

**Build a FUTURE**  
in *Wyandotte*

**SPECIFICATION FOR ACQUISITION OF  
VACANT PARCELS  
FOR THE CONSTRUCTION OF A  
NEW SINGLE FAMILY HOME  
ON PROPERTY OWNED BY  
THE CITY OF WYANDOTTE**

Department of Engineering and Building  
City of Wyandotte, Michigan

Mark A. Kowalewski,  
City Engineer

## INSTRUCTIONS AND CONDITIONS

### Delivery

Proposals with deposits shall be delivered to the City Engineer at Wyandotte City Hall, 3200 Biddle Avenue, Michigan, 48192 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

### Separate Proposals

A separate proposal must be submitted for each parcel. Proposals will become the property of the City of Wyandotte.

### Expeditious Agreement

The maker of the best proposal, as recommend by the Committee, shall expeditiously enter into a purchase agreement, subject to the terms set forth in these Specification for submission to the City Council.

### Terms of Sale

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

### As Is Condition

This property is being sold, in an "as is" condition without expressed or implied warranty. The City of Wyandotte assumes no responsibility for the environmental conditions of the properties.

Prospective purchaser understand that, whether buildings were removed or not, the City of Wyandotte accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.

### Title Insurance

The City of Wyandotte will furnish a warranty deed. Title insurance must be obtained at the **purchaser's expense**. The City will provide its policy, if available, to the successful proposal maker as credit on a new policy.

### Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of the date of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, INCLUDING CURRENT TAXES ON HOMES ALREADY DEMOLISHED, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the taxing unit in which the property is located.

### Neighborhood Enterprise Zones (NEZ)

Properties which are located in an NEZ are eligible to receive a twelve (12) year tax abatement, which will reduce the taxes paid by homeowners. Proposals will be accepted by Developers and/or Builders and/or Owner Occupied Persons. The City may show preference towards an owner occupant's proposal depending on the quality of the proposal received. Example of the tax saving is as follows:

Home valued at \$200,000 **without** the tax abatement using 2006 Homestead Tax Rate:  
Taxable Value for land and house \$100,000 x 48 mills = \$4,800.00

Home valued at \$200,000 **with** the tax abatement using 2006 Homestead Tax Rate:  
Taxable Value for land \$10,000 x 48 mills = \$480.00  
Taxable Value for home \$90,000 x 16.86 mills = \$1,500.00

This is a yearly savings of \$2,820.00

CONTACT THE ENGINEERING DEPARTMENT TO SEE IF LOT IS ELIGIBLE FOR THIS TAX INCENTIVE.

### Closing Fee

Purchaser is responsible for the payment of the TWO HUNDRED (\$200.00) DOLLAR closing fee. The closing fee will be paid at time of closing.

### Subdivision Precluded

The properties are being offered as one single parcel each and shall not be subdivided.

### Dirt Removal

Said Agreement will provide that dirt shall be removed from the site at Purchaser's expense.

### Subject to Easement

The City will require the granting of a five (5) foot easement as part of the condition of sale. This Easement will be for future underground access for decorative 14' LED Lamp Post fixtures.

### Building Permit Prior to Closing

The Purchase Agreement will require that a building permit be obtained prior to closing. Permits will only be issued to licensed residential builders.

Exception - A homeowner who meets the following requirements: A bona fide owner of a single family residence which is or will be on completion, for a minimum of two (2) years his or her place of residence, and no part of which is used for rental or commercial purposes, nor is contemplated for such purpose, may do his or her own work, providing he or she applies for and secures a permit, pays the fee, does the work himself or herself in accordance with the provisions hereof, applies for inspections and receives approval of the work by the code official. Failure to comply with these requirements will subject the owner's permit to cancellation. Owners building their own homes, will be required to sign an affidavit that they understand and agree to these conditions. Any violation of the two (2) year occupancy requirement will result in prosecution by the City.

Purchaser will have 120 days to obtain a building permit from the date of the Agreement. One (1) thirty (30) day extension may be granted by the City Engineer if there is a good reason.

### Timely Development

Purchaser agrees to undertake development for the construction of a Single Family Dwelling no later than six (6) months from the date of the closing. Purchaser's failure to undertake development results in the City's right to repurchase the property at 80% of the purchase price as evidenced and enforced by a recordable document.

### Guideline Price Not Binding

These lots are available for \$10,000. The City is discouraging any bids under \$10,000. The City offers terms for the sale of these lots which are as follows:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

### Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

## REQUIREMENTS

### Sales Price

The proposed price must be written in both words and numerals. These lots are offered for \$10,000 per buildable lot. The following are the options available for purchase:

1. \$10,000 Cash plus all closing costs due at time of closing.
2. \$5,000 due at closing and \$5,000 plus closing cost (ie title commitment, recording fee, mapping fees) as a no interest fee lien on the property payable upon the next sale or if the property is remortgaged or transferred in any manner.
3. **\$10,000 placed as no interest fee lien on the property which also includes closing costs (ie title commitment, recording fee, mapping fees). This lien will be forgivable if the purchaser(s) occupy the property as their primary residences for ten (10) years. Note: the City will not subordinate this lien.**

Further, a reduction of the purchase price of \$2,000 is available if the purchaser agrees to install energy saving systems such as solar systems capable of supplying 1 kw of energy or wind turbines supplying 400 watts of energy or geothermal systems capable of heating, cooling and provided hot water.

### Disclosure and Anti-Collusion

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the Agreement that would result from acceptance of the proposal, and stating whether any member of the City Council, or Officer, or Employee of the City is directly interested in said proposal.

### Deposit

The proposal maker must accompany the proposal with a deposit in the form of a cashier's check, bank money order, or certified check payable to the City of Wyandotte for ten (10%) percent of the amount offered for the parcel. This earnest money deposit shall be applied to the purchase price at the time of closing.

In order to protect the integrity of this solicitation and review process, deposits may be forfeited in cases where acceptable proposals are withdrawn prior to execution of any Agreement. All other deposits shall be returned at the direction of the City Council.

Once the City determines to enter into an Agreement and the proposal maker fails to consummate the sale, the Deposit will be forfeited to the City of Wyandotte.

### Evaluation

In order to best serve the City's interest, proposals will be evaluated for: highest and best use of the property; quality of development as measured by meeting or exceeding the suggested minimum features; and the demonstrated experience, qualifications, and readiness of the prospective purchaser. The highest dollar amount does not necessarily determine the best proposal.

### Equalization Factor

Any current Wyandotte Resident submitting a proposal on lots included in these specifications will receive a five (5%) percent Equalization Factor Credit on their proposal price for the property should their proposal be considered equivalent in quality to the high dollar bid proposal.

Equivalent in quality shall mean similar size square footage, exterior, amenities, such as but not limited to; fireplaces, tile floors, bay windows, counter tops, bedrooms, bathrooms, fixtures, etc.

Proof of residency will be required upon request.

## BUILDING REQUIREMENTS

### Harmony with Adjoining Residential Properties

Proposed building should respect the existing character of the immediate neighborhood. McKinley Neighbors United Picture Portfolio applies on lots located in the Neighborhood Enterprise Zone (NEZ) located between Eureka and Grove. This Portfolio is for reference only. The City does not have any of these plans available.

### Building Features

Proposals must be attached to Signature Sheet and describe the proposed new single family dwelling by specifying the following features:

- a. Number of stories.
- b. Estimated amount of square feet.
- c. Provisions for a garage. *GARAGES PLACED IN FRONT OF THE LIVING QUARTERS, BECOMING THE PREDOMINANT FEATURE (more than 3 feet) IN THE FRONT YARD ARE UNDESIRABLE.*
- d. Number of bathrooms.
- e. Provisions for underground utilities. Contact Wyandotte Municipal Service and Ameritech for information.
- f. Other desirable architectural features such as covered porches, extended soffits, picture windows, bay windows, doorwalls, fireplaces, vaulted ceilings.
- g. Trim on house (vinyl, aluminum or painted wood).
- h. Decks or patios

### Suggested Minimum Features

#### One Story Building Minimum Features:

- a. Consist of a minimum of 1,200 square feet of living area. This does not include basement or garage square footage.
- b. Full brick exterior. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full basement.
- d. All utilities underground (Electric, Cable and Telephone).

#### Two Story Building Minimum Features:

- a. Consist of a minimum of 1,500 square feet of living area. This does not include basement or garage square footage.
- b. Brick exterior on the entire first floor. (Vinyl or aluminum would be considered as an alternative depending on the neighborhood)
- c. Full Basement.
- d. All utilities underground (Electric, Cable and Telephone).

#### Corner Lots:

- a. Wrap around porches

## BUILDING REQUIREMENTS

### Required Feature

1. All basements shall have backflow prevention system, which shall include back water valves and sump pump.
2. All basements shall comply with Section R310 – Emergency Escape and Rescue Openings in accordance with the 2003 Michigan Residential Code. Also a cover over the opening will be required in accordance with Section R310.4 - Bars, grills, covers and screens of the 2003 Michigan Residential Code.

### Standards

Purchaser understands that development of the property is subject to all the current codes and ordinances of the City of Wyandotte applicable for construction and use, such as the following:

Maximum Height:	Two (2) stories or thirty (30) feet.
Maximum Lot Coverage:	All structures can only cover thirty-five (35%) percent of property.
Yard Requirements:	Front: Minimum of twenty (20) feet. Side: Minimum of four (4) feet, except corner lots require minimum of five (5) feet on side abutting street. Total Side: Twelve (12) feet. Rear: Minimum of twenty-five (25) feet.

**NOTE:** Submittals which exceed these minimums requirements should be clearly stated on the proposal. More specific information of the proposed project will aid the Land Sale Committee in making its recommendation for acceptance to the Mayor and City Council.

The City reserves the right to reject any proposal wherein the square footage of the house does not meeting with the character of the neighborhood or size of the lot.

Date: \_\_\_\_\_

TO: The City Engineer  
Wyandotte, Michigan

Location of Parcel: \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- INSPECTION: Familiarity with the present condition of premises based on recent inspection.
- COMPREHENSION: Understanding Specifications including expeditious agreement, Council approval, permit prior to closing, and commitment to develop within six (6) months.
- PROPOSED BUILDING FEATURES: **PROPOSAL MUST BE ATTACHED.**
- AMOUNT PROPOSED: \_\_\_\_\_ Dollars  
( \$ \_\_\_\_\_ )
- DEPOSIT: Ten Percent (10%) of above amount enclosed. Check No. \_\_\_\_\_
- EXECUTED ANTI-COLLUSION AFFIDAVIT to be attached.

**CHECK ONE:**

- Proposal Maker will build home to reside in.**
- Proposal Maker will build home for sale.**

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_  
Please print

ADDRESS: \_\_\_\_\_  
Please print

\_\_\_\_\_  
Please print

Phone: \_\_\_\_\_

ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set fourth before MUST be executed on behalf of the proposal makers and furnished with every proposal.

STATE OF MICHIGAN  
COUNTY OF WAYNE

\_\_\_\_\_, being first duly sworn, deposes and says he/she is the  
\_\_\_\_\_ of \_\_\_\_\_  
(Title) (Name of Company)

the proposal maker which has submitted, on the \_\_\_\_\_ day of \_\_\_\_\_,  
to the City of Wyandotte, Michigan, a proposal for: Parcel No. \_\_\_\_\_  
known as \_\_\_\_\_

all as fully set forth in said proposals. The aforementioned proposal maker constitutes the only person, firm or corporation having any interest in said proposal or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of said proposal, except as follows: \_\_\_\_\_

\_\_\_\_\_  
Affiant further states that said proposal is in all respects fair and is submitted without collusion or fraud; and that no member of the City Council, or officer or employee of said City is directly or indirectly interested in said proposal.

\_\_\_\_\_  
Affiant Signature

SWORN to and subscribed before me, a Notary Public, in for the above name State and County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CITY OWNED PROPERTY AVAILABLE FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 1 AND 2) BETWEEN EUREKA AND GROVE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
3740	9th	60 100	733-737	Pine	50 140
*360-366	Cherry	50 140 P	755	Pine	50 140
757	Cherry	50 140 P	846	Pine	50 140
816	Cherry	50 140 P	864-868	Pine	50 140
824	Cherry	50 140 P	705-711	Plum	76 140 PA Approved
664	Orange	50 140 P	763	Plum	50 140
736	Orange	50 140	*912	Plum	50 140
615	Orchard	50 140			

LOTS LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ 3) BETWEEN ALKALI AND FORD AVENUE

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
1736-1744	2nd	65 100	1827-1833	5th	90 100
1745	2nd	52 100	1851	5th	45 110
1757	2nd	56 100	1703	5th	60 120
1874	3rd	60 100	1839	McKinley	60 100
1725-1727	4th	90 100 PA Approved	1851-1857	McKinley	60 100
1756-1762	4th	60 110	1865-1869	McKinley	67 100
			1874	McKinley	60 100

LOTS NOT LOCATED IN THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>	<u>ADDRESS</u>	<u>STREET</u>	<u>LOT SIZE</u>
*1522	10th	66 130	522-534	Clinton	80 73.89
3437	11th	60 105	*626	Clinton	50 140
3515-3521	13th	60 99.5	1078	Cora	80 138
452	2nd	84 125	1598	Cora	50 157
668-680	4th	50 104	2262	Cora	60 140
2080	4th	84.84 100	632	Garfield	62.42 104.4
839	5th	45 109	603	Lincoln	90 100.9
846-858	5th	90 107	635	Lincoln	68.48 108.9
901-911	5th	70 110	659	Lincoln	60 108.9
1031	6th	70 101	1101	Maple	50 140
1251	6th	65 101	1430	Maple	60 112
833	7th	90 100	302	Riverbank	50 256
1722	7th	60 101	427	Riverbank	50 256.6
*1828-1834	7th	60 101	496	Riverbank	50 256
622	8th	54 100	1008	Sycamore	50 140
1093-1099	8th	90 102	1265	Sycamore	50 140
1757	8th	60 101	1508	Sycamore	70 112
831	Antoine	60 105	115	Walnut	50 140
1155	Chestnut	50 150	899	Vinewood	50 115
1201	Chestnut	50 140	900	Vinewood	57 110
993	Eureka	56 119	912	Vinewood	57 110
1007	Eureka	56 119			
218	Clinton	97.3 74.4			
227	Clinton	49.5 100			
392	Clinton	60 73			

PA- Indicates Pending Purchase Agreement

P-Indicates City has a pending sale

\*Indicates property must be sold to an income qualified buyer

**Mc KINLEY NEIGHBORS UNITED**



**PICTURE PORTFOLIO  
SUGGESTIONS FOR ARCHITECTURAL DEVELOPMENT**

**WYANDOTTE'S SOUTH END: A HARMONIOUS BLEND OF OLD AND NEW**

3/01/92 (Revised: September 28, 1992)  
Second Revision: July 1, 1994)

## Mc KINLEY NEIGHBORS UNITED

Welcome to Wyandotte and the McKinley Neighborhood:

This portfolio is designed to be a guide, a representation of what might be accomplished to emphasize the best architectural aspects of the south end of Wyandotte. Wyandotte is a unique city. There is a historic flavor, a harmonious blend of old and new. Many beautiful renovations of existing homes have taken place: some new homes have been designed with an intent to create architectural harmony with these historic homes. As vacant lots become available, Wyandotte faces the task of shaping the environment through new infill construction. The central idea behind good infill construction is a simple one. To a large degree, an infill facade should be designed by those around it. If the design of the new facade grows out of its neighbors, it is sure to be compatible. The appearance of a new home therefore, should be sensitive to the character of its neighbors.

Residents of the McKinley Neighborhood in Wyandotte's south end are working with the City to preserve the Victorian flavor of this quaint old neighborhood. Infill I construction featuring Classic Victorian styling is now being highlighted throughout the neighborhood. The Victorian era of architecture (1837-1901) offers homeowners many unique opportunities for elegance in styling when building new single story or two story homes.

Enclosed here are design criteria and architectural renderings that best express what the City of Wyandotte is looking for to achieve this end. In addition to attention to these suggested criteria, please include an inexpensive rendering of your building plans show in elevations. Proposals which demonstrate unique detail and are in keeping with the contextual harmony of the McKINLEY NEIGHBORS will clearly be given selection priority by the City of Wyandotte. Information pertaining to the quality of interior materials that will be used is also recommended. Varied styles are preferred if seeking more than one property.

## Design Criteria

(1) The proposed height should be within ten percent (10%) of the average height of the existing adjacent structures.

(2) The relationship of the height to the width of the front facade should also be consistent with the pattern established by existing adjacent structures (see examples below).

Figures A & B below are compatible. Their heights are within the 10% variation. Their height to width relationship is consistent

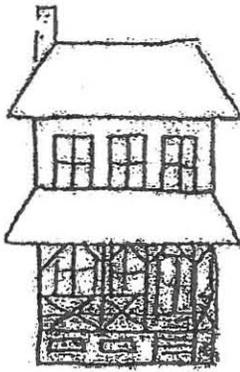


FIG A



FIG B

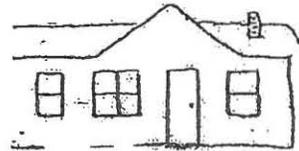


FIG C

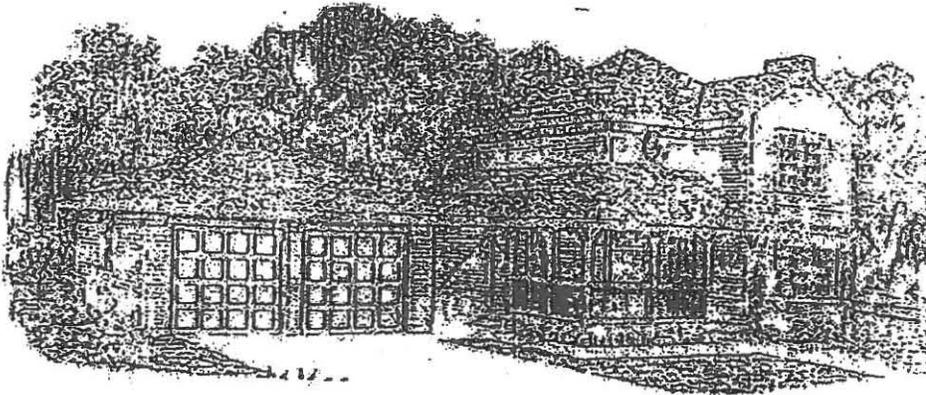
Figure C is not consistent with figures A & B. Figure C's height exceeds the 10% average height variation of A & B. Also, figure C's height to width relationship is disproportionate to A & B. Figure C is too low and too wide to be compatible with its neighboring structures A & B.

(3) The proposed setback should not be more than five percent (5%) in front of or behind the existing setback of adjacent structures.

(3A) Garages should not extend significantly beyond the house but should be subtly integrated with the home itself (see example below). Front loading garages are generally not desirable in the south 'end, as they do not 'fit with the existing, overall street design. Alley and side entrance garages are more congruent with the existing neighborhood.

Garages placed in front of the living quarters, becoming the predominant feature in the front yard, are undesirable.

Proposals which follow these guidelines will be given priority.



(4) The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent structures.

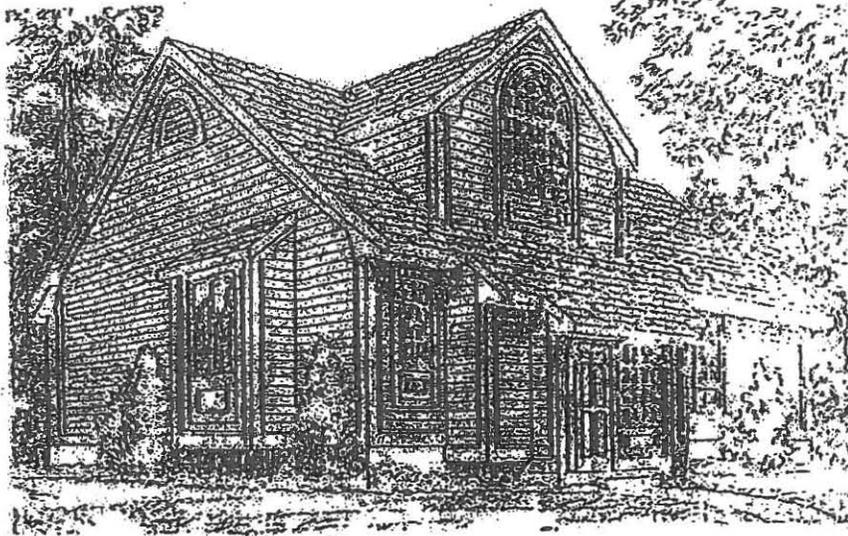
(5) The relationship of the height to the width of windows, doors, and other openings should be consistent with the patterns established by existing adjacent structures. Balance and harmony are clearly affected by window placement (see examples that follow).

(6) The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent structures.

(7) The rhythm created by the placement of sidewalks, entrances, steps, porches, and canopies should be consistent with the pattern established by existing adjacent structures.

(8) The proposed architectural details, including, but not limited to cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets, and iron work should be appropriate for the style of the structure on which they are to be used and in pleasing proportions to the whole,

(The following are examples of desirable porch and trim details which add to the unique character of many existing South End homes.)



This more modern, energy saving home, is an example of the kind of simple, yet unique detail sought in the McKinley Neighborhood. Window trim, and gabled window dormer add style and appeal.

(9) Construction materials should be the same type as those that have already been heavily used in existing adjacent structures and their size shall be in pleasing proportion to the whole.

(10) Textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent structures.

(11) Colors, whether of natural materials such as brick, or stone, or applied colors such as paint and pre-colored siding, should relate to and complement the colors used on existing structures.

(12) ...Roof shape and skyline should relate to the predominant styles of existing adjacent structures.

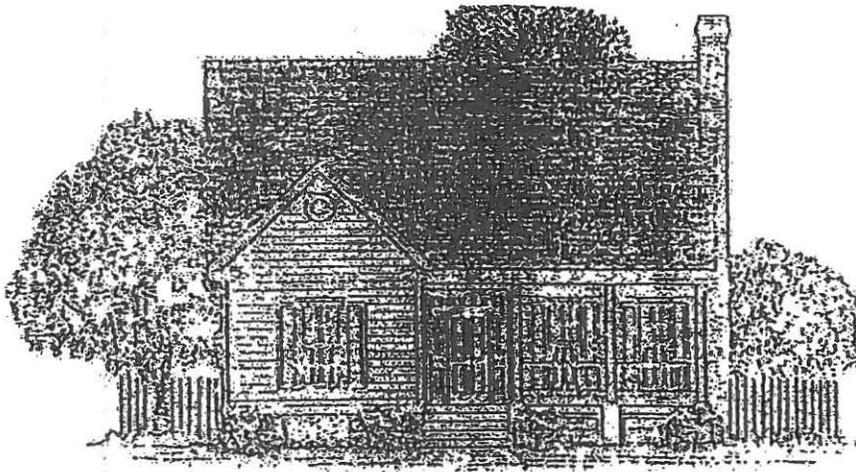
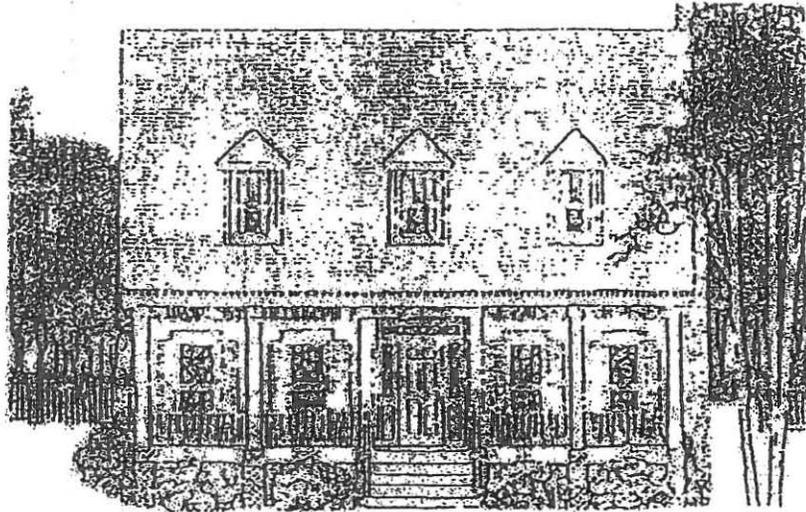
(13) Landscape designs and choices of plant material should be appropriate to the character of the neighborhood.

(14) Ground covers (ie., brick, paving, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent structures.

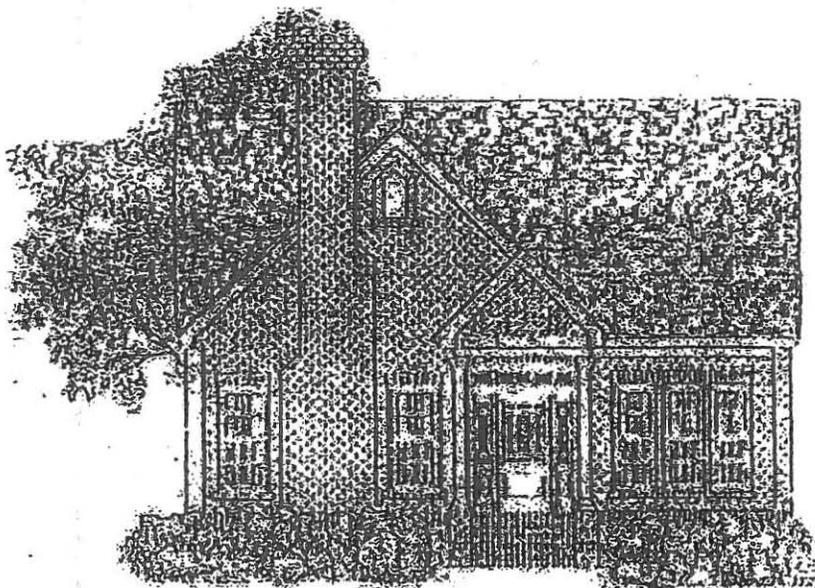
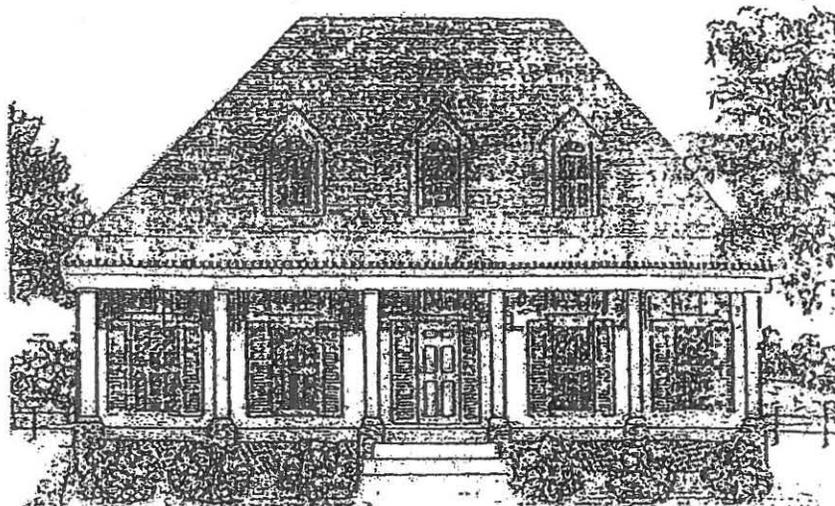
(15) Special attention should be paid to ensure proper drainage on the property, with the brick shelf being consistent (not above or below) adjoining homes.

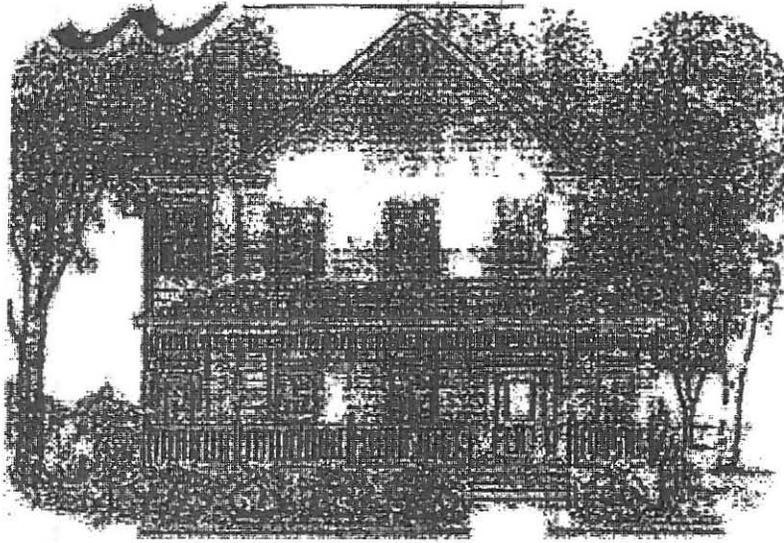
(16) Special attention should also be paid to clean up of the construction sites. Builders who dump materials, creating an eyesore or health hazard for the neighbors will cease to be considered for further business with the city.

Although each of these homes is quite different architecturally, note the **window balance** achieved in each. Windows are placed in balance to create a smooth passage for the viewing eye:

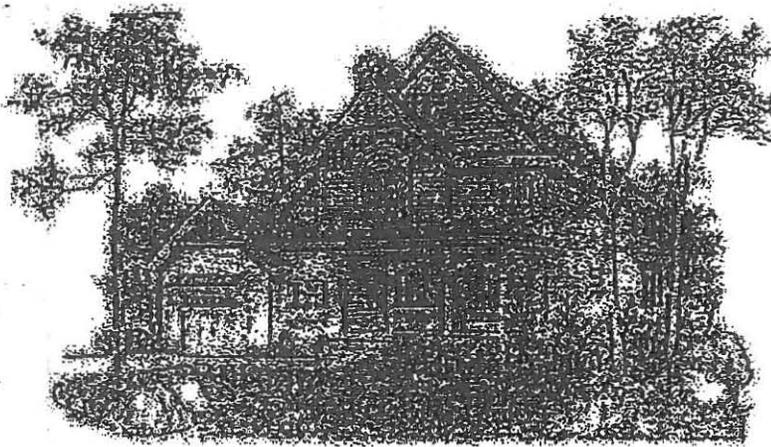


## Window Balance

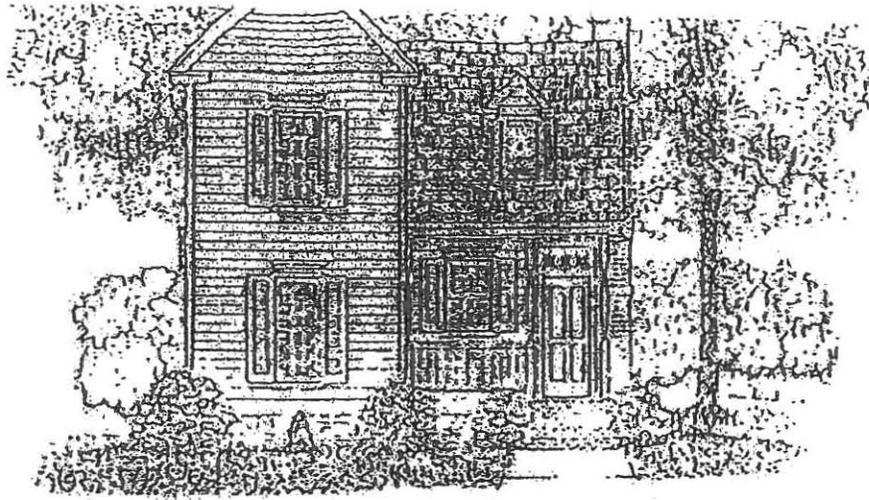




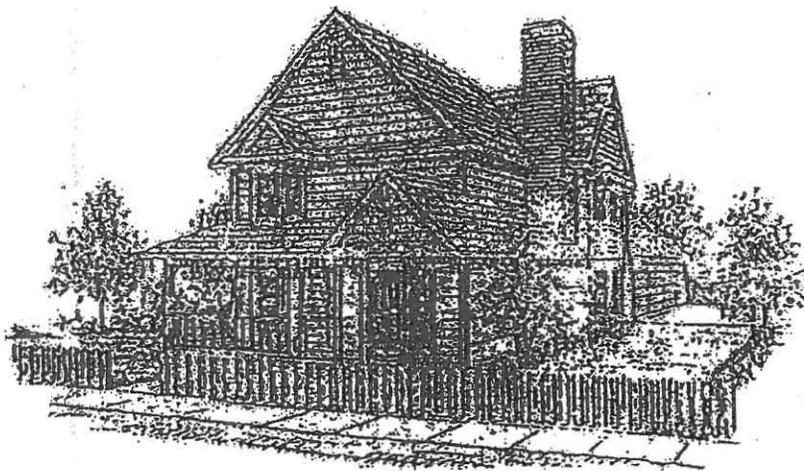
**Appealing trim and the wrap-around porch lends both warmth and livability to this house.**



**Victorian homes are well known for their orientation on narrow building sites. This house is only 38 feet wide. Window design, porch, trim, again add style and livability. The front loading garage is blended subtly into the front facade and does not protrude ignorantly beyond the front of the living area.**



**This small home displays window shutters and wood trim to create an effect seen throughout the McKinley Neighborhood.**



**Victorian styling and beauty are captured in this classic design. Fish-scale shingles, bay windows, and lots of gingerbread give this home appeal and interest. This home is designed with attention to several unique South End features including a narrow lot and back alley access. The location of the attached garage is ideal for corner lots.**