full payment of the value of the property unless a write down is

agreed upon by the Redevelopment Authority, the Oshkosh Common Council, and the selected developer. A decision by the RDA and the City to consider a write down would be based on proof of need and the value and quality of the project. However, the RDA and the City will work with interested developers on attractive disposition terms to facilitate high quality projects.

6. PROPOSAL REQUIREMENTS

General Physical Development Requirements:

- ⊙ All new construction must be compatible with the surrounding area and meet or exceed the requirements of the Zoning Ordinance.
- ⊙ Porches, decks and balconies shall have no exposed wood (stained or painted wood is acceptable). Joists and other structural elements shall not be visible.
- ⊙ Mechanical and utility penetrations, utility facilities, drainage pipes, fixtures (other than lighting) and the like shall not be located on building facades visible from the right of way or any building entry area, and where present, must be fully screened.
- ⊙ All sides/elevations of a given structure shall have the same finishing materials and design quality.
- ⊙ Exterior lighting must be compatible with the style and scale of the structure(s).
- ⊙ Site amenities shall include secure bicycle parking area for temporary use by guests and residents, which should be located to the side or rear facades.
- ⊙ Window air conditioning units will not be permitted on the street facing façade or on a façade visible from the right-of-way.

Proposal Content and Organization: To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following elements:

- A. **Title Page:** Show the proposal title, name of firm, address, telephone number(s), name of a contact person, date, and other relevant company information.

- B. Developer Credentials:** Provide a narrative (maximum 2 pages) describing the developer's background, history, and construction experience, including comparable projects successfully completed by the developer.
- C. Team Members:** State the names and titles of key members of your development team and provide resumes for the identified members.
- D. Developer Legal Structure:** Provide evidence of corporate status including, where applicable, Articles of Incorporation or a partnership certificate/or agreement. In addition, identify by name and title entities holding an ownership interests of 20% or more.
- E. Project Description:** Provide a narrative (maximum 2 pages) describing what is proposed for construction, demolition cost (if any), environmental costs (if any), and acquisition of the land. Include an explanation of the exterior design concept and the expected timetable for construction.
- F. Concept Plan:** Submit a conceptual site plan showing initial ideas for building placement, parking layout, access drives, storm water features, and landscaping. Preliminary building elevations should be included.
- G. Financing Plan:** Provide a description of anticipated general financing for the project. Include the following details:
 - 1) Required investment and expected level of RDA participation in the project (if any).
 - 2) State of developer's financial ability and resources at the developer's disposal.
 - 3) Business concept including target market for the planned project and how the completed project would be marketed.
 - 4) Offer price for the property.

Submittal Requirements: Written proposals must be received by the Redevelopment Authority by September 8, 2025 at 2:00 PM and submitted to:

Redevelopment Authority
Community Development Department
215 Church Avenue, Room 201
Oshkosh, WI 54901

- ⦿ Three (3) bound original (hardcopy) of the completed proposal
- ⦿ One (1) digital copy of the completed proposal (USB)

No proposals will be accepted via email or fax.

The RDA Board will select and recommend approval of proposals that enable the community to best realize the objectives for the South Shore Redevelopment Area and Sawdust District. The RDA reserves the right to reject any and all proposals.

Submittals that meet the requirements of the RFP will be scheduled for review and a tentative oral presentation to the RDA. The RDA will determine whether they wish to accept, reject or seek additional information on a submittal.

After a proposal is selected by the RDA, a Term Sheet reflecting the basic provisions of a Developer Agreement will be prepared by City staff for review and approval by the developer, RDA and Common Council.

7. Timeline

Below is the proposed timeline for the selection of the project. The City will accept questions about the RFP from developers and will provide answers to those questions to all interested parties.

Item	Date
Formal Release Date of RFP	August 1, 2025
Questions From Developers Due	August 18, 2025
City Answers Questions	August 22, 2025
Proposal Deadline	September 8, 2025
Review of Submittals	September 17, 2025
Developer Presentations	September 17, 2025
Final Selection	September 17, 2025

NOTE: All dates are tentative and subject to change.

8. Questions and Contact Information:

Sara Rutkowski
Interim Community Development Director
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