

Village of Somerset
Wisconsin

Request for Proposal
Redevelopment of Commercial Land

Issued July 24, 2023

The Village of Somerset, Wisconsin is seeking qualified individuals, developers, or firms to redevelop a Village owned commercial property in the downtown business district. The property consists of two lots with direct access and street frontage on Main Street. The property is located within the Village's Tax Increment District 3. The combined parcels measure .6 acre or 26,000 square feet. In 2022, the Wisconsin Department of Transportation recorded an average of 9,200 daily vehicle counts passing the property. It is strongly recommended interested parties have a background in developing commercial properties located in downtown business districts.

Digital and hard copy proposals will be acceptable for submission. Submittal of proposals must be **received no later than 4:30 p.m. on October 4, 2023**. Any proposal submitted past the deadline period will not be accepted. Hand delivered and mailed hard copy proposals must be sealed in an envelope marked with "Proposal of Redevelopment of Commercial Property" included on the envelope.

Submissions can be mailed to:

Village of Somerset
Economic Development
PO Box 356
Somerset, WI 54025

Submissions may be emailed to: rgunther@villageofsomerset.us.

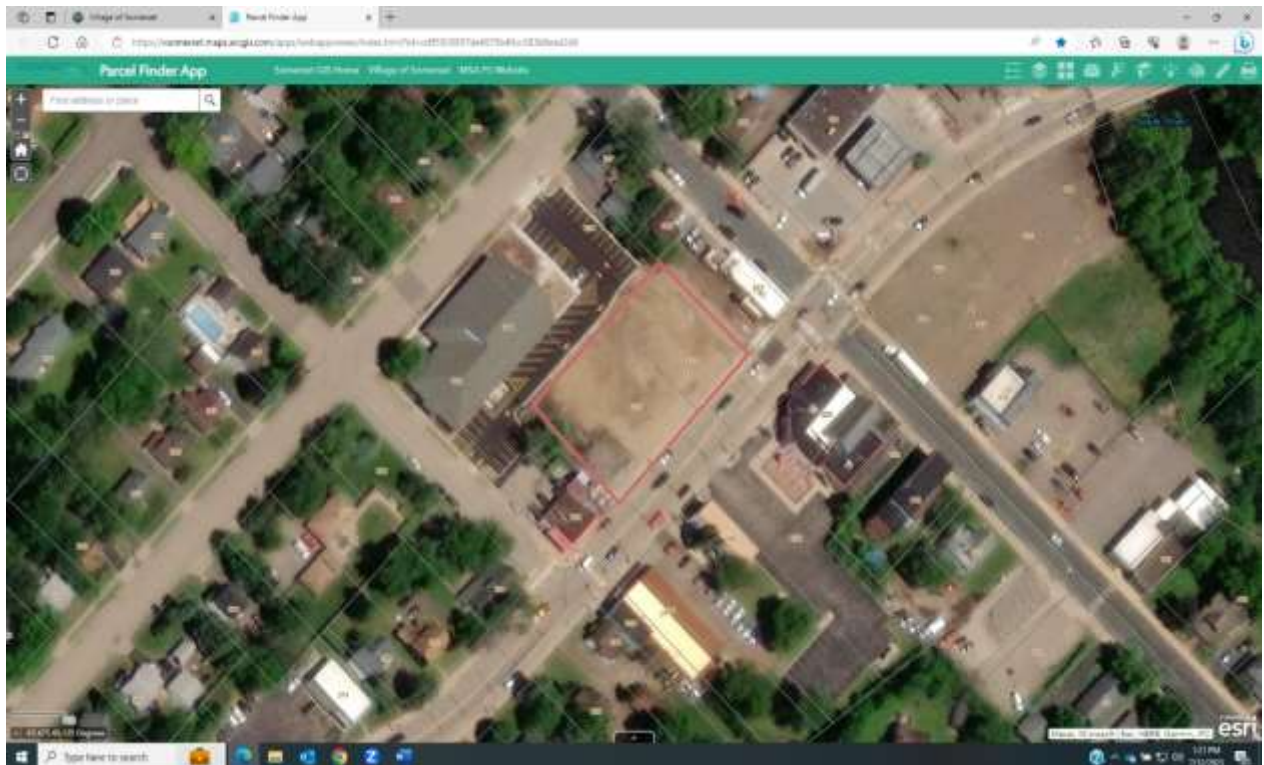
Inquires regarding the request for proposal may be directed to Bob Gunther, Economic Development Director, at (715) 247-3395 or rgunther@villageofsomerset.us

Biography of Somerset:

The Village of Somerset was founded in 1856 and is located in St. Croix County, Wisconsin, one of the fastest growing counties in Wisconsin. The village is approximately 30 miles east of the Twin Cities with an easy commute to and from by utilizing the recently built St. Croix River Crossing. The Village has a population of approximately 3,000 and has experienced significant growth over the last two decades and expects to see population increases well into the future. Several new housing developments have been constructed and others currently in the planning stages. The Village has a strong manufacturing base with companies continually expanding and adding employment. The real estate market is exceptionally active with many new single and multifamily home development.

Site Conditions:

The combined area of the parcels is .66 acre or 26,000 square feet and is zoned C-1, Central Business District. This zoning allows for a variety of permitted and conditional uses related to the Central Business District such as retail, restaurant, general services, and professional services. The parcel is located immediate to restaurants, taverns, retail, and the community library.



The sites formerly housed a bar and grill and a restaurant and event center. In 2020, the Village razed the two buildings in effort to redevelop the property. The site is now used for community events and overflow parking to the nearby businesses. There are no environmental impacts affecting the property. The site is served by city water, sewer, storm water utilities, and small utilities. Xcel Energy is the electrical provider, Northwest Communications supplies telecommunications, including broadband internet service, and Midwest Natural Gas is the natural gas supplier.

Selection Criteria

The successful candidate will be selected based on the following criteria:

1. Proper submission and completeness of the RFP.
2. Qualifications and capabilities of candidate to redevelop commercial properties, including projects of similar scope.
3. Approach to this redevelopment.
4. Proposed schedule.
5. Financial demands.
6. Economic benefit to the community.

Form of Proposal

All proposals shall be made as follows:

1. Cover letter.
2. Profile and background of the individual or company, including direct experience with redevelopment of commercial property.
3. Key individuals that will be involved in the redevelopment from start to finish.
4. A detailed description of the proposed project, anticipated uses, estimated fair market valuation, and employment creation.
5. General business plan, including any desired financial contributions from the Tax Increment District.
6. Timeline of project including anticipated building construction dates and date of anticipated the operations of the business will commence.
7. References from a minimum of three (3) municipalities the candidate has done past redevelopment or development within the past seven (7) years.

8. Other information that may be beneficial to the proposal.

Evaluation Process

During the evaluation process, the Village reserves the right to reject any and all RFP submissions. The Village reserves the right to request additional information or clarification from candidates.

An interview with one or more companies or firms may be requested after proposals have been received and reviewed. A representative of the company or firm must be present and prepared for the scheduled interview. In person interviews are highly recommended, however exceptions may be considered to perform the interview on a virtual platform. The Village Board of Trustees will have the ultimate responsibility to select which candidate will be selected.

Proposal Schedule

July 24, 2023	RFP released on Village website, other relevant websites, or media sources.
October 4, 2023	Deadline for submission of RFP.
October 5-11, 2023	Review of proposals.
October 11, 2023	Finance/Personnel reviews proposals and makes recommendations.
October 17, 2023	Village Board reviews proposals and makes recommendations, including potentially awarding a candidate.