DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County

INVITATION TO BID
TAX FORECLOSURE PROPERTY SALE

Property Address: 1675 N 121st St, Wauwatosa
Bid Number: ITB-ED2611
Posting Date: November 2, 2026

Bid Description

Address of Residential Property: 1675 N 121st St – Wauwatosa, WI
Appraised Value: $165,000

Submission Deadline and Location

All bids must be submitted by the deadline specified below:

- Submission Deadline: **Decenber 2, 2026, until 2:00 P.M. CT**

- **Submission Location Options:**
  1. **Electronic Submission (Preferred):** Upload your bid via the Milwaukee County Bonfire portal at https://countymilwaukee.bonfirehub.com/opportunities/261090 Bidders will receive a confirmation email with a unique confirmation number upon successful submission. Retain this confirmation as proof of submission.
  2. **Hand Delivery:** If you prefer or encounter technical difficulties, you may deliver a sealed hard copy of your bid to the following address:

     Milwaukee County Clerk

     901 North 9th Street Room 105

     Milwaukee, Wisconsin 53233

     Office Hours: Monday through Friday: 8:00 AM to 4:30 PM

     Closed: Weekends and holidays

Ensure your bid is delivered by the deadline. Late submissions will not be accepted.

Important: Late submissions via either method will not be accepted. It is the bidder's responsibility to ensure their bid is received on time, whether electronically or by hand delivery.

Hard copy bid responses should be submitted in sealed envelope and identified in the lower left corner as follows:

Response To: "Property Address"
Response To: "Bid Number"
Submission Deadline: "Date as provided on the Bid Documents"

It is recommended that bids are hand delivered; however, mailed bids are also acceptable. **Mailed bids must be received on or before the submission deadline date and time**. The postmark date is not considered for submission deadline.

Sealed bids will be opened at 2:00 p.m. CT on the submission deadline at the Milwaukee County Clerk's Office, 901 N. 9th St, Room 105, Milwaukee, Wisconsin 53233. Bids will be evaluated by the Economic Development Director, within one (1) week. Please allow one (1) week binding acceptance from the submission deadline date.

Instructions for Uploading a Bid via Bonfire

Bidders must submit their bids electronically through Bonfire software. To upload your bid:

1. Visit the Milwaukee County Bonfire portal at https://countymilwaukee.bonfirehub.com/opportunities/261090.
2. Register or log in to your account.
3. Follow the instructions on the portal to upload all required documents. Ensure that your bid is submitted in the specified format.
4. After submission, you will receive a confirmation email with a unique confirmation number. Retain this for your records.

Milwaukee County uses a Bonfire portal for accepting and evaluating proposals digitally. Please contact Bonfire at Support@GoBonfire.com for Bonfire technical questions related to your submission. You can also visit their help forum at https://vendorsupport.gobonfire.com/hc/en-us

Please note that late submissions will not be accepted through Bonfire.

General Directions for Bidding

Milwaukee County tax foreclosed properties are foreclosed on and offered for sale pursuant to Wis. Stat. ch. 75. The Department of Administrative Services – Economic Development Division is responsible for selling the County's tax foreclosed properties. All bids shall be submitted on an Offer to Purchase form furnished by the Economic Development Division.. All offers must

clearly show the interested buyers name and be manually signed by the party making the offer. Offers in the name of an LLC are acceptable as long as the members of the LLC are clearly identified on the signature line or elsewhere in the offer. Unsigned offers shall be rejected by the Director and returned to the bidder. If this form does not provide sufficient space, bidders shall attach a sheet supplying the additional information. This sheet shall also be signed as required above to properly identify attachments.

Bid Administrator

Emily Streff
Project Manager – Economic Development
600 N Plankinton Ave, Suite 600
Milwaukee, WI 53203
emily.streff@milwaukeecountywi.gov

Bid Questions and Contact

Proposers may submit questions and requests for clarification regarding this bid through the bonfire app. Questions regarding this bid will be accepted until the submission deadline. Milwaukee County will not respond to any questions received after this date and time.

Milwaukee County will make a reasonable effort to respond to all questions but reserves the right to answer or not answer any question.

Communication initiated by a proposer to any County official, employee or representative evaluating or considering the bid, prior to the time of any award is prohibited unless at the explicit direction of the Bid Administrator and any such unauthorized communication may constitute grounds for rejection or elimination of a proposal from further consideration, in the sole discretion of the Economic Development Director.

Please note that it is the responsibility of the bidder to review any and all bid information posted to the Milwaukee County website prior to submission of bid. Procurement Bid Notifications, amendments and other bid documents can be found at: http://county.milwaukee.gov/PendingBidsQuotesand7951.htm

Scheduling Showings

To schedule a showing for the property you have two options:

1. Aligned Showings (Preferred Method-Available to Licensed Buyer's Agents Only): Buyer's agents can schedule a showing through Aligned Showings platform, which ensures efficient booking and availability management.

2. Direct Contact: If you are not working with a buyer's agent you can contact Emily Streff directly to find a suitable time to view the property via:
    a. Email: Emily.streff@milwaukeecountywi.gov
    b. Phone call or text: 414-897-2384

Bid Award

Award shall be made to the bid most advantageous to the County, conforming to the invitation for bids. At the first attempt to sell the property, the County must reject every bid less than the appraised value of the property.

If two or more bids are equally advantageous to the County, whichever bid is received first shall take precedence and may be accepted.

The winning bidder must be prepared to close within 30 days. If a bidder requires a financing contingency, bidder must include a valid pre-approval letter from a financial institution acceptable to the Division.

Economic Development Director reserves the right to negotiate with the bidder whose bid is most advantageous to the County regarding offer contingencies.

Milwaukee County reserves the right to reject any or all bids or any portion of any or all bids when doing so would serve the best interest of the County. Milwaukee County reserves the right to cancel this Invitation to Bid.

Responsive, Qualified, and Responsible Bidder Requirement

Bids will be evaluated based on their responsiveness to the invitation to bid. The County reserves the right to accept the bid most advantageous to the County. In evaluating bids, the County may consider:

a. The amount of the bid, but in the first attempt to sell the property the County must reject bids for less than the appraised value;
b. The bidder's access or ability to access the property; and
c. The proposed use of the property, including but not limited to:
    i. Whether the proposed use will be subject to property taxes;
    ii. Whether the proposed use is suitable to the property as currently zoned;
    iii. Costs of providing County services for the proposed use; and
    iv. Potential revenue and real estate taxes under the proposed use.

Bids will only be considered from qualified and responsible bidders. The County shall not consider bids from bidders who:

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a. Have delinquent real estate taxes are due to any municipality in Milwaukee County.
b. Have building, zoning, or health code violations that are not being actively abated.
c. Were convicted of violating an order of the Department of Neighborhood Services or Health Department of any municipality within Milwaukee County within 12 months preceding Closing.
d. Were convicted of a felony crime that affects property or neighborhood stability or safety.
e. Have an outstanding judgment to Milwaukee County or any municipality within Milwaukee County.

f. Owned property that was foreclosed on by Milwaukee County through the in rem tax foreclosure process in the past five years.

When evaluating whether any of the above apply to a bidder, County shall consider whether they apply to the bidder as an individual, as a member of a company, as a shareholder of a corporation, or as a partner in a partnership, even if the company, corporation, or partnership is not the entity currently bidding. For example, if a bidder is a partner in two LLCs (LLC A and LLC B) and LLC B has outstanding health code violations, the County will not consider bids from the bidder as an individual, as a partner in LLC A, or as a partner in LLC B.

Additionally, the provisions of Wis. Stat. s. 175.10 and M.C.G.O ss. 32.96(7) and (8), regarding the sale of real property to officers or employees of the County are applicable to tax foreclosure sales. No bid from an officer or employee of the County may be considered the most advantageous bid to the County unless it is also the highest bid. Furthermore, no officer or employee of the County who is involved in the property tax foreclosure process or the resale of tax foreclosed properties will be considered a qualified and responsible bidder.

Proposers shall also adhere to Chapter 9 of the Milwaukee County Code of General Ordinances Code of Ethics, with particular attention to Subsection 9.05(2)(l):

No person(s) with a personal financial interest in the approval or denial of a contract or proposal being considered by a county department or with an agency funded and regulated by a county department, shall make a campaign contribution to any county elected official who has approval authority over that contract or proposal during its consideration. Contract or proposal consideration shall begin when a contract or proposal is submitted directly to a county department or to an agency funded or regulated by a county department until the contract or proposal has reached final disposition, including adoption, county executive action, proceedings on veto (if necessary) or departmental approval. This provision does not apply to those items covered by section 9.14 unless an acceptance by an elected official would conflict with this section. The language in this section 9.05(2)(k) shall be included in all Requests for Proposals.

If the potential buyer is found to violate any of the above policies, the County may give potential buyer notice to correct this condition prior to closing or may move to the next most advantageous bidder, at the County's sole option. If the County gives the potential buyer the opportunity to cure and the condition is not corrected prior to closing, the agreement with Buyer shall be terminated. The County reserves the right to reject any and all bids.

Additional Scoring Criteria for Bid Evaluation

1. Bid Amount
    a. The amount offered by the bidder. Bids must meet or exceed the appraised value of the property. Higher bids will score more favorably, provided they comply with all other requirements.
2. Intended Use of the Property
    a. Bidders must clearly state their intended use for the property. Consideration will be given to uses that:

   i. Align with current zoning regulations.
   ii. Support neighborhood stability and economic development.
   iii. Generate property taxes and other revenue for the County.
3. Bidder Qualifications
   a. The qualifications of the bidder, including financial stability, experience in property management or development, and compliance with all relevant laws and regulations. Bidders with a proven track record and financial capability will score higher.
4. Owner-Occupant Status
   a. Bidders intending to reside in the property as their primary residence will receive additional points, as owner-occupancy contributes to neighborhood stability.
5. First-Time Homebuyer Status
   a. First-time home buyers will be given additional consideration to support Milwaukee County's goal of expanding homeownership opportunities.

The overall score will determine the most advantageous bid for Milwaukee County, considering both the financial offer and the potential community impact.

Milwaukee County reserves the right to reject any or all bids or any portion of any or all bids when doing so would serve the best interest of the County. In cases where two or more bids are equally advantageous, the bid received first will take precedence.

Terms and Conditions

Bidder agrees to all of the following Terms and Conditions in addition to any terms or conditions contained in the Offer to Purchase Form.

The successful bidder agrees that:
a. The property is sold as-is, with respect to all property conditions, via a quit claim deed, with no title insurance, or warranties of any kind whatsoever;
b. The property may have lead paint or other environmental contaminants;
c. The property is subject to all easements, zoning, and other applicable government regulations; and
d. They waive all rights to rescind the purchase.

The successful bidder understand that they are responsible for paying:
a. One hundred percent of the sale year property taxes, there is no pro-rating;
b. A brokerage fee of no more than the greater of two percent or $1,000; and
c. Recording costs.

Upon closing, the successful bidder may be responsible for any or all of the following costs:
a. Municipal fees and charges;
b. Removal and disposal of personal property;
c. Delinquent utilities;
d. Costs associated with any sought or required zoning changes;

e. Repairs required to fix defects and bring the property into compliance with applicable codes; and
f. Outstanding condominium and/or home owners association fees and dues.

Do not change any of the terms of the specifications. Such changes shall constitute a counteroffer. Any bids received with such changes shall be rejected.

Successful bidder agrees to enter into contract/agreement with Milwaukee County for the sale of the Property and must be able to close within thirty (30) days of signed acceptance of offer.

Delays in closing caused due diligence items directly specified within the offer to purchase shall be recognized by the County. In the event an unknown condition arises during the due diligence period, the offer may be amended or canceled outright at the discretion of the County. All properties are being sold "as is." The buyer may be relieved of meeting delivery time specified, only if agreed upon in writing by the County.

The property being bid on was acquired by the County through IN REM tax foreclosure, the County makes no representation as to condition of the property including but not limited to; structural condition, zoning/use compliance, and environmental conditions. At closing, title will be transferred via Quit Claim Deed.

BID SIGNATURE, DISCLOSURES AND ACKNOWLEDGMENTS

In submitting and signing this proposal, we represent that we have thoroughly read and reviewed this Invitation to Bid and are submitting this response in good faith. We understand the requirements of the bid and have provided the required information listed within the Invitation to Bid.
In submitting and signing this bid, we also certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free trade or competition; that no attempt has been made to induce any other person or firm to submit or not to submit a bid; that this bid has been independently arrived at without collusion with any other vendor, competitor, or potential competitor; that this bid has not knowingly been disclosed prior to the opening of the bid to any other vendor or competitor; that the above statement is accurate under penalty of perjury. The undersigned certifies and represents that all data, pricing, representations, and other information, of any sort or type, contained in this response, is true, complete, accurate, and correct. Further, the undersigned acknowledges that Milwaukee County is, in part, relying on the information contained in this bid in order to evaluate and compare the response to the bid.

_____
Name

_____
Address (Street, City, State, Zip Code)

_____ _____
Phone (xxx-xxx-xxxx) Fax (xxx-xxx-xxxx)

_____ _____
Email Title

_____ _____
Signature Date