

Request for Proposals- 400 Main Street

The City of Madison Lake is seeking proposals on the purchase of 400 Main Street. The site is currently owned by the City. The City Council has tasked the Economic Development Authority with seeking and reviewing proposals on the site. Interested parties should contact alenz@madisonlakemn.gov or (507)243-3011.

Site Location: The property is located at 400 Main Street in our central business district.

Site Size: 14,600 SF, .34 Acres. Lot is irregularly shaped.

Zoning: The property is zoned B2 - Central Business District. The district allows commercial/office activities as well as apartment units in the rear 50% and above the ground floor. Up to 85% lot coverage is allowed on the site. There is a rear yard setback of 20 feet due to the residential properties abutting the other side of the alley. There is a zero lot line setback on the side and front yards.

Price: Negotiable, will be significantly reduced for the right proposal.

Public Utilities: A water and sanitary connection is available at the site. Connection fees are negotiable as part of the proposal. Gas and electric are available as well as cable.

Site Access: The site is surrounded by roads on the front (east) and side (north). There is also an alley connection from the rear (west).

Downtown Overlay District: The site is located within the Downtown Overlay District. Some basic requirements for development will include the front of any building facing Main Street and a site plan review required from the planning commission. Additional requirements may be requested depending on the type of development and the incentives provided.

Required Proposal Elements:

The proposal shall at a minimum, address the following items:

1. Proposed purchase price, including terms and conditions.
2. Intended land use.
3. Site Plan.
4. Proposed building elevations
5. Any incentives that the developer would be seeking from the City of Madison Lake as part of the development. For example, tax increment financing, tax abatement, Revolving Loan Funds or other. Please specify type, duration and yearly amount of incentive proposed as part of the development.
6. A project timeline showing the development of the parcel, if the parcel is available as of March 1, 2016.

Evaluation and Selection Process:

Proposals will be reviewed by the City Economic Development Authority and the City Council. The selection will be based on a combination of the following: Proposed purchase price, ability to complete the project in a timely manner, proposed land use, and building design.

Selection Schedule:

February 2, 2016 Request for Proposals Distributed

April 11, 2016 – Proposals due by 4:00 PM to the City of Madison Lake

April 27, 2016- Proposals reviewed by Economic Development Authority

Submittal Requirements: Developers/contractors interested in submitting a proposal to acquire and develop this site shall submit two (2) complete copies of the proposal, in a sealed envelope bearing the caption, "Development Proposal 400 Main" by 4:00 on April 11, 2016. The envelope will be delivered to:

Ari Lenz
City Administrator
Madison Lake City Hall
525 Main Street
Madison Lake, MN 56063

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

The City Council reserves the right to reject all proposals, to request additional information concerning a proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the City as determined by the City Council.

Please feel free to contact Ari Lenz, (507)243-3011 or alenz@madisonlakemn.gov with any questions.