

Project Description

Bakalar's Building

10-3-14

The former Bakalar's Sausage Building is the focus of our submissions for this Request for Qualifications. This development is the substantial rehabilitation of the former Bakalar's Sausage Building into 24 apartments consisting of one-, two-, and three-bedroom apartments. The interior space will be transformed into contemporary living spaces respecting and enhancing the existing fabric of the building. The development will provide common spaces such as a community room, lounge area, fitness room, lobby, on-site laundry, computer area, storage areas, and a common patio area. Each unit will provide a fully equipped kitchen, dining area, living room, bedroom(s), closets and bathroom(s). These apartments will be available to anyone meeting the income requirements for 30% AMI, 50% AMI, 60% AMI and market rate. Rents will be determined based upon location, number of bedroom/bathrooms, and size of units. The rents will not be subsidized, and tenants will undergo income and background checks for suitability.

Due to the history of the building, we intend to formalize its historical status by nominating it for listing on the National Register of Historic Places. If approved, this will result in all work meeting the requirements for the substantial rehabilitation of historic structures as defined by the National Park Service (NPS) division of the Department of the Interior and the Wisconsin Historical Society (WHS). The substantial rehabilitation will enhance the existing external appearance of the building. This will be accomplished through retaining and restoring as much of the existing details, openings, window locations and entries as possible. A new elevator will be installed in the building to service all floors. The intent of the interior design will be to reflect the historic location and use of the interior spaces. The building will be designed for full accessibility to all units on all levels.