



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

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

Date: June 10, 2024

To: Request for Information (RFI) Respondents

From: Department of Administration (DOA)
Division of Facilities and Transportation Services (DFTS)

Re: **Request for Information (RFI) #505-082 to seeking interest to purchase land owned by the State of Wisconsin to construct an office facility with parking for lease to the State of Wisconsin, Department of Administration**

The State of Wisconsin's Department of Administration, Division of Facilities and Transportation Services (DFTS) is seeking information from qualified development teams to:

1. Purchase 2.69 acres of state-owned property at 2701 W. Wisconsin Ave for the purpose of development.
2. Design and construct a new office building on the land at 2701 W. Wisconsin Ave in Milwaukee.
3. Lease approximately 55,000 – 65,000 rentable square feet to the Department of Administration for seven (7) State tenants for a period of five (5) years with two (2) five-year renewal options.
4. Address the building's parking needs with underground parking or a new parking structure at this Site.

Scope of the Project

The Milwaukee Property is an approximately 2.629-acre site which is State-owned and located at the northwest corner of the intersection of Wisconsin Avenue and 27th Street in the City of Milwaukee. The State intends for the selected Proposer to purchase the land and construct a new turn-key office building with parking to house multiple State agencies as described herein. The developer may also solicit additional tenants for the building and further develop the site. Refer to **Exhibit B** for the site information. The site is part of a redevelopment effort by the city of Milwaukee. Refer to **Exhibit C** for zoning and development information.

2013 Wisconsin Act 20 includes provisions related to the sale or lease of State-owned property. The provisions allow the DOA to sell certain State-owned assets with the approval of the State of Wisconsin Building Commission (SBC) and the Legislature's Joint Committee on Finance (JCF). It is the State's intent to sell the State-owned land ("Property") to the selected Proposer prior to the building construction and then lease space for State tenants in the new facility.

Project Components

Proposals in response to this RFI should address how it will deliver the following Project components:

1. Construct a New Office Building

The successful Proposer must design and construct a new turn-key office facility at the Milwaukee Property. The new facility shall have suites designed and configured for the State agencies below.

2. Construct New Parking Structure and Related Surface Lot(s)

The successful Proposer must design and construct underground parking, a new parking structure or surface parking to provide 200 stalls for use by the State agency tenants and visitors when they occupy the new office building. The parking facility shall be secure and meet the programming requirements of the State agency tenants and any additional building tenants. The State will cooperate with other building or site tenants for shared use of the parking facilities.

3. Purchase of Milwaukee Property / Lease Back

The successful Proposer must purchase the land and lease the newly constructed office space/building to the State. Sample lease and associated Schedules are included in **Appendix 1**.

Tenant	USF
Dept of Administration - Hearings & Appeals	9,366
Dept of Administration - Capitol Police	893
Dept of Military Affairs	638
Dept of Revenue	20,798
Dept of Transportation	2,531
Dept of Workforce Development	2,192
Office of the Governor	1,416
25% circulation	9,458
New Building Proposed Total - Usable SF	47,292

Environmental considerations: Stantec was contracted by the State to provide environmental investigation and services related to the Milwaukee Property. They will provide soil and groundwater information in areas of known historical contaminant sources (former LUSTs) to support requests for WDNR approval of completed Site Investigations. The State contracted with an abatement and demolition contractor to demolish and remove the (17) existing buildings that were on the site. The start of Stantec’s on-site investigation was deferred until the demolition activities were completed so as not to impede the contractor. The abatement and demolition contractor’s activities were completed in November of 2023. The State will direct Stantec to proceed with their on-site investigations. These investigations will include installing boreholes to obtain groundwater samples. SIRs (Site Investigation Reports) will be prepared for the property.

If you are interested in responding to this RFI, please complete the attached Exhibit A – RFI 505-082 Proposer Response Sheet and E-mail to the following address:

WI Department of Administration
Lease Administration
E-mail to DOARealEstateInfo@wisconsin.gov

Responses are due no later than 2:00 p.m. on date, Monday, July 1 ,2024

Questions may be submitted to doarealestateinfo@wisconsin.gov no later than June 17, 2024.

All questions received and their answers will be posted to the DOA website <https://doa.wi.gov/Pages/DoingBusiness/Current-Real-Estate-RFPs-and-RFIs.aspx> no later than Friday, June 24, 2024.

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Exhibit A
RFI No. 505-082 Response Sheet
STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

Proposed Property Address/Location: 2701 W. Wisconsin Ave., Milwaukee

1. Purchase Terms and Conditions

- a) Land Purchase Price _____
- b) Proposed Timeline _____
- c) Anticipated Gross Lease Rental Rate _____
- d) Provide Narrative of Potential Site Development Ideas (add additional pages if needed)

- e) Any Additional Relevant Information (add additional pages if needed)
needed) _____

2. SUBMITTED BY:

Respondent's Contact Information

Respondent's Agent Contact Information (if applicable)

Company Name

Full Address (street and city)

Telephone Number (office/mobile)

Agent/Firm Name

Full Address (street and city)

Telephone Number (office/mobile)

Email Address

Email Address

Contact Name

Contact Name

Signature

Signature

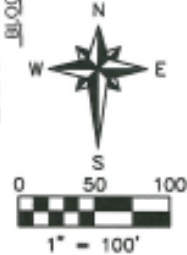
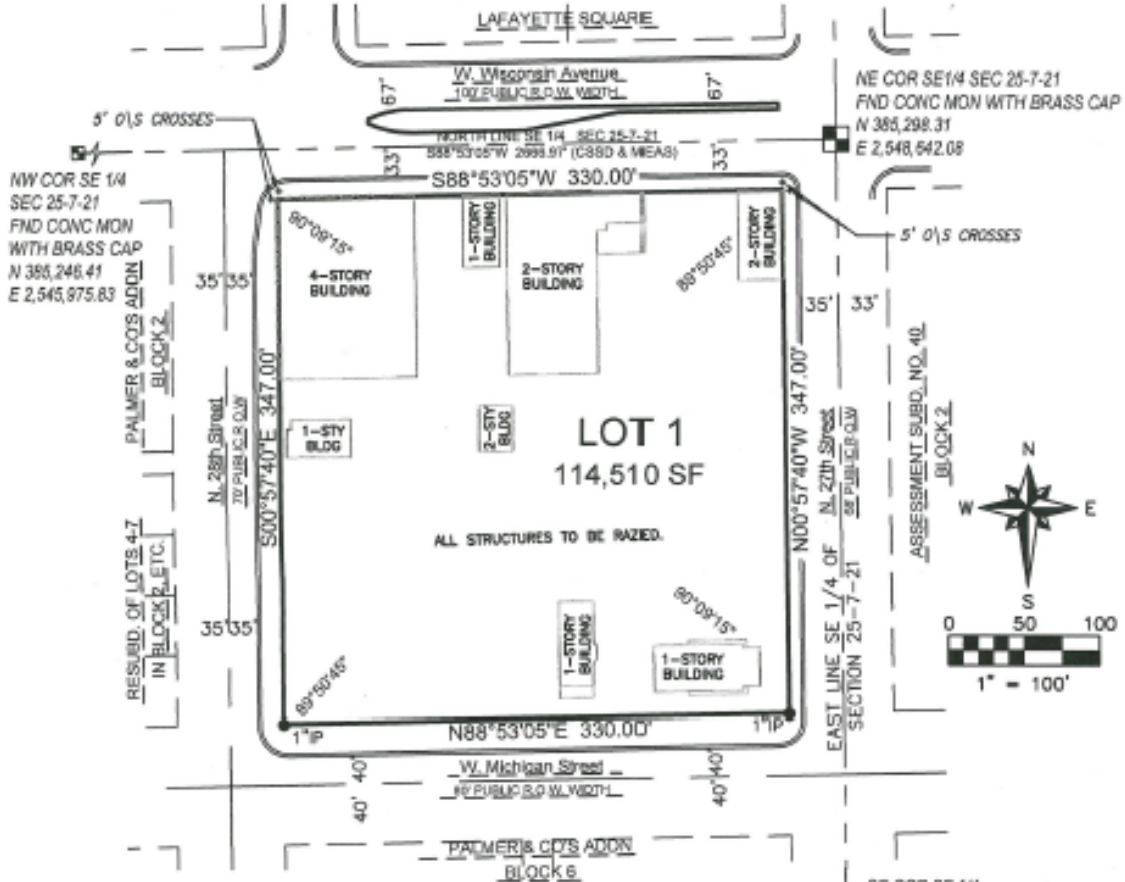
Date

Date

Exhibit B
Site Map of State-Owned Land

CERTIFIED SURVEY MAP NO - 9241

ALL OF LOTS 1 THROUGH 26 INCLUSIVE AND VACATED ALLEYS ADJACENT IN BLOCK 205 OF ROBERT DAVIES SUBDIVISION BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



ZONING: GPD
TAX KEY NOS.
401-0501-000, 401-0502-000, 401-0504-100
401-0505-000, 401-0506-000, 401-0507-000
401-0508-000, 401-0509-000, 401-0510-000
401-0511-000, 401-0512-000, 401-0513-000
401-0514-000, 401-0515-000, 401-0516-100
401-0519-000, 401-0520-100

LEGEND
○ - #6 x 18" IRON ROD SET, 1.50 LBS./LN.FT.
● - 1" ID IRON PIPE FOUND (UNLESS NOTED)
■ - CONC. MONU. W/BRASS CAP FOUND AS NOTED
(R) - RECORDED AS



BASIS OF BEARINGS - BEARINGS ARE REFERENCED TO THE WISC. STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH ZONE (NAD27), WITHIN WHICH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, T7N, R21E., HAS AN ASSUMED BEARING OF N88°53'05" E (PER CSSD AS REVISED JAN. 2016)

PREPARED BY:
Payne & Dolan Inc.
N6 W23673 Bluemound Road
Waukegan, WI 53186
(262) 526-1800

Craig T. Donze
Craig T. Donze, SLS 3182
DATE: March 19, 2020

Exhibit C

City of Milwaukee Development Information

The site is currently zoned General Planned Development (GPD), a site-specific zoning designation approved by the City of Milwaukee for this parcel to facilitate a high-quality redevelopment that aligns with community goals. The GPD establishes general development standards and permitted uses for the future development of the site. A mix of uses are permitted including office, commercial, and community serving uses. The design standards for the site provide flexibility for the placement of the building and parking structure, as well as open space. A rezoning from GPD to a Detailed Planned Development to approve project specifics will be necessary prior to construction and will be the responsibility of the selected developer. The proposal should align with the requirements of the GPD, though minor adjustments may be considered that are aligned with the spirit and intent of the GPD and maintain the quality of design required for the site.

This site has been identified by the City of Milwaukee and neighborhood stakeholders including the Near West Side Partners as a catalytic project site for the broader area. The City's [North 27th Street Corridor Strategy](#) is part of the City's overall Comprehensive Plan and contains detailed recommendations for the site, including vision for a comprehensive redevelopment of this block developed through a community design charette led by the Near West Side Partners. Proposals for this site should be consistent with the overall goals of the North 27th Street Strategy and the standards within the General Planned Development. The State also understands that there may be other development opportunities in this area. Please contact the Near West Side Partners for information, admin@nearwestsidepartners.org.

The City of Milwaukee has a Commercial Revitalization Grant program for development of commercial spaces. This is a reimbursable matching grant program up to \$10,000. Details of the program can be found [here](#).

Appendix 1

Sample Gross Lease and Schedules I and II (links)

<https://doa.wi.gov/DFTS/GrossLeaseTemplate.pdf>

[https://doa.wi.gov/DFTS/Schedule-I Template linked on Fac Mgmt Internet Webpage.pdf](https://doa.wi.gov/DFTS/Schedule-I%20Template%20linked%20on%20Fac%20Mgmt%20Internet%20Webpage.pdf)

[https://doa.wi.gov/DFTS/Schedule-II Template linked on Fac Mgmt Internet Webpage.pdf](https://doa.wi.gov/DFTS/Schedule-II%20Template%20linked%20on%20Fac%20Mgmt%20Internet%20Webpage.pdf)