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# WISCONSIN STATE JOURNAL

## April showers

Madison and several other cities in the state recorded their highest-ever rainfall totals for the month

LOCAL&STATE. A3

## 'NEXT PHASE'

Wisconsin's spring football practices offer insight on Luke Fickell's new way of doing things

SPORTS. B1



## Military spending

Pentagon official says war in Iran has cost \$25 billion so far

NATION&WORLD. A10

## Royal visit

King Charles visits New York to commemorate victims of 9/11 attacks

NATION&WORLD. A10

Thursday, April 30, 2026

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## DOWNTOWN REDEVELOPMENT | STATE OFFICE BUILDING

# Amtrak hub part of \$10M bid

NICOLE POLLACK  
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The developer of The Edge-water and the Kohl Center is poised to reinvent the historic State Office Building at 1 W. Wilson St. as a Downtown Madison transit hub housing the city's planned Amtrak station.

The Wisconsin Department of Administration put the building up for sale late last year. It's now proposing to accept a \$10 million offer from Madison-based Landmark Development, the agency said in a filing with the State Building Commission.

Landmark wants to reinvent the building as a centerpiece of the Isthmus, president Bob

Dunn said.

"It's a very, very unique opportunity in Madison, and it should be done in a way that it really creates the next great destination that defines our Downtown," Dunn said. "And that's the nature of the work that we do."

The 11-story, Art Deco-style State Office Building was constructed in three phases between 1930 and 1959 and is listed in the state and national registers of historic places. It's currently vacant but was most recently home to the state Department of Health Services.

The state plans to sell the building and the less distinctive

GEF 2 and GEF 3 on South Webster Street to shrink its physical footprint in Madison and reduce deferred maintenance costs. The price tag for needed upgrades to the State Office Building was estimated three years ago at over \$200 million.

Landmark would repurpose the building for housing and some combination of retail, dining, entertainment and office or coworking space, Dunn said, along with "transformative" transit offerings, including an Amtrak station.

"I think his vision is completely in sync with the

Please see BUILDING, Page A2



AMBER ARNOLD, STATE JOURNAL ARCHIVES

The Art Deco-style State Office Building at 1 W. Wilson St. was put up for sale last year as the state government looks to reduce its physical footprint in Downtown Madison. The building may be sold to a Madison developer for \$10 million.

## WISCONSIN | GASOLINE MARKETS



JOHN HART, STATE JOURNAL

A digital marquee at a Fish Hatchery Road Kwik Trip station in Madison reflects an overnight uptick in gas prices Wednesday. Prices varied from station to station, but on Tuesday, the average for regular unleaded in Madison was \$3.97 a gallon.

# Prices at pump likely to jump

Spike partly driven by power outage at a major refinery in Ind.

CADEN PERRY  
Milwaukee Journal Sentinel

Expect gas prices to shoot up dramatically in Wisconsin soon, experts say.

Refinery problems in Indiana have already begun choking many Great Lakes markets into higher prices, GasBuddy head analyst Patrick De Haan said. The continuing closure of the Strait of Hormuz will also increase gas prices across the board.

"The ceasefire did nothing, is doing nothing," De Haan said.

"The Strait is closed. There's a continued block on crude oil, and that is driving oil prices back up slowly but steadily the longer it continues."

Individual gas stations will set final prices, but De Haan said he saw many stations buying gasoline at a more expensive rate on Tuesday.

"Some stations may go up a

big amount all at once, other stations may go up a little bit here and there for the next few days, but the numbers point to a pretty noticeable rise in price," De Haan said.

According to AAA, the average price per gallon in Wisconsin was \$3.96 on Wednesday, up

Please see GAS, Page A6

## RIDGLAN FARMS

# Sale of beagles lined up

Rescue groups make deal to buy nearly 1K dogs from the facility

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Ridglan Farms, a breeding and research facility at the center of a monthslong battle with animal rights activists, has agreed to sell nearly a thousand of its beagles to two rescue groups.

Florida-based Big Dog Ranch Rescue and the Center for a Humane Economy entered into a confidential agreement with Ridglan Farms to take custody of nearly a thousand beagles at Ridglan's facility in the town of Blue Mounds for an undisclosed amount, according to information on the rescue's website.

Ridglan Farms confirmed in an email Wednesday that it has agreed to sell "a substantial majority" of its dogs to groups that offered to purchase the animals.

This month, hundreds of animal rights activists attempted to break into Ridglan's facility to seize the approximately 1,900 beagles kept there. The activists were met with a heavy police presence, which deployed tear gas and fired rubber bullets to deter them.

Police arrested around 25 protesters, and no dogs were seized. The raid was the activists' second recent attempt to break into the facility. Plans to transfer the dogs did not come up during

Please see RIDGLAN, Page A6

## VOTING RIGHTS

# Justices block 2nd Black-majority district in La.

JOHN KRUZEL AND ANDREW CHUNG  
Reuters

WASHINGTON — The U.S. Supreme Court on Wednesday gutted a key provision of the

Voting Rights Act — making it harder for minorities to challenge electoral maps as racially discriminatory under the landmark civil rights law — in a

victory for Louisiana Republicans and President Donald Trump's administration.

The court, in a 6-3 ruling powered by its conservative

members, blocked an electoral map that gave Louisiana a second Black-majority U.S.

Please see JUSTICES, Page A7

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## Inside

Advice	B11	Opinion	A13	Take Five	B10
Comics	B10	Scoreboard	B2	Television	B13
Nation&World	A10	Sports	B1	WSJ Legals	B7

