

Stori Field RFP

City of Richland Center, Wisconsin



Richland Center



Richland Center is located in Richland County in the beautiful driftless region of southwestern Wisconsin.



Population: 5,114

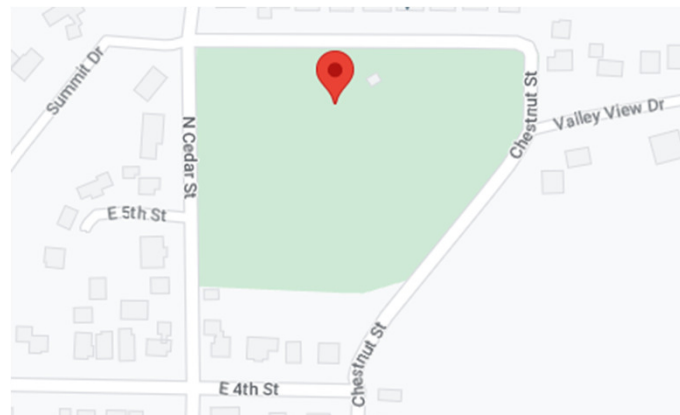
Stori Field



Stori Field



[Click here for Google Map](#)



Stori Field Pictures



Project Overview

The City of Richland Center is requesting residential development proposals from developers for the Stori Field site. The intent of the new development is to provide diversified residential opportunities complimentary to the surrounding neighborhood.

Stori Field, which is 5.65 acres in size, is owned by the City and is unimproved and underutilized vacant land.

The parcel is bound by Stori Drive on the north, N. Chestnut Street on the east, N. Cedar Street on the west and single-family residential homes on the south that front on E. 4th Street to the south.



Key Dates

- Released: April 17, 2023
- Question Deadline: May 8, 2023
- Submittal Deadline: June 2, 2023

City of Richland Center
450 South Main Street,
Richland Center, WI 53581

www.richlandcenterwi.gov

- **SUBMITTAL QUESTIONS**

All questions shall be submitted in written form to the contact information provided below by Monday, May 8, 2023. Answers will be provided, via the City website as a part of addenda to the RFP as they become available. Multiple addenda may be released.

Final response to questions will be completed and posted by May 19, 2023.

- **SUBMITTAL REQUIREMENTS**

Submissions must include (1) electronic copy (email or flash drive) and two (2) original copies.

Proposals must be received by Friday, June 2, 2023, no later than 4:00 p.m.

- **PLEASE SEND PROPOSALS TO:**

Jasen Glasbrenner, Director – Richland Economic Development
450 South Main Street, Richland Center, WI 53581
Email: jasen.glasbrenner@richlandcenterwi.gov

Insert Utility maps here –
then delete this slide

RFP Introduction

The City will consider proposals from qualified developers interested in building a suitable development.

1. PROPOSED RECOMMENDATIONS:

- Plat/Subdivision will be established with zero lot line standards for each dwelling unit.
- City is highly interested in a development that is governed by a Condo Association/Homeowners Association with Covenants.
- City is open to variations in the concept design as may be envisioned by the proposing developer.

2. CITY'S GOALS

- Enhance the site by providing use that can address the housing shortage by offering new quality housing options.
- Expand the City's tax base.
- Incorporate public or quasi-public spaces into new developments.

3. ANTICIPATED USE

The City is open to residential uses on the site. The City is aware of the site limitations (size, location, etc.) and in anticipation prepared a residential duplex/condo concept plan to reflect a desired use. The potential concept plans are located later in this RFP.

4. PROPERTY BACKGROUND

The property is a former football field/soccer field with a track surrounding it. A small portion of the property remains utilized as a sledding hill.

5. SITE PLANNING & TRANSPORTATION

The site is located on the east side of the City adjacent to existing residential development. Amenities in the area include the Pine River Recreational Trail, the Woodman Aquatic Center, Symons Recreational Complex, City parks, nearby restaurants and retail locations, and recreational access to the Pine River.

6. ENVIRONMENTAL CONDITION

The City is not aware of any known environmental concerns on the site. The WDNR Surface Water Data Viewer does show wetland indicators. The City completed a wetland screening with the WDNR to confirm the presence of wetlands. There are no wetlands on site.

7. SITE VISITS

Site visits may be conducted as needed. Since the site is owned by the City and is currently vacant there is no need to schedule a site visit with the City.

City Infrastructure

The City Infrastructure adjacent to the site is shown on the existing conditions survey located later in this RFP.

- Public utilities (water main and sanitary sewer) are located on Stori Drive and N. Cedar Street.
- Sanitary sewer also drains through the site from Valley View Drive to E. 5th Street. The sanitary sewer is deep enough and has the capacity to serve the development.
- The Richland Center Water Utility completed a water system model for the site with 16 and 32 proposed dwelling units and is included later in this RFP. The existing water system is within the water system's Booster High Pressure Zone.
- The existing booster station can meet the domestic demand and meets the minimum fire flow requirements for both options. It is anticipated any building that requires a sprinkler system would need a booster for that system.
- A 48" storm sewer bisects the property draining stormwater from Valley View Drive to East 5th Street. In addition, an 18" storm sewer drains from Stori Drive to the south into the large storm sewer.

Preferred Concept Plans:

- The City's preferred concept plan includes a new public street to serve the development connecting to N. Cedar Street. The proposed street location was selected to minimize headlight pollution with neighboring properties, minimize impacts to existing utilities, and located at a feasible location to connect to the existing street based on existing grades around the site. The City's intent is for the street to be public street which should, if reasonably possible, meet the City's Ordinance requirements.
- The City's preferred concept plan was designed to avoid replacing the existing 48" storm sewer on-site.
- The City's preferred concept plan includes extending water main in the proposed street to serve the development as well as looping the water main to the exiting water main on the east side of the site.
- The City's preferred concept plan includes replacing this sanitary sewer with a new sewer in the center of the proposed road to serve the development.

Proposal Requirements

The City wishes to evaluate each proposal under the same uniform review standards. Proposals for this project should be organized in the following order and contain all of the following information:

1. TITLE PAGE

Display the proposal title, name of the firm, address, telephone number(s), name and email address of contact person, date, and other pertinent firm information.

2. FIRM / DEVELOPER QUALIFICATIONS

Development Team: Identify the firm project leader and contact individual. Provide resumes of all team members anticipated to participate in the project.

Experience: Provide a list of at least two projects with references detailing relevant housing development projects within the past ten years.

Financial Viability: Provide a statement that confirms the financial capability to accomplish the project.

3. PROJECT PROPOSAL

Project proposal: Provide a detailed description of the proposed project.

Concept site plan: Site plan should provide basic site information including totals for building size, site coverage, parking, and drives. Conceptual elevation renderings of the development including building footprint, parking, circulation, and massing.

Financial Analysis: Provide estimated development/construction costs (including site acquisition), anticipated financial profile of the development (stack), and projection of expected tax base.

Project Timeline: Provide estimate of the project timeline including acquisition, design development, permits, construction, building completion, and projected tenancy. Include any perceived challenges or other projects that may limit the developer's ability to complete the project in a timely manner.

4. CITY PARTICIPATION

Site Acquisition: The City is open to considering selling the property at fair market value or including all or part of the market value as part of a City development incentive for the project.

Development Assistance: If it is determined that desirable projects would not be completed without additional funding, the City may consider providing financial assistance. *However, projects that do not require City financing may be scored higher.* Describe the type and amount of (if any) City of Richland Center economic development assistance being requested for the project.

Selection Criteria

1. Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP.
2. Applicants should become fully aware of the nature of the work and the conditions while performing the work.
3. Each of the following review criteria will be taken into consideration in evaluation of the proposals. The proposals evaluation will be as show below:
 - Completeness of Proposal - The proposal must address each item outlined in the proposal requirements.
 - Design/Appropriateness of Proposed Use - The extent to which the proposal achieves the City's goals, objectives, and aligns with the community's overall vision.
 - Project Feasibility - The financial and technical feasibility of the anticipated project and its long-term viability. The proposal must demonstrate a thoughtful and realistic understanding of the potential market demand as well as a thorough understanding of the development review process.
 - Financing Assistance - The City will consider participation in terms of land acquisition price and development assistance. However, those projects that do not require City participation may be scored higher.
 - Capability/Track Record of Developer - Demonstrated ability to complete a development project in urban environments from concept to construction.
4. The City will select a developer to recommend to the Common Council based on the Selection Criteria. **The City reserves the right to reject any and all proposals and select a developer of it's choosing.** When a selection decision is made, the City will enter into negotiations with the selected developer to complete a development agreement. Upon approval and execution of a development agreement, all other respondents will be notified of the selection in writing. The selected developer will be responsible for acquiring all additional approvals including, but not limited to, site plan and building permits. The City is committed to a cooperative working relationship with the selected developer to ensure the zoning and entitlements will work for the City and the development.

Selection Process: Review and Timeline

The following describes the anticipated general review process.

1. Proposal review.
2. Staff recommendation of shortlisted developers to the City.
3. Developer interviews with City.
4. Final City approval of selected developer.
5. Finalize/execute Development Agreement.

Selection Process: Review and Timeline

The following is the tentative timeline for the process and is subject to change:

April 17, 2023 - Release RFP

May 8, 2023 - *Developer's* written questions submitted to City - Email

May 19, 2023 - Responses to questions available (City website)

June 2, 2023 - Hard Copy and Electronic Submission deadline by 4:00 p.m. CDT.

June 16, 2023 - Notify short-listed developers for interviews (if necessary).

June 19-23, 2023 - Interviews (if necessary).

July 2023 - Presentation of selected proposal/development agreement and recommendation to City Council.

July/August 2023 - Development agreement negotiations (if necessary)

August/September 2023 - City Council action on selected proposal and development agreement and formal notification to non-selected parties

Fall 2023/Winter 23-24 - Detailed design, engineering, and approvals

Fall 2024/ Spring 2025 - Begin construction

Statement of Rights and Understanding

The City reserves, and may, in its sole discretion, exercise the following rights and options with respect to this RFP:

1. To accept, reject, or negotiate modifications to, any and all proposals;
2. Submission of proposal does not bind the City to any action or any applicant;
3. To issue clarifications and propose addenda;
4. To modify any timeline;
5. To negotiate with one or more applicants;
6. To select any submission as the basis for negotiations and to negotiate with applicants for amendments or modifications to their submission;
7. To conduct investigations with respect to the qualifications of each applicant;
8. All materials submitted in response to this RFP become the property of the City ;
9. The City is not responsible for costs associated with preparing proposals;
10. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

This RFP has been prepared by the City and does not purport to be all-inclusive or to contain all the information a prospective applicant may desire.

No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

Concept Plans

Please see the concept plans on the next two pages.

- Concept Plan 1

- 7 duplexes (14 units)
- Contiguous Green Space and Sledding Hill

- Concept Plan 2

- 8 duplexes (16 units)
- Optional Minimized Green Space Sledding Hill

- Concept Plan 2 includes 1 more duplex (2 units). Concept 2 option would take some space away from the park/sledding hill to the south.

City is open to variations in the concept as may be envisioned by the proposing developer.

CONCEPT PLAN OPTION #1

Legend

- Duplex
- Stormwater
- Green Space



CONCEPT PLAN OPTION #2

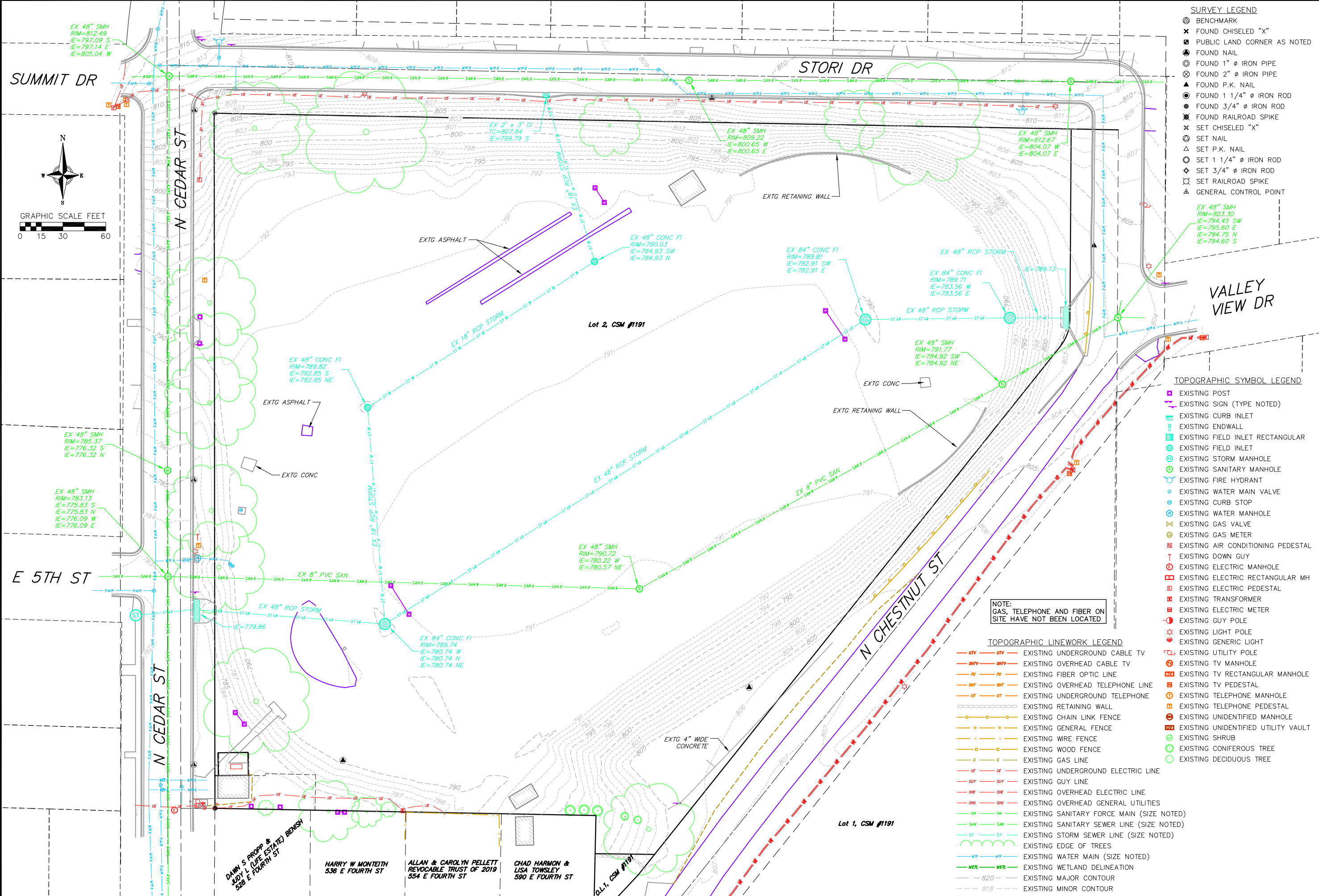
Legend

- Duplex
- Stormwater
- Green Space



Existing Conditions Survey

© Vierbicher Associates, Inc. R:\Richland Center, City of\220272 - Stori Field\CADD\Richland Center Stori Field Existing Conditions.dwg by: pjun 02 Nov 2022 - 1:33p



- SURVEY LEGEND**
- ⊙ BENCHMARK
 - ✕ FOUND CHISELED "X"
 - ⊠ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND NAIL
 - ⊙ FOUND 1" ⌀ IRON PIPE
 - ⊙ FOUND 2" ⌀ IRON PIPE
 - ⊙ FOUND P.K. NAIL
 - ⊙ FOUND 1 1/4" ⌀ IRON ROD
 - ⊙ FOUND 3/4" ⌀ IRON ROD
 - ⊙ FOUND RAILROAD SPIKE
 - ✕ SET CHISELED "X"
 - ⊙ SET NAIL
 - ⊙ SET P.K. NAIL
 - ⊙ SET 1 1/4" ⌀ IRON ROD
 - ⊙ SET 3/4" ⌀ IRON ROD
 - ⊙ SET RAILROAD SPIKE
 - ⊙ GENERAL CONTROL POINT

- TOPOGRAPHIC SYMBOL LEGEND**
- ⊠ EXISTING POST
 - ⊠ EXISTING SIGN (TYPE NOTED)
 - ⊠ EXISTING CURB INLET
 - ⊠ EXISTING ENDWALL
 - ⊠ EXISTING FIELD INLET RECTANGULAR
 - ⊠ EXISTING FIELD INLET
 - ⊠ EXISTING STORM MANHOLE
 - ⊠ EXISTING SANITARY MANHOLE
 - ⊠ EXISTING FIRE HYDRANT
 - ⊠ EXISTING WATER MAIN VALVE
 - ⊠ EXISTING CURB STOP
 - ⊠ EXISTING WATER MANHOLE
 - ⊠ EXISTING GAS VALVE
 - ⊠ EXISTING GAS METER
 - ⊠ EXISTING AIR CONDITIONING PEDESTAL
 - ⊠ EXISTING DOWN GUY
 - ⊠ EXISTING ELECTRIC MANHOLE
 - ⊠ EXISTING ELECTRIC RECTANGULAR MH
 - ⊠ EXISTING ELECTRIC PEDESTAL
 - ⊠ EXISTING TRANSFORMER
 - ⊠ EXISTING ELECTRIC METER
 - ⊠ EXISTING GUY POLE
 - ⊠ EXISTING LIGHT POLE
 - ⊠ EXISTING GENERIC LIGHT
 - ⊠ EXISTING UTILITY POLE
 - ⊠ EXISTING TV MANHOLE
 - ⊠ EXISTING TV RECTANGULAR MANHOLE
 - ⊠ EXISTING TV PEDESTAL
 - ⊠ EXISTING TELEPHONE MANHOLE
 - ⊠ EXISTING TELEPHONE PEDESTAL
 - ⊠ EXISTING UNIDENTIFIED MANHOLE
 - ⊠ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊠ EXISTING SHRUB
 - ⊠ EXISTING CONIFEROUS TREE
 - ⊠ EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - OHV — OHV — EXISTING OVERHEAD CABLE TV
 - FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - — — EXISTING RETAINING WALL
 - — — EXISTING CHAIN LINK FENCE
 - * — * — EXISTING GENERAL FENCE
 - x — x — EXISTING WIRE FENCE
 - □ — □ — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — GUY — EXISTING GUY LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - — — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - WTL — WTL — EXISTING WETLAND DELINEATION
 - 820 — 820 — EXISTING MAJOR CONTOUR
 - 818 — 818 — EXISTING MINOR CONTOUR

NOTE:
GAS, TELEPHONE AND FIBER ON SITE
HAVE NOT BEEN LOCATED

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

STORI FIELD TOPOGRAPHIC SURVEY

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: NOVEMBER 2022

DRAFTER: PJUN

CHECKED: MMUC

PROJECT NO.: 220272

SHEET: 1 OF 1

Water System Model

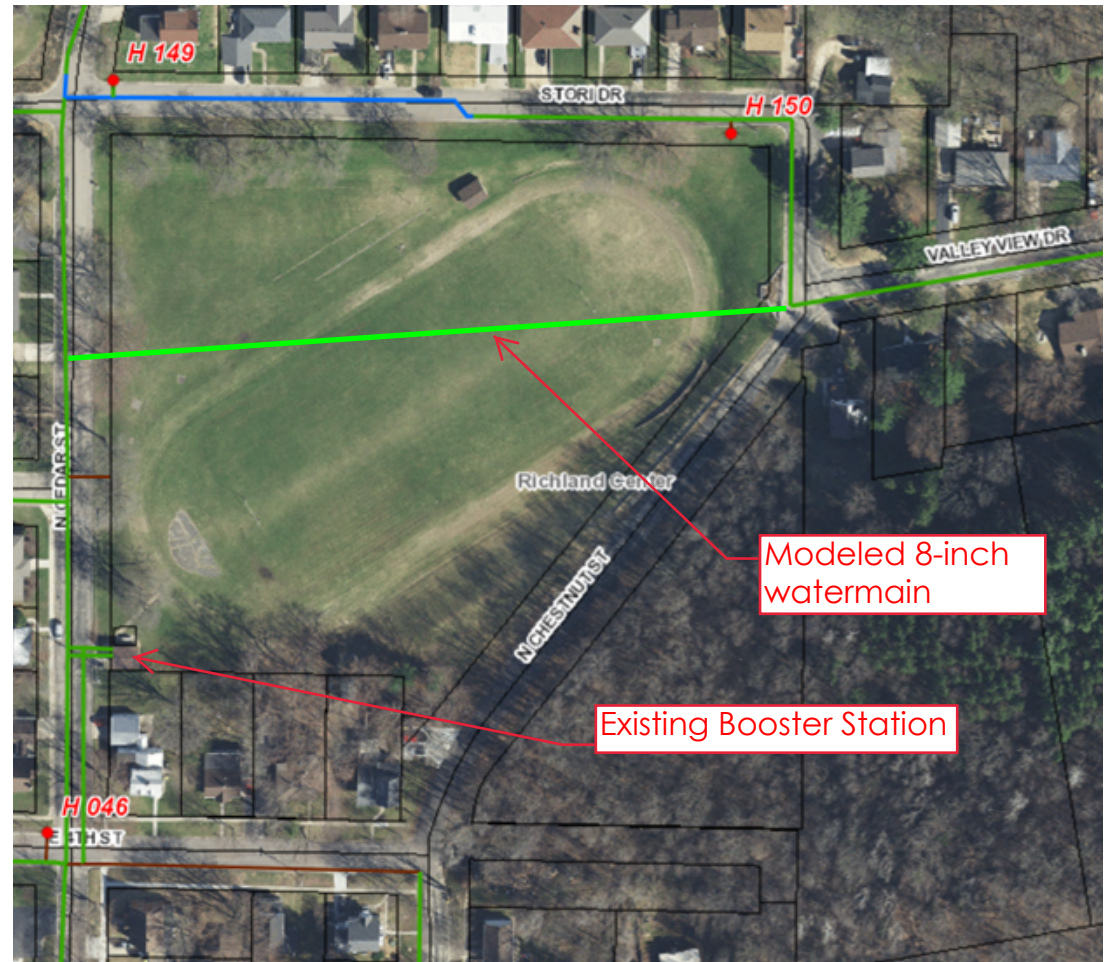
Water System Model Update - Stori Field

Summary

- 2 scenarios run
 - 16 dwelling units x 4 people each
 - 32 dwelling units x 4 people each
- 8-inch watermain modeled from Cedar St. to Valley View Dr.
- Demand based on 2021 PSC avg. day water usage
- Demand converted to gpm/person, applied to model

Results

- Existing booster station can meet domestic demand without an issue
- Minimum fire flow met at proposed site (~900 gpm @ 20 psi)
- Slight increase in fire flow to Valley View Dr (due to 8-inch loop)
- Redundancy provide with 8-inch loop



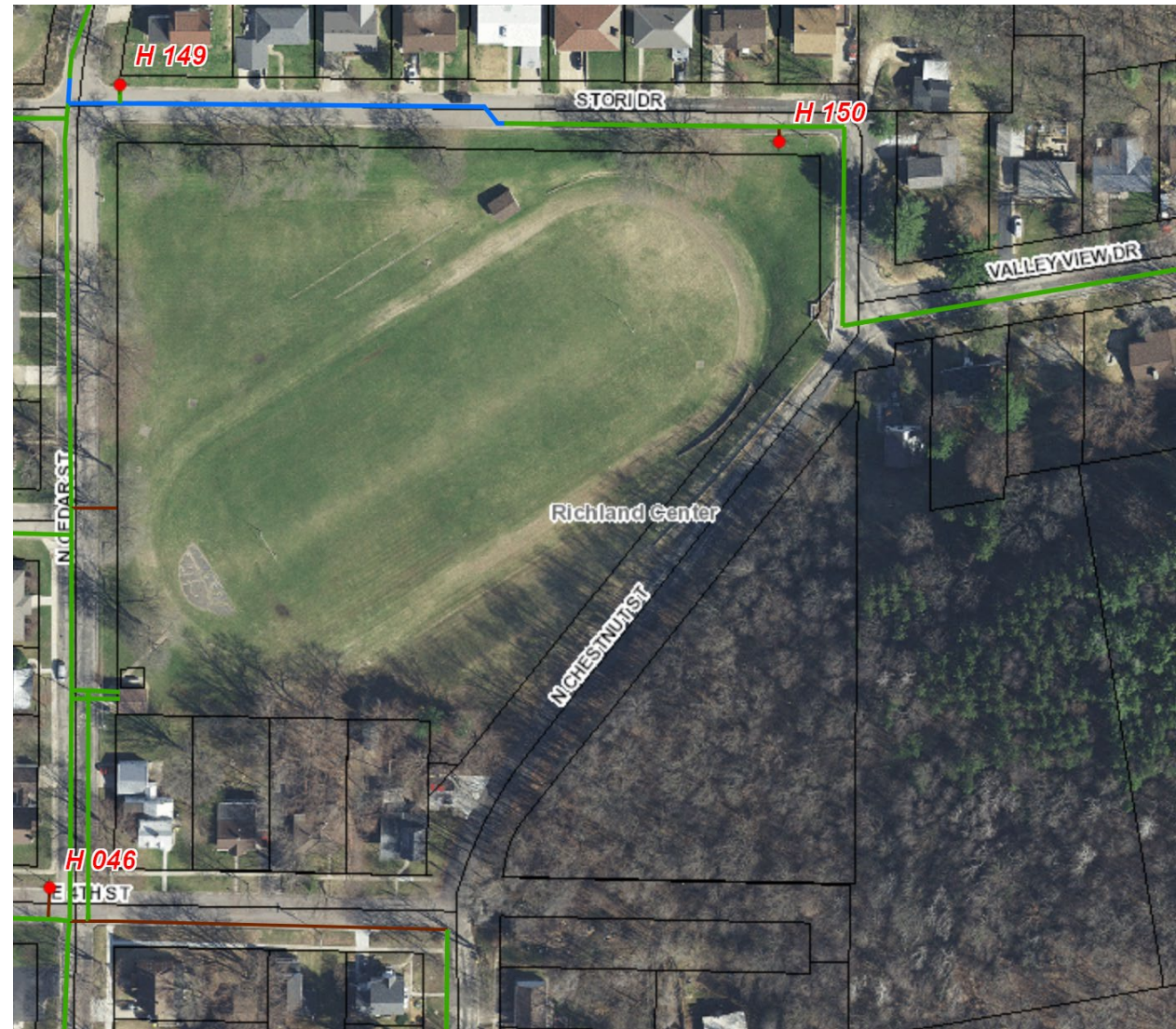
Snip from Richland Center WaterCAD Model

Utility Maps

Stori Field

Water Mains

- Blue is 8-inch – ductile iron
- Green is 6-inch - ductile iron
- Red is 4-inch - ductile iron (along E. 4th Street on the bottom of the image)
- 3 – Fire Hydrants



Stori Field

Sanitary Sewer Mains

- 8-inch clay sanitary sewer through the park to the east of manhole NE-65 and concrete to the west of manhole NE-65
- 8-inch clay sanitary sewer running north-south on N. Cedar Street.
- 8-inch clay sanitary sewer running east-west on E. 4th Street
- 8-inch PVC sanitary sewer running east-west on Stori Drive



Stori Field

Electrical System

- Underground power lines in red and blue dashed lines.
- Overhead power lines in blue solid line.
- P-### = light poles

