



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**

**1 W Wilson Street, Madison
Human Services Building**

Issuance Date – Wednesday, December 3, 2025

Offer Due Date & Time – Monday, March 16, 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 Human Services Building was the first state office building built outside of the Capitol. Built in phases starting in 1930 (Unit 1), Unit II in 1939, the Penthouse in 1952, and Unit III in 1959. Upon completion, the building was home to over 2,000 state employees. It occupies 422,087 GSF of space, and it has 11 stories above ground and 4 below ground.

PROPERTY SUMMARY

Street Address	1 W Wilson St, Madison
Tax Parcel Number	0709-242-0118-3
Legal Description	A portion of Lot 9, Block 70, and a portion of South Carroll Street, and a portion of Lots 1, 2, 3, 4, 5, Block 86, located in the NW 1/4 of the SW 1/4 of the NW 1/4 of section 24, T7N, R9E, City of Madison, Dane County, Wisconsin. More particularly described as follows: Beginning at the Northwest Corner of Lot 9, Block 70; thence N 46°07'34" E along the southeasterly right of way line of West Wilson Street, 462.55 feet to the southwesterly right of way line of Martin Luther King Jr. Boulevard; thence S 44°06'18" E along said southwesterly right of way line, 215.57 feet to the northwesterly right of way line of lands owned by the State of Wisconsin Department of Transportation used for railroad purposes; thence S 43°19'26" W along said northwesterly right of way, 464.19 feet to the southwesterly line of said lot 9, Block 70; thence N 43°49'22" W along said southwesterly line, 238.26 feet to the point of beginning. The above-described parcel contains 105,085 square feet or 2.41 Acres.
Building Description	Constructed in three stages from a 1929 design and 1930 plan, the building is a granite-faced reinforced concrete building, with an eleven-story center unit, six-story side wings, and 4 stories below ground. 1 W Wilson was listed on the National Register of Historic Places on January 28, 1982, and on the State's register on January 1, 1989.
Site Description	Approximately 2.41 Acres or 105,085 Square Feet, bounded by W Wilson Street, S Carrol Street, Olin Terrace, and the Monona Terrace Community and Convention Center.

Parking	In addition to ample public parking options in the area, there are currently 60 parking spaces within this parcel.
Year of Construction	1 st phase Unit I was constructed in 1930, Unit II in 1939, the Penthouse in 1952, and Unit III in 1959.
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 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 held on January 7 and 14, 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. Interested parties are encouraged to attend one of these dates and shall meet in the main lobby located at 1 West Wilson Street, Madison, Wisconsin, at 10:00 am. A short introductory meeting will commence at 10:15 am, followed by a guided tour of the interior of the building. After the guided tour dates, interested parties will have the opportunity to schedule additional time inside the building.
- 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 (available upon request) at DOARRealEstateInfo@Wisconsin.gov
 - Building Assessment and Recommendations Study prepared in 2022 (available upon request)
 - This property is listed on the National and State Registers of Historic Places.

The State currently provides chilled water and low-pressure steam utilities to the building. 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 February 23, 2026, to:**

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

or

DOARRealEstateInfo@Wisconsin.gov

Responses to questions will be posted online no later than Friday, March 6, 2026

<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 may be submitted either in writing or via email, including Exhibit B, no later than 2:00 pm CT, March 16, 2026, to:**

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

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 the 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. 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



Front View Looking East on Wilson Street



Rear View Looking from Monona Terrace



Exhibit A: Proposer Questions

Subject Property	1 W Wilson 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	1 W Wilson 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, and no earnest money deposit. Offers may be submitted either in writing or via email, including this Exhibit B, no later than 3:00 pm CT, March 16, 2026, to:

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

or

DOARealEstateInfo@Wisconsin.gov

Late submissions will not be accepted.

Exhibit C: Registration and Release of Liability Form

Registration and Release of Liability
State of Wisconsin, Department of Administration
Sale of Surplus Property 101 E Wilsons Street

Instructions: Any Proposer that intends to submit a proposal may attend a tour of the Madison property to be held on Wednesday, January 7 and 14, 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 on or before Monday, January 2, 2026, at 2:00 pm CT. 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 the tour, although 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, January 7 or January 14: _____