



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Sanjay Olson, Division Administrator

PUBLIC NOTICE – STATE OF WISCONSIN
SALE OF SURPLUS STATE-OWNED REAL PROPERTY

5316 West State Street, Milwaukee
(Former Beyond Vision Headquarters – Milwaukee)

Issuance Date – January 11, 2023

Offer Due Date – February 15, 2023

Under the Authority of s. 16.848, Wis. Stats., the Wisconsin Department of Administration (DOA) is soliciting offers for the sale of State-owned real property.

Public Offer Solicitation

This property is currently leased to Beyond Vision as part of their manufacturing facility and headquarters. Beyond Vision will be vacating this property by June 30, 2023. This property has been designated as surplus property and is now being marketed for sale to the general public.

PROPERTY SUMMARY

Street Address	5316 West State Street - Milwaukee
Tax Parcel Number	3850009000
Legal Description	Plat No. 126 of the City of Milwaukee, Milwaukee County, WI in the northwest ¼ and the northeast ¼ of section 26, Town 7 north, Range 21 East, Block 1, Lot 8.
Building Description	Part 1-2-Story, approx. 39,129 SF (34,027 on the first floor and 5,102 on the second). There is no basement. Most of the building, 71%, is unfinished warehouse, 29% office. There is 418 square feet of unfinished mezzanine space.
Site Description	Approximately 51,319 SF or 1.18 acres
Parking	The building has an asphalt paved driveway and striped parking lot for 13 stalls, a loading dock area, monument sign and an 8' chain linked fence with barbed wire at the entrance to the parking lot.
Year of Construction	1935
Zoning	IL2 (Industrial Light)
Taxes	Exempt

General Terms and Conditions of Sale

General terms and conditions of sale include, but are not limited to the following:

- a) The property is to be sold in **“as-is”** condition/basis. All furniture and equipment onsite shall be included in the purchase price.
- b) Non-contingent offers – only non-contingent buyer offers will be evaluated. Prospective buyers are strongly encouraged to perform sufficient due diligence (e.g., inspections, zoning, etc.) prior to submitting an offer to purchase. Inspections of the property may be conducted during the tour dates.
- c) Property tours will be conducted by appointment only during the following timeframe, Monday – Friday, January 16, 2023 through February 6, 2023 from 8:00 am to 3:00 pm. Appointments can be arranged by contacting Brock McHenry, cell (608) 220-6086.
- d) Information provided on website for review:
 - Environmental
[WDNR EM/RR BOTW \(wi.gov\)](https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=102520&siteId=2614500&crumb=1)
<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=102520&siteId=2614500&crumb=1>
 - Property appraisal report (available upon request)
 - Approximately 46,217 square feet, or 1.06 acres, is in a flood hazard zone with 0.2% annual chance of experiencing a flood each year. The flood hazard zone appears to include the entire building and subject property.
 - This building is potentially eligible for inclusion on the National Register of Historic Places under History criteria, for its important association with power tool manufacturing in Milwaukee.

- e) Questions may be submitted after the property tour, by completing Exhibit A and submitting either in writing or via email, no later than February 6, 2023.

Department of Administration
101 E. Wilson Street, 7th Floor – Lease Administration
Madison, WI 53707
Attn: State Leasing Officer

or

DOARealEstateInfo@Wisconsin.gov

- f) Offers - must be in the form of a Buyer signed WB-15 Commercial Offer to Purchase, and no earnest money deposit. Offers may be submitted either in writing or via email, including Exhibit B no later than 3:00 pm Central Standard Time (CST) on February 28, 2023, to:

Department of Administration
101 E. Wilson Street, 7th Floor – Lease Administration
Madison, WI 53707
Attn: State Leasing Officer

or

DOARealEstateInfo@Wisconsin.gov

Late submissions will not be accepted.

- g) Evaluation of Offers – all offers received will be evaluated by the Secretary of the Department of Administration. Buyer selection will be at the full discretion of the Secretary, including no selection. The Secretary's selection will be made based upon the best interests of the State of Wisconsin. While purchase price will be taken into consideration, the Secretary reserves the right to select an offer that is not the highest purchase price if doing so is in the best interest of the State.
- h) Approval Process – if an offer is selected, the selected buyer will be notified in writing of the Secretary's intention to recommend award to that buyer. Sale of State-owned Real Property requires the approval of both the State Building Commission (SBC) and the Joint Committee on Finance (JCF). Upon selection, the DOA Secretary will provide a recommendation to both the SBC and JCF. If all approvals are received, the selected buyer will be notified, and the transaction will then move to property closing.
- i) Transfer of Title – Transfer of title to the subject property to the approved successful buyer will be via a Warranty Deed. The deed will be executed by the Department on behalf of the State of Wisconsin.
- j) Title Evidence – Buyer will assume the expense of procuring any abstracts or title insurance as may be required.
- k) Special Assessments – The buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the subject property at the time of sale. Amounts of these outstanding charges will be disclosed if known. None are known to exist.
- l) Real Estate Taxes – As noted above, the buyer will be liable for all real estate taxes levied against the subject property after title is transferred.

Aerial View - 5316 W. State Street



A. South Elevation



B. East Elevation



C. North Elevation



D. West Elevation



EXHIBIT A – PROPERTY QUESTIONS

Subject Property	5316 West State Street, Milwaukee, WI
Buyer Contact Information	
Company Name, if applicable	
Contact Name	
Address	
Phone Number	
Contact Email	
Question #1	
Question #2	
Question #3	
Question #4	

EXHIBIT B – OFFER FORM

Subject Property	5316 West State Street, Milwaukee, WI
Buyer Contact Information	
Company Name, if applicable	
Contact Name	
Address	
Phone Number	
Contact Email	
Offered Purchase Price	
Contingencies	Closing to occur post approval by the State Building Commission and Joint Committee on Finance. No other contingencies will be accepted.

This form must be completed and received no later than 3:00 PM on February 15, 2023

In writing:

Department of Administration
101 E. Wilson Street, 7th Floor – Lease Administration
Madison, WI 53707
Attn: State Leasing Officer

or

Via email:

DOARealEstateInfo@Wisconsin.gov