



**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  
State Natural Resources Building (GEF 2)  
State Education Building (GEF 3)**

**Issuance Date – March 18, 2026**

**Offer Due Date & Time – June 5, 2026, no later than 3:00 PM CT**

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**

The State Natural Resources Building was constructed in 1978 and occupied in April of 1980. Most recently, the Wisconsin Department of Natural Resources occupied the building. The State Education Building was also constructed in 1978 and occupied by multiple State Agencies in 1980. Both GEF 2 and GEF 3 sit on one parcel, 251-0709-133, and will be sold as one parcel, along with two smaller parcels, 251-0709-133-2711 and 251-0709-133-2712, in the Southeast section of Block 107.

**PROPERTY SUMMARY**

Street Address	101 & 125 South Webster Street, Madison
Tax Parcel Number	251-0709-133- <u>2701</u> -5, - <u>2711</u> , <u>2712</u>
Legal Description	<u>Legal Description:</u> All of Block 107, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Northeast Corner of said block 107, thence S 43°56'38" E along the southwesterly right of way of South Butler Street, 549.49 feet to the Northerly right of way of King Street; thence N 88°52'17" W along said northerly right of way, 374.54 feet to the northeasterly right of way of South Webster Street; thence 43°57'11" W along said northeasterly right of way, 284.41 feet to the Southeasterly right of way of East main Street; thence N 46°04'28" E along said southeasterly right of way, 264.55 feet to the point of the beginning.
Building Description	The State Natural Resources Building was constructed in 1978 and contains 223,270 GSF of office space across six (6) stories above ground. There are two basement levels, and the first level provides access to a Plaza Between GEF 2 & 3. The State Education Building was constructed in 1978 and contains 167,735 GSF, with six (6) levels above ground. There are also two (2) basement levels of parking containing 86,117 GSF.
Site Description	Combined approximately 2.53 Acres or 110,290 Square Feet, bounded by S Webster Street, East Main Street, South Butler Street, and King Street.
Parking	Two levels of underground parking containing 86,117 GSF
Year of Construction	Constructed in 1978

Zoning	DC – Downtown Core
Taxes	The buyer will be liable for all real estate taxes levied against the subject property after the 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 on-site 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 conduct sufficient due diligence (e.g., inspections, zoning checks, etc.) prior to submitting an offer to purchase. Property inspections may be conducted during the tour dates.
- c) Property tours will be held on April 16 and April 30, 2026. Attendees must pre-register by completing the Registration and Release of Liability Form Exhibit C and submit the completed form via email to [doarealestateinfo@wisconsin.gov](mailto:doarealestateinfo@wisconsin.gov) no later than April 10, 2026. Interested parties are encouraged to attend one of these dates and shall meet in the main lobby located at 125 South Webster Street (GEF 3), Madison, Wisconsin, at 10:00 am. A short introductory meeting will begin at 10:15 am, followed by a guided tour of the buildings' interiors.
- d) Property information provided for review, see additional links at: <https://doa.wi.gov/Pages/DoingBusiness/Buy-Underutilized-Real-Property.aspx>
  - Sale Brochure
  - Environmental Reports
  - ALTA Survey
  - Property appraisal report
  - Repairs and Renovations Study
  - King Street Limited Phase 2 Environmental Site Assessment Report.

The State currently provides chilled water and low-pressure steam utilities to the buildings. The State intends to disconnect and no longer provide these services no later than 3 months after the property sale closing.

- e) Questions may be submitted by completing Exhibit A and submitting either in writing or via email, **no later than May 11, 2026, to:**

Department of Administration  
Attn: State Leasing Officer - Lease Administration  
101 E. Wilson St, 7<sup>th</sup> Floor (53703)  
PO Box 7866  
Madison, WI 53707-7866  
or  
[DOARealEstateInfo@Wisconsin.gov](mailto:DOARealEstateInfo@Wisconsin.gov)

Responses to questions will be posted online no later than May 22, 2026, at:  
<https://doa.wi.gov/Pages/DoingBusiness/Buy-Underutilized-Real-Property.aspx>

- f) **Offers To Purchase must be in the form of a Buyer signed WB-15 Commercial Offer To Purchase, and no earnest money deposit. Offers must be submitted either in writing or via email and include Exhibit B no later than 3:00 pm CT, June 5, 2026, to:**

Department of Administration  
Attn: State Leasing Officer - Lease Administration  
101 E. Wilson St, 7<sup>th</sup> Floor (53703)  
PO Box 7866  
Madison, WI 53707-7866

or

[DOARealEstateInfo@Wisconsin.gov](mailto: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 the option to make no selection. The Secretary's selection will be made based upon the best interests of the State of Wisconsin. While the purchase price will be considered, 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. For other criteria that may be evaluated, see selection criteria at: <https://doa.wi.gov/Pages/DoingBusiness/Buy-Underutilized-Real-Property.aspx>
- 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. The sale of State-owned Surplus 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 approvals are received from both SBC and JCF, 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



**View Looking West from the intersection of Butler and King**



### Exhibit A: Proposer Questions

Subject Property	101 & 125 South Webster Street, Madison
Buyer Contact Information	
Company Name, if applicable	
Contact Name	
Address	
Phone Number	
Contact Email	
Question #1	
Question #2	
Question #3	
Question #4	
Question #5	

## EXHIBIT B: OFFER FORM

Subject Property	101 & 125 South Webster Street, Madison
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.

**Offers To Purchase must be in the form of a Buyer-signed WB-15 Commercial Offer To Purchase, with no earnest money deposit. Offers must be submitted either in writing or via email and include this Exhibit B no later than 3:00 pm CT, June 5, 2026, to:**

Department of Administration  
Attn: State Leasing Officer - Lease Administration  
101 E. Wilson St, 7<sup>th</sup> Floor (53703)  
PO Box 7866  
Madison, WI 53707-7866

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## Exhibit C: Registration and Release of Liability Form

Registration and Release of Liability  
State of Wisconsin, Department of Administration  
Sale of Surplus Property 101 and 125 South Webster Street

Instructions: Any Proposer who intends to submit a proposal may attend a property tour on **April 16 and April 30, 2026**, at 10:00 am CT. Each proposer member wishing to attend the tour must pre-register by submitting this completed form via email to: [doarealestateinfo@wisconsin.gov](mailto:doarealestateinfo@wisconsin.gov) on or before **April 10, 2026**. This registration and release of liability form can accommodate the signature of one person. Proposal members who do not register will not be allowed to attend the tour.

Pre-registered parties will meet in the main lobby. A short introductory meeting will be followed by a guided tour. The tour is expected to last 2 hours; all members of the proposer's team must pre-register to attend, though the tour itself is not mandatory.

The undersigned hereby releases the State of Wisconsin, including all departments, agencies, boards, employees, and/or any tenant(s), from liability for any injury and/or damages (if any) resulting from the undersigned's tour of the Madison property.

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

Name (Please Print: \_\_\_\_\_

Proposers Team: \_\_\_\_\_

Company/Affiliation: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Company Address: \_\_\_\_\_

Do you require special tour accommodation for a disability? (check one) Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, please describe: \_\_\_\_\_

Which day will you be attending, **April 16 or April 30**: \_\_\_\_\_

How did you hear about the sale listing: \_\_\_\_\_