

CITY OF WATERLOO, WISCONSIN

AVAILABLE WAREHOUSE FACILITIES

**REQUEST FOR PROPOSALS FOR
PURCHASE AND REUSE OF 28,000 SQ. FT. TO
106,400 SQ. FT. OF FULLY SPRINKLERED, RAIL
ACCESSIBLE, MUNICIPALLY OWNED
WAREHOUSE SPACE**

**200 SOUTH JACKSON STREET
207 SOUTH JACKSON STREET
275 SOUTH JACKSON STREET**

**Submittal Deadline:
SEPTEMBER 18, 2013, 4:00 P.M.**

Prepared By:
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On Behalf Of The City of Waterloo
136 North Monroe Street
Waterloo, WI 53594

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REQUEST FOR PROPOSALS - OVERVIEW

The City of Waterloo, Wisconsin is soliciting proposals from qualified individuals/firms interested in purchasing City-owned, fully sprinklered, rail accessible warehouse properties located on South Jackson Street in the City of Waterloo. The properties comprise three separate parcels. Respondents may submit a proposal for one, two or all three properties.

- 200 South Jackson Street, Waterloo, WI 53594
- 207 South Jackson Street, Waterloo, WI 53594
- 275 South Jackson Street, Waterloo, WI 53594

The subject property consists of three warehouse facilities originally part of the Perry Judd/RR Donnelley printing operations. The properties are clustered together on South Jackson Street and along the Wisconsin and Southern rail line. All properties are currently zoned M-1 Limited Industrial District. The following tax ID #'s refer to the properties in question:

Parcel ID	Jackson Street Address	Parcel Size (acres)	Area Under Roof (sq. ft.)	2012 Property Taxes	2012 Assessed Value
290-0813-0711-053	200	1.059	44,900 (includes lower level)	\$12,191	\$493,700
290-0813-0711-040	207	1.139	33,500	\$13,118	\$531,000
290-0813-0711-043	275	1.018	28,000	\$7,278	\$295,800
TOTALS			106,400	\$32,587	\$1,320,500

Additional information on each property and the location can be found in the following sections. A site open house will be conducted on at September 5, 2013 at 3:00 p.m. All respondents are urged to visit the site before submitting a response. The property will be sold "as is".

REQUEST FOR PROPOSAL DOCUMENT TABLE OF CONTENTS

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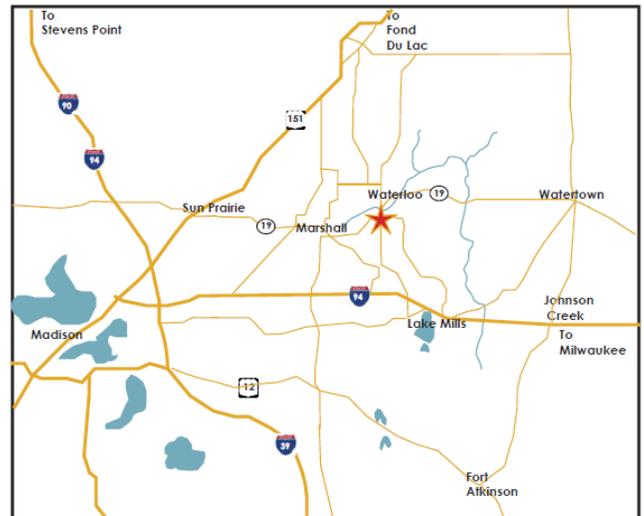
A. About the City of Waterloo

Conveniently located between the Madison and Milwaukee metropolitan regions, Waterloo offers access to diverse employment and entertainment destinations while preserving a rural atmosphere and small-town quality of life for residents. Our more than 3,300 residents enjoy abundant natural resources, good schools and sense of community. Corporate citizens benefit from reliable low cost utilities, moderate property tax rates and access to an educated and dedicated workforce.

Highways 19 and 89 intersect in downtown Waterloo. Interstate 94 to Milwaukee and Madison is located just 9 miles away, and Highway 151 is 10 miles north of the City. Air service is readily accessible, with general aviation service from Watertown with domestic and international flight service from the Dane County Regional Airport, a 30-minute drive. Rail service is provided by Wisconsin & Southern Railroad with direct interchanges at Chicago and various other gateways with all Class 1 railroads. Average daily traffic counts at the intersection of Highways 19 and 89 total nearly 14,000 cars per day, providing high visibility and access within 50 miles to half of the state's population.

Waterloo values its agricultural heritage. It is home to numerous leading edge agricultural and horticultural firms including McKay Nursery and Crave Brothers Farms, which installed one of the first manure digesters in the state of Wisconsin. Other long-time corporate citizens include Van Holten's, makers of the original pickle in a pouch, and Briess Malt & Ingredients Company, an 130-year old company named 2010 Wisconsin Manufacturer of the Year and boasting an award-winning environmental sustainability program. Trek Bicycles opened its headquarters and manufacturing facility for high-end bike in 1980, expanding in 2001 to its current size on the south side of town. Today, the company draws cyclists for facility tours and to enjoy rides through the rural farmland and rolling hills. Sussek Machine Corporation is a global provider of precision metal machining for a variety of industries from manufacturing to bioscience.

In total, the Waterloo area is home to 3,954 employees who work at 374 businesses large and small. Employers are able to attract employees from within a 30 mile radius spanning from Madison to Whitewater and Delafield. This radius includes more than 175,000 potential workers as measured by 2011 labor force estimates.



B. Property Location, Description & Zoning

Property Background

The buildings were part of the former Perry Judd/RR Donnelley printing facility used primarily for dead storage purposes. The properties were acquired by the City of Waterloo in April of 2013 as part of a larger buyout of local holdings of the WP Carey Company.

The three properties are located just south of the Highway 19 corridor, adjacent to downtown Waterloo. All three properties are located along the Wisconsin & Southern rail line, which is an active line connecting Watertown and Madison.

Zoning & Land Use

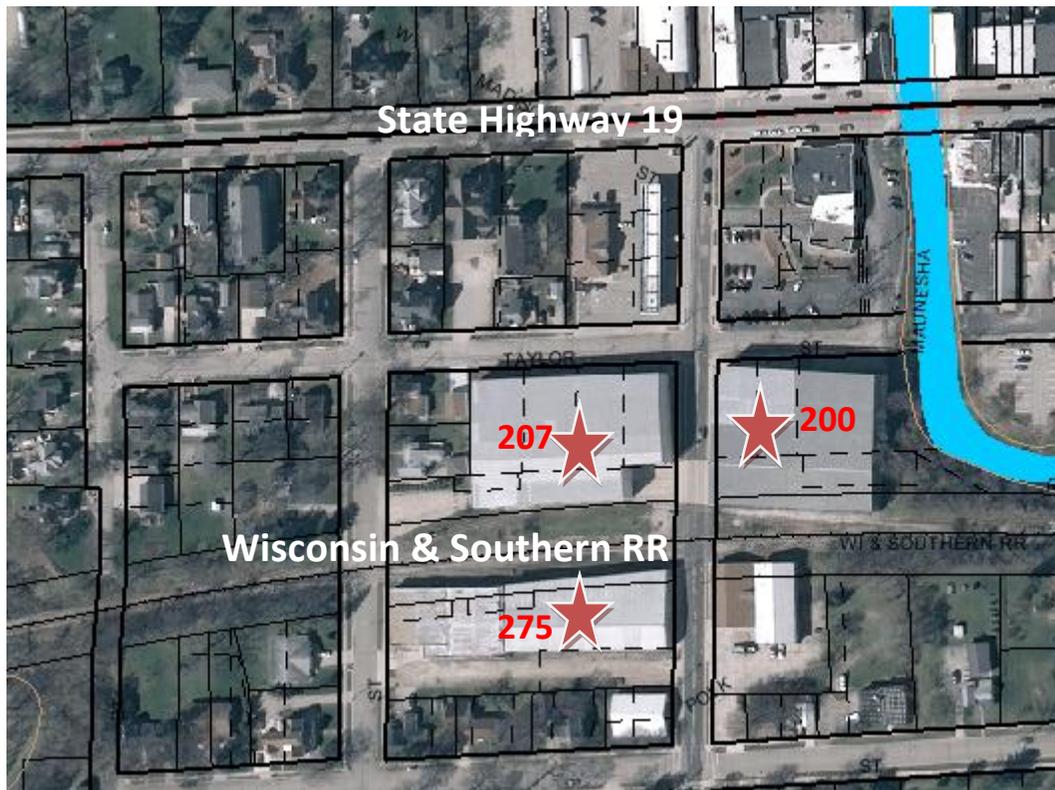
All three buildings are currently zoned M-1. Waterloo's municipal code can be viewed online here:

<http://ecode360.com/WA2248?needHash=true>.

Adjacent uses include light manufacturing and automotive to the east and south, a gas station/convenience store and Farmers and Merchants State Bank to the north, and single family residential structures on the west and remaining south frontage.

The rail line adjacent to the property is owned by the State of Wisconsin and operated by Wisconsin & Southern Railroad. Wisconsin & Southern Railroad staff indicates that the spurs are operational and serviceable. This information should be verified independently by proposing companies (www.wsorrailroad.com phone: 855-388-4425).
wsorrailroad.com/55-388-4425

All properties are connected to municipal utilities with WE Energies providing gas service. Electric and water service is provided by Waterloo Water & Light. Contact Gene Weihert at weihert@wppienergy.org or 920-478-2260 for more information.



Aerial with Parcel lines. Source: Jefferson County GIS

The 200 South Jackson Street property is located alongside the Mauneshia River. The floodplain for this area is being redrawn, effective in 2014. The map below illustrates the proposed 2014 floodplain area. A portion of the parcel containing the 200 South Jackson Street property is currently located within the AE Zone floodplain area.



Source: FEMA 2013

Property #1: 200 South Jackson Street

Physical Description

Ceiling clearance is approximately 25', and features three rail doors and one internal dock with a 14' overhead door. The lower level also has a standard drive-in door with overhead garage door. An internal ramp connects the two levels.

There is one row of central internal supports, plus several supports on north side from previous expansion.

Parking for this facility is on street.

The building is has wet sprinklers, but does not include restroom facilities.

Assessed Value & Taxes

The property is assessed at \$493,700, including \$469,000 of improvement value and \$24,700 of land value.

The 2012 taxes on the property were \$12,257.06

Legal Description

Property Legal Description:

LOTS 1,2 & 3, BLK 7, ORIG
PLAT. ALSO BEG SW/C LOT 3,
S89DG59'E 249.48FT, S49DG
59'E 81.75FT, S87DG30'E 23.
84FT, WLY ON CUR PAR & 50FT
N OF MAIN RR TR WITH CD OF
N88DG50'W 338.26FT, N50FT TO
POB. ALSO LD BETWN E/L &
MAUNESHA RIVER.



View looking north along Jackson and Railroad.



View north along Jackson between 200 and 207 buildings.



View north along Jackson



Internal dock door.



Internal column spacing.

Property #2: 207 South Jackson Street

Physical Description

Ceiling clearance is approximately 25', and features three rail doors and one internal dock with leveler and one drive in with a 14' overhead door. There is potential to add dock doors in several locations for increased loading. There is one row of internal columns in the center of the structure.

Parking for approximately 10 vehicles is available on site.

The building has wet sprinklers, but no restroom facilities

Assessed Value & Taxes

The property is assessed at \$471,700, including \$397,000 of improvement value and \$74,700 of land value.

The 2012 taxes on the property were \$11,710.87.

Legal Description

Property Legal Description:

LOTS 1,2,3&4, BLK 6,ORIG PLT
ALSO BEG SW/C LOT 6, N85DG
46'E 101.62FT, N86DG56'E 66.
25FT, N87DG24'E 66.21FT, N87
DG54'E 57.59FT, N88DG24'E
66.10FT, S50FT, WLY ON CUR
PAR & 50FT N OF MAIN RR TR
WITH A CD OF S87DG07'W 357.
70FT, N02DG47'E 50FT TO POB.



View north along Jackson and railroad.



View north along Jackson toward State Highway 19 including 200 and 207 buildings.



View north along Jackson



Internal dock door.



Internal column spacing

Property #3: 275 South Jackson Street

Physical Description

Ceiling clearance is approximately 14' high, and features two drive-in doors and four rail doors. There are no internal supports.

The warehouse consists of two connected structures with brick/block construction. Construction date of the western structure is approximately 1960, with the eastern structure of more modern design. The eastern structure has a metal roof. Parking for approximately 20 vehicles is provided on the south side of the building.

The building is connected to municipal water and sewer, and includes one restroom facility.

Assessed Value & Taxes

The property is assessed at \$299,800, including \$272,600 of improvement value and \$23,200 of land value.

The 2012 taxes on the property were \$7,343.81

Legal Description

Property Legal Description:

BEG NW/C LOT 7, BLK 10, ORIG
PLAT, N02DG47'E 115.35FT,
ELY ON CUR PAR TO & 50FT S
OF MAIN RR TR WITH A CD OF
N87DG07'E 457.70FT, S02DG47'
E 136.87FT, WLY 50FT TO NE/C
LOT 1, BLK 10, N88DG40'W 99
FT, N88DG47'W 57.75FT, N89DG
26'W 49.50FT, S88DG48'W 99FT
S88DG22'W 51.08FT TO POB. EX
LD IN JACKSON ST



View of property looking north from Jackson Street.



View of

property looking south along Jackson and rail line.

C. Required Proposal Content

A respondent must submit the following information in order for the proposal to be considered.

1. **Introduction:** A cover letter must include the name, address, phone number and email for the person or entity submitting the proposal. The cover letter should describe your proposed plan for the property, including traffic generated, jobs created, and dollars invested in the facility. (Please note: the City's goal is to preserve taxable income on the property. The City will request that purchaser guarantee tax payments or Payments in Lieu of Taxes (PILOT) equal to the current assessed valuation for a period of five years).
2. **Land Use Plan:** Please provide information demonstrating that your proposed use or uses meet the City's zoning requirements or any conditional uses which you would be seeking for the property. Depending on the anticipated use, individual properties may require structural upgrades. If such improvements are necessary, please provide an anticipated timeline for completion of these improvements, no later than one year from date of closing.
3. **Timeline:** Please indicate the timing of your anticipated occupation of the premises and of any intended improvements to the property.
4. **Purchase Price:** Provide a purchase price for the property, including letter of commitment from lender, if applicable.

D. Submission Information

Respondents should submit the requested information in digital form via email attachment or in person at the Waterloo Municipal Building. The complete package of material shall be submitted to:

Mo Hansen
City Clerk/Treasurer
136 N Monroe Street
Waterloo, WI 53594
Cityhall@waterloowi.us

Due Date: All responses must be received by 4:00 pm on September 18, 2013.

Disclaimers: The City of Waterloo RFP does not guarantee that a respondent will be selected. The City is not responsible to any respondent for the cost of their proposal preparation. The information in this Request for Proposal is being provided to assist with the proposal but its accuracy is not guaranteed.

Selection Criteria: Submissions will be evaluated according to the following criteria:

- Preservation of property tax value.

- Creation of jobs within the City.
- Private investment anticipated for property.
- Demonstrated financial capability of proposer.
- Proposal adheres to existing City zoning and comprehensive plan.