



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

REQUEST FOR PRE-DEVELOPMENT PROPOSALS BANKER ROAD RESIDENTIAL SUBDIVISION DEVELOPMENT

The City of Fort Atkinson is seeking a development partner to develop the City-owned land along Banker Road. The City:

- Owns a 75-acre greenfield site, with an approved neighborhood plan;
- Is seeking to partner with experienced real estate developers/development teams to build out the neighborhood plan;
- Is interested in minimizing risk for the developer/s;
- Has a demonstrated need for new housing throughout the spectrum through multiple housing studies and low vacancy rates;
- Has contracted with an engineering firm to design to design the roadway, water, and sewer infrastructure of the three main roads within the planned area;
- Created a tax increment district to support the development of the property, and tax increment financing is available;
- Has support through the Jefferson County [Live Local Development Fund](#); and
- Has additional information available on the City's [website](#).

The City is seeking pre-development proposals from qualified firms. At the end of this process, the City hopes to engage in a short-term, exclusive pre-development agreement with a developer that will allow a period of due diligence for all parties. The ultimate goal is to find a development partner to build out the property with a wide range of housing units at various price points; to provide the ability to fit the needs of many different buyers; to attract new residents to the community; and to encourage turnover in the existing housing stock by providing new options for existing residents.

Required Elements of a Pre-Development Proposal:

- 1) Introductory letter
- 2) Summary of relevant experience
- 3) Draft pre-development agreement outlining timeline of pre-development period and due diligence to accomplish
- 4) Preliminary plans for property
 - a. Vision for property
 - b. Number of housing units proposed (range)
 - c. Proof of financial viability
 - d. Timeline and/or phasing of building construction
 - e. Requirements and expectations from City, including TIF assistance; infrastructure construction, zoning changes, etc.
- 5) At least two (2) references from municipalities with which the developer has worked on successful development projects

The City understands that the preliminary plans for the property included in the Pre-Development Proposal are all tentative and subject to change after the due diligence period.

The City is trying to understand the vision, capacity, financial resources, and specific experience of the developer to form a long-term partnership with the City and build out the property.

Timeline for Pre-Development Proposals and Review:

- 1) April 1, 2024 – Release of Request for Proposals
- 2) April 15, 2024 – Deadline for Pre-Development Proposals
- 3) April 16-23, 2024 – Internal Review
- 4) May 7, 2024 – Possible City Council action on a Pre-Development Agreement

Proposals must be submitted to City Manager Rebecca Houseman at rhouseman@fortatkinsonwi.gov by April 15, 2024, at 12:00 PM CST. Questions, comments, and requests for additional information can also be directed to City Manager Houseman via email or telephone at (920) 397-9901.