



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
5504 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 was most recently leased to Beyond Vision as part of their manufacturing facility and headquarters. This property has been designated as surplus property and is now being marketed for sale to the public.

PROPERTY SUMMARY

Street Address	5504 West State Street - Milwaukee
Tax Parcel Number	3850014100
Legal Description	Assessor's Plat No. 126 of the City of Milwaukee, Milwaukee County, Wisconsin, in the Northwest ¼ and the Northeast ¼ of Section 26, Town 7 North, Range 21 East, Block 2, Lot 5, except street.
Building Description	One-story masonry building containing approx. 6,020 sq. ft. on the ground floor and 522 square feet of unfinished basement space. Fifty two percent of the building (3,157 sq. ft.) is office, and the remainder is unfinished warehouse space.
Site Description	Approximately 16,533 SF or .38 acres
Parking	The building has an asphalt paved driveway and parking lot with space for 7 vehicles, concrete service walks and aprons and some decorative landscaping.
Year of Construction	1935
Zoning	IL2 (Industrial Light)
Taxes	The buyer will be liable for all real estate taxes levied against the subject property after title is transferred. Property is currently tax 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 at cell: (608) 220-6086.
- d) Property information provided for review:
 - Environmental
[WDNR EM/RR BOTW \(wi.gov\)](https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=34950&siteId=4377600&crumb=1)
<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=34950&siteId=4377600&crumb=1>
 - Property appraisal report (available upon request)
 - Approximately 16,261 square feet, or .37 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.
- e) Questions may be submitted 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 Time February 15, 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-5504 State Street



A. South Elevation



B. East Elevation



C. North Elevation



D. West Elevation



EXHIBIT A – PROPERTY QUESTIONS

Subject Property	5504 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	5504 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