

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	Doudlah Farms, LLC
Vendor MUNIS #	26474
Brief Contract Title/Description	This is a 2 year lease extension for 23.8 acres at Cam-Rock County Park in the Town of Christiana.
Contract Term	1/1/2021 to 12/31/2022
Total Contract Amount	\$ 4,100 per year x 2 years = \$8,200

Contract # <small>Admin will assign</small>	12952A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Mark Doudlah
Phone #	608-224-3761	Phone #	608-490-0925
Email	smith.sharene@countyofdane.com	Email	mark.r.doudlah@gmail.com
Address	5201 Fen Oak, #208, Madison, WI 53718	Address	10339 N. Wilder Road Evansville, WI 53536

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 2:35 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12952A
Attachments: 12952A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 2:45 PM	Approve: 12/28/2020 2:45 PM
	Clow, Carolyn		Approve: 12/28/2020 2:36 PM
	MacKenzie, Marcia	Read: 12/28/2020 2:39 PM	Approve: 12/28/2020 2:42 PM
	Lowndes, Daniel	Read: 12/28/2020 2:52 PM	Approve: 12/28/2020 2:52 PM
	Stavn, Stephanie		

Contract #12952A
Department: Land & Water Resources
Vendor: Doudlah Farms LLC
Contract Description: 2-year crop lease extension at Cam-Rock County Park (Res 291)
Contract Term: 1/1/21 – 12/31/2022
Contract Amount: \$8200

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and Doudlah Farms, LLC ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 23.8 acres at Cam-Rock County Park in the Town of Christiana, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of two (2) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of two (2) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2022.

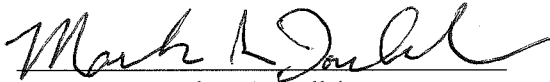
3. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$172.26 per acre per year, for a total of \$4,100.00 annually. Payments in equal installments of \$2,050.00 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: _____, 2020.

LESSEE



Mark R. Doudlah
Doudlah Farms, LLC

LESSOR

BY: _____

Joseph T. Parisi
COUNTY EXECUTIVE

Scott McDonell
COUNTY CLERK

Conservation Plan Map

Owner: Dane County
CamRock County Park
Operator: Doudlah Farms, LLC

Township(s): Christiana
Sections(s): 13
Tract(s): 13007

Completed by: Lambert
Phone: (608) 224-3730
Date: 8-15-16



**Field 1
23.8 ac.
Cropland
NHEL**



0 400 800 1,200
Feet

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	David Powell
Vendor MUNIS #	12061
Brief Contract Title/Description	This is a 4 year lease extension to crop 10.8 acres at Donald County Park in the Town of Springdale.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 486 per year x 4 years = \$1,944 annually

Contract # <small>Admin will assign</small>	12712A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	David Powell
Phone #	608-224-3761	Phone #	608-444-5693
Email	smith.sharene@countyofdane.com	Email	
Address	5201 Fen Oak, #208, Madison, 53718	Address	2435 State Hwy 92, Mount Horeb, 53572

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract			
Dept. Head / Authorized Designee	Signature	Date	
	Printed Name		
	Sharene Smith		

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 10:17 AM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12712A
Attachments: 12712A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 11:01 AM	Approve: 12/28/2020 11:01 AM
	Clow, Carolyn		Approve: 12/28/2020 10:19 AM
	MacKenzie, Marcia	Read: 12/28/2020 11:03 AM	Approve: 12/28/2020 11:03 AM
	Lowndes, Daniel	Read: 12/28/2020 11:37 AM	Approve: 12/28/2020 11:37 AM
	Stavn, Stephanie		

Contract #12712A
Department: Land & Water Resources
Vendor: David Powell
Contract Description: 4-year crop lease extension at Donald County Park (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$1,944

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

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APPROVE CROP LEASES ON COUNTY LAND

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Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
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- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and David Powell ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 10.8 acres at Donald County Park in the Town of Springdale, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

2. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$45.00 per acre per year, for a total of \$486.00 annually. Payments in equal installments of \$243.00 are due and payable on the first day of June and the first day of December, commencing the June 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: 10-21-2020, 2020.

LESSEE

David Powell
David Powell

LESSOR

BY: _____
Joseph T. Parisi
COUNTY EXECUTIVE

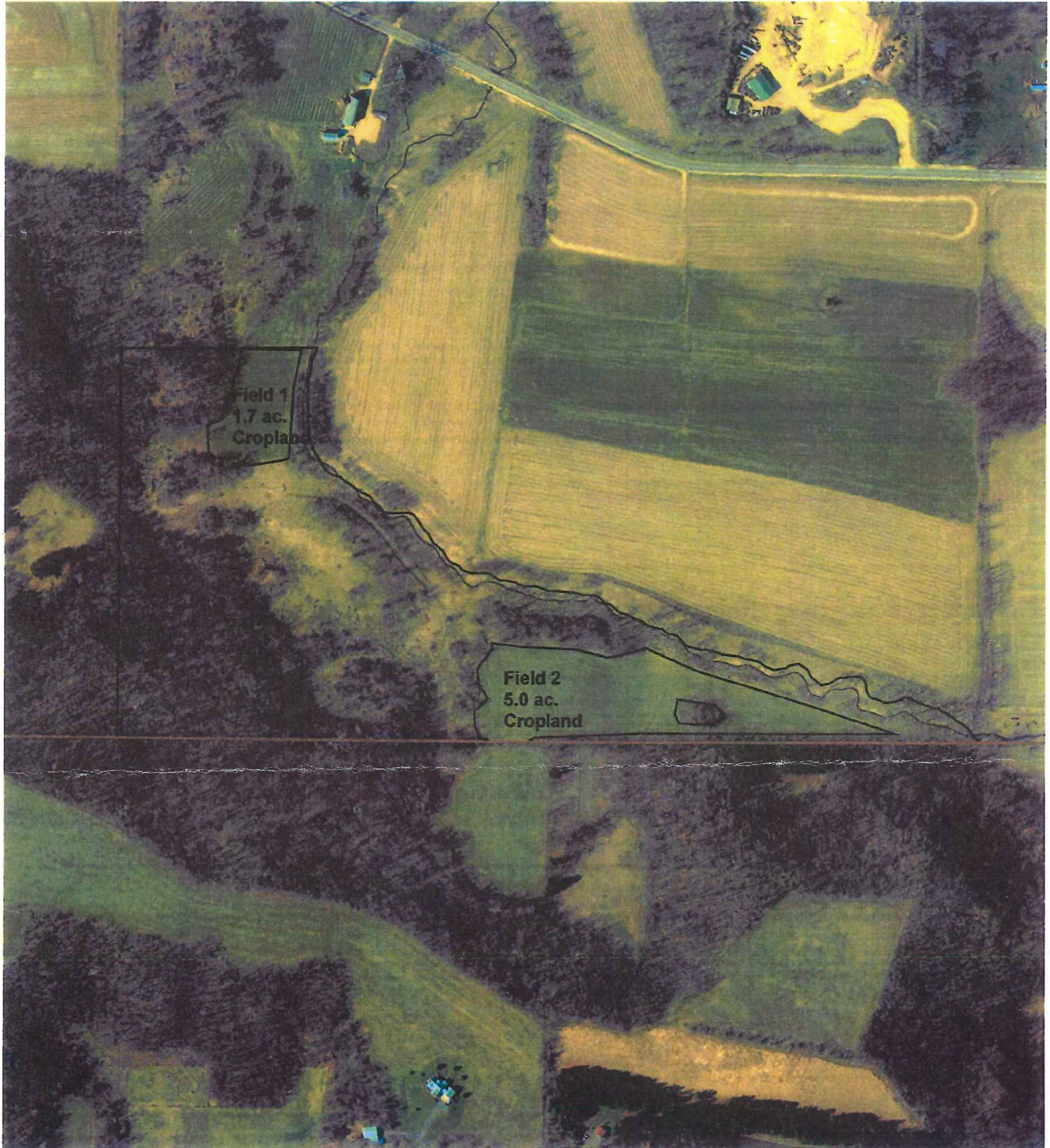
Scott McDonell
COUNTY CLERK

Conservation Plan Map

Owner: Dane County - Donald Park
Operator:

Township(s): Springdale
Sections(s): 29
Tract(s): 13834

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-28-15



0 400
Feet

Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.

Conservation Plan Map

Owner: Dane County
Donald Park
Operator:

Township(s): Springdale
Sections(s): 28
Tract(s): 17186

Completed Lambert
Phone: (608) 224-3730
Date: 10-28-2015



0 150 300
Feet

*Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.*

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	Marc Powell
Vendor MUNIS #	27549
Brief Contract Title/Description	This is a 4 year lease extension to crop 11.4 acres at Donald County Park in the Town of Springdale.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 1710 per year x 4 years = \$6840.00 annually

Contract # <small>Admin will assign</small>	13083A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Marc Powell
Phone #	608-224-3761	Phone #	608-212-6265
Email	smith.sharene@countyofdane.com	Email	
Address	5201 Fen Oak, #208, Madison, 53718	Address	9352 Malone Rd, Mount Horeb, 53572

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 10:18 AM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #13083A
Attachments: 13083A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 11:01 AM	Approve: 12/28/2020 11:01 AM
	Clow, Carolyn		Approve: 12/28/2020 10:19 AM
	MacKenzie, Marcia	Read: 12/28/2020 11:02 AM	Approve: 12/28/2020 11:03 AM
	Lowndes, Daniel	Read: 12/28/2020 11:36 AM	Approve: 12/28/2020 11:38 AM
	Stavn, Stephanie		

Contract #13083A
Department: Land & Water Resources
Vendor: Marc Powell
Contract Description: 4-year crop lease extension at Donald County Park (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$6,840

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

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Donald County Park

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Sheriff Training Center

Section 2, Town of Westport; 78 acres

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69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.
74

75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and Marc Powell ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 18 acres at Donald County Park in the Town of Springdale, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. The acreage of the lease is hereby changed from approximately 18 acres to approximately 11.4 acres.

2. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

3. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$150.00 per acre per year, for a total of \$1710.00 annually. Payments in equal installments of \$855.00 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: 10-20-2020, 2020.

LESSEE

Marc Powell (signature)
Marc Powell

LESSOR

BY: Joseph T. Parisi
COUNTY EXECUTIVE

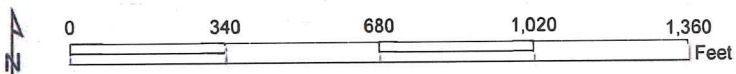
Scott McDonell
COUNTY CLERK

Dane County Crop Lease Map

Owner: Dane County Parks
Donald Parks
Operator: Marc Powell

Township(s): Springdale
Sections(s): 28
Tract(s): 17187

Completed by: Smith
Phone: (608) 224-3761
Date: 9/10/2020



Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2010.

Dane County Contract Cover Sheet

RES 291
Significant

Dept./Division	Land & Water Resources / Administration
Vendor Name	Viney Family Farms, LLC
Vendor MUNIS #	27081
Brief Contract Title/Description	This is a 4 year lease extension to crop 158 acres at Door Creek Wetlands in the Towns of Dunn and Pleasant Springs.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 36,340 per year x 4 years = \$145,360

Contract # <small>Admin will assign</small>	12957A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Donald Viney
Phone #	608-224-3761	Phone #	608-628-4653
Email	smith.sharene@countyofdane.com	Email	dmviney@hughes.net
Address	5201 Fen Oak, #208, Madison, 53718	Address	2093 US Hwy 12 & 18 Cottage Grove, WI 53527

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	<i>Greg Brockmeyer</i>	12/28/20
	Comments	
Corporation Counsel	Signature	Date
	<i>Marcia MacKenzie</i>	12/28/20
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 10:19 AM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12957A
Attachments: 12957A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 11:01 AM	Approve: 12/28/2020 11:01 AM
	Clow, Carolyn	Read: 12/28/2020 10:19 AM	Approve: 12/28/2020 10:20 AM
	MacKenzie, Marcia	Read: 12/28/2020 11:02 AM	Approve: 12/28/2020 11:02 AM
	Lowndes, Daniel	Read: 12/28/2020 10:48 AM	Approve: 12/28/2020 11:36 AM
	Stavn, Stephanie		

Contract #12957A
Department: Land & Water Resources
Vendor: Viney Family Farms LLC
Contract Description: 4-year crop lease extension at Door Creek Wetlands (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$145,360

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and Viney Family Farms LLC ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 158 acres at Door Creek Wetlands in the Town of Dunn and Town of Pleasant Springs, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

2. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$230.00 per acre per year, for a total of \$36,340.00 annually. Payments in equal installments of \$18,170.00 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: October 19, 2020.

LESSEE

Donald P. Viney
Donald P. Viney
Viney Family Farms, LLC

LESSOR

BY: Joseph T. Parisi
Joseph T. Parisi
COUNTY EXECUTIVE

Scott McDonell
Scott McDonell
COUNTY CLERK

Conservation Plan Map

Owner: Dane County
Door Creek Wetlands
Operator:

Township(s): Pleasant Springs & Dunn
Sections(s): 6 & 7
Tract(s): 14885

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-4-16



0 600
Feet

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	DMK Farms LLC
Vendor MUNIS #	25248
Brief Contract Title/Description	This is a 4 year lease extension for 41 acres in the North Mendota Natural Resource Area in the Town of Westport.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 9,840 per year x 4 years = \$39,360

Contract # <small>Admin will assign</small>	12958A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Don Kaltenberg
Phone #	608-224-3761	Phone #	608-316-5605
Email	smith.sharene@countyofdane.com	Email	donkaltenberg@icloud.com
Address	5201 Fen Oak, #208 Madison, WI 53718	Address	5467 Easy Street Waukegan, WI 53597

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 2:23 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12958A
Attachments: 12958A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 2:57 PM	Approve: 12/28/2020 2:58 PM
	Clow, Carolyn		Approve: 12/28/2020 2:26 PM
	MacKenzie, Marcia	Read: 12/28/2020 2:36 PM	Approve: 12/28/2020 2:37 PM
	Lowndes, Daniel	Read: 12/28/2020 2:52 PM	Approve: 12/28/2020 2:52 PM
	Stavn, Stephanie		

Contract #12958A
Department: Land & Water Resources
Vendor: DMK Farms LLC
Contract Description: 4-year crop lease extension in the North Mendota Natural Resource Area (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$39,360

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade

Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and DMK Farms LLC ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease at North Mendota Natural Resource Area in the Town of Westport, Dane County, Wisconsin, and;

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. The acreage of the lease is hereby changed from approximately 48 acres as stated in the lease to approximately 41 acres.

2. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

3. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay as rent the amount of \$240.00 per acre per year, for a total of \$9,840.00 annually. Payments in equal installments of \$4,920.00, are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

4. LESSEE shall mow and maintain 15 foot perimeter trails around fields as shown in red on attached map.

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: 12/15, 2020.

LESSEE



Donald Kaltenberg
DMK LLC

LESSOR

BY: _____
Joseph T. Parisi
COUNTY EXECUTIVE

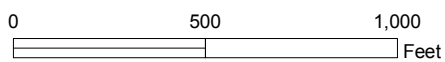
Scott McDonell
COUNTY CLERK

Dane County Crop Lease Map

Owner: Dane County Parks
North Mendota Natural Resources Area
Operator: Don Kaltenberg

Township(s): Westport
Sections(s): 16
Tract(s): 6484

Completed by: Lambert
Phone: (608) 224-3730
Date: 11-15-2019



Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	DMK Farms LLC
Vendor MUNIS #	25248
Brief Contract Title/Description	This is a 4 year lease extension for 78 acres known as the Sheriff Range in the Town of Westport.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 23,205 per year x 4 years = \$92,820

Contract # <small>Admin will assign</small>	12959A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Don Kaltenberg
Phone #	608-224-3761	Phone #	608-316-5605
Email	smith.sharene@countyofdane.com	Email	donkaltenberg@icloud.com
Address	5201 Fen Oak, #208 Madison, WI 53718	Address	5467 Easy Street Waukegan, WI 53597

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 2:01 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12959A
Attachments: 12959A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 2:58 PM	Approve: 12/28/2020 2:58 PM
	Clow, Carolyn		Approve: 12/28/2020 2:23 PM
	MacKenzie, Marcia	Read: 12/28/2020 2:09 PM	Approve: 12/28/2020 2:11 PM
	Lowndes, Daniel	Read: 12/28/2020 2:53 PM	Approve: 12/28/2020 2:52 PM
	Stavn, Stephanie		

Contract #12959A
Department: Land & Water Resources
Vendor: DMK Farms LLC
Contract Description: 4-year crop lease extension at the Sheriff's Range (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$92,820

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade

Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and DMK Farms, LLC ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 78 acres known as the "Sheriff Range" in the Town of Westport, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is amended as follows:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

3. Section 7 of the lease is amended in part as follows:

RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$297.50 per acre per year, for a total of \$23,205.00 annually. Payments in equal installments of \$11,602.50 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: 12/15, 2020.

LESSEE



Donald Kaltenberg
DMK Farms, LLC

LESSOR

BY: _____
Joseph T. Parisi
COUNTY EXECUTIVE

Scott McDonell
COUNTY CLERK

Dane County Crop Lease Map

Owner: Dane County
Operator: Kaltenberg

Township(s): Westport
Sections(s): 2
Tract(s): 7512

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-5-16



0 400 Feet

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	Corey Kvalo
Vendor MUNIS #	1616
Brief Contract Title/Description	This is a 4 year lease extension for 40 acres at Token Creek County Park/NRA in the Town of Burke.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 5,075 per year x 4 years = \$20,300

Contract # <small>Admin will assign</small>	12955A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Corey Kvalo
Phone #	608-224-3761	Phone #	608-977-1745
Email	smith.sharene@countyofdane.com	Email	
Address	5201 Fen Oak, #208, Madison, 53718	Address	3023 Castleton Crossing Sun Prairie, WI 53590

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 1:08 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #12955A
Attachments: 12955A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 1:09 PM	Approve: 12/28/2020 1:09 PM
	Clow, Carolyn		Approve: 12/28/2020 1:14 PM
	MacKenzie, Marcia	Read: 12/28/2020 1:11 PM	Approve: 12/28/2020 1:11 PM
	Lowndes, Daniel	Read: 12/28/2020 1:11 PM	Approve: 12/28/2020 1:11 PM
	Stavn, Stephanie		

Contract #12955A
Department: Land & Water Resources
Vendor: Corey Kvalo
Contract Description: 4-year crop lease extension at Token Creek County Park (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$20,300

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and Corey Kvalo ("LESSEE").

W I T N E S S E T H

WHEREAS LESSOR and LESSEE had entered into a lease of approximately 40 acres, of which approximately 10 acres was converted to prairie last year at Token Creek County Park in the Town of Burke, Dane County, Wisconsin, and;

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of four (4) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

- 1. LESSEE shall mow the approximately 10 acres that was planted to prairie at least twice annually, on or about July 1st and August 1st.
- 2. Section 1 of the lease is amended as follows:
TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of four (4) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.
- 3. Section 7 of the lease is amended in part as follows:
RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$175.00 per acre per year on 29 tillable acres, for a total of \$5,075.00 annually. Payments in equal installments of \$2,537.50 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: Nov. 18, 2020.

LESSEE


Corey Kvalo

LESSOR
BY: _____
Joseph T. Parisi
COUNTY EXECUTIVE

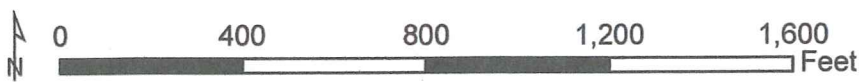
Scott McDonell
COUNTY CLERK

Conservation Plan Map

Owner: Dane County- Token Creek
Operator: Corey Kvalo

Township(s): Burke
Sections(s): 3 & 4
Tract(s): 1731

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-3-2018



Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.

Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	Scott Evert and Dawn Evert
Vendor MUNIS #	6979
Brief Contract Title/Description	This is a 4 year lease extension for 20.3 acres at Walking Iron County Park in the Town of Mazomanie.
Contract Term	1/1/2021 to 12/31/2024
Total Contract Amount	\$ 2537.50 per year x 4 years = \$10,150

Contract # <small>Admin will assign</small>	13277A
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Scott Evert
Phone #	608-224-3761	Phone #	608-767-2271
Email	smith.sharene@countyofdane.com	Email	sdevert@gmail.com
Address	5201 Fen Oak, #208 Madison, WI 53718	Address	9515 State Hwy 19 Mazomanie, WI 53560

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 1:13 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #13277A
Attachments: 13277A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 1:14 PM	Approve: 12/28/2020 1:15 PM
	Clow, Carolyn	Read: 12/28/2020 1:14 PM	Approve: 12/28/2020 1:14 PM
	MacKenzie, Marcia	Read: 12/28/2020 1:16 PM	Approve: 12/28/2020 1:17 PM
	Lowndes, Daniel		Approve: 12/28/2020 1:15 PM
	Stavn, Stephanie		

Contract #13277A
Department: Land & Water Resources
Vendor: Scott Evert & Dawn Evert
Contract Description: 4-year crop lease extension at Walking Iron County Park (Res 291)
Contract Term: 1/1/21 – 12/31/2024
Contract Amount: \$10,150

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FIRST ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and Scott and Dawn Evert ("LESSEE").

W I T N E S S E T H

WHEREAS LESSOR and LESSEE have entered into a lease of approximately 20 acres at Walking Iron County Park in the Town of Mazomanie, Dane County, Wisconsin, and

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of 4 years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is further amended to read:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of 4 years, commencing the first day of January, 2021 and ending on the 31st day of December, 2024.

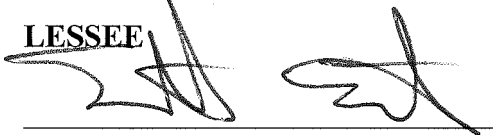
2. Section 7 of the lease is further amended in part to read:


RENTAL PAYMENTS. . . . LESSEE agrees to pay rent in the amount of \$125.00 per acre per year, for a total of \$2537.50 annually. Payments in equal installments of \$1268.75 are due and payable on the first day of March and the first day of June, commencing March 1, 2021 and continuing for the duration of the lease. . . .

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

Dated: October 26, 2020.

LESSEE



 Scott Evert


 Dawn Evert

LESSOR

BY: _____

Joseph T. Parisi
 COUNTY EXECUTIVE

 Scott McDonell
 COUNTY CLERK

Conservation Plan Map

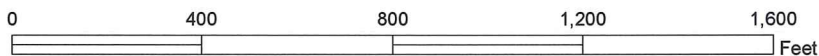
Owner: Dane County
Walking Iron County Park
Operator: Scott & Dawn Evert

Township(s): Mazomanie
Sections(s): 8
Tract(s): 11276

Completed by: Lambert
Phone: (608) 224-3730
Date: 11-14-17



Field 1
20.3 ac.
Cropland



Dane County Contract Cover Sheet

RES 291

Dept./Division	Land & Water Resources / Administration
Vendor Name	James Helt
Vendor MUNIS #	3847
Brief Contract Title/Description	This is a 5 year lease extension for 67.5 acres at Halfway Prairie Wildlife Area in the Town of Berry.
Contract Term	1/1/2021 to 12/31/2025
Total Contract Amount	\$ 19,760 (see rent schedule)

Contract # <small>Admin will assign</small>	11357D
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$35,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$35,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$35,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$35,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.				
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.				
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res #	291
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year	2020

Domestic Partner	Does Domestic Partner Equal Benefits Requirement Apply? <input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------	--

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	12/28/20		
	Controller			approvals from all departments via email attached herein
	Purchasing			
	Corporation Counsel			
	Risk Management			
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Sharene Smith	Name	Jim Helt
Phone #	608-224-3761	Phone #	608-798-2106
Email	smith.sharene@countyofdane.com	Email	jlhelt@chorus.net
Address	5201 Fen Oak, #208, Madison, WI 53718	Address	8249 Helt Road Dane, WI 53529

Certification:	
The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by:
<input checked="" type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	Printed Name	
	Sharene Smith	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, December 28, 2020 1:33 PM
To: Hicklin, Charles; Clow, Carolyn; MacKenzie, Marcia; Lowndes, Daniel
Cc: Stavn, Stephanie
Subject: Contract #11357D
Attachments: 11357D.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/28/2020 2:44 PM	Approve: 12/28/2020 2:44 PM
	Clow, Carolyn		Approve: 12/28/2020 1:35 PM
	MacKenzie, Marcia	Read: 12/28/2020 1:42 PM	Approve: 12/28/2020 1:43 PM
	Lowndes, Daniel	Read: 12/28/2020 1:34 PM	Approve: 12/28/2020 1:35 PM
	Stavn, Stephanie		

Contract #11357D
Department: Land & Water Resources
Vendor: James Helt
Contract Description: 5-year crop lease extension at Halfway Prairie Wildlife Area (Res 291)
Contract Term: 1/1/21 – 12/31/2025
Contract Amount: \$19,760

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Thanks much,
Michelle

Michelle Goldade
Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please note: I am currently working a modified schedule in accordance with COVID 19 response guidelines. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

APPROVE CROP LEASES ON COUNTY LAND

Dane County leases land for cropping as an interim land management tool.

Following is a lease for 2 years, January 1, 2021 – December 31, 2022

Cam-Rock County Park

Section 13, Town of Christiana; 23.8 acres

- Lease with existing tenant for organic farming;
- \$4,100 per year for 2 years;
- Lessee: Doudlah Farms, LLC

Following are leases for 4 years, January 1, 2021 - December 31, 2024

Donald County Park

Section 29, Town of Springdale; 10.8 acres

- Lease with existing tenant for erosion control maintenance
- \$486 per year for 4 years
- Lessee: David Powell

Donald County Park

Section 28, Town of Springdale; 11.4 acres

- Lease with existing tenant, amended acreage for prairie conversion
- \$1,710 per year for 4 years
- Lessee: Marc Powell

Door Creek Wetlands

Section 12, Town of Dunn and Sections 6 and 7, Town of Pleasant Springs; 158 acres

- Lease with existing tenant;
- \$36,340 per year for 4 years;
- Lessee: Viney Family Farms, LLC

North Mendota Natural Resource Area

Section 16, Town of Westport; 41 acres

- Lease with existing tenant, amended acreage for Legacy Sediment project and added seeding/mowing of perimeter trails
- \$9,840 per year for 4 years
- Lessee: DMK Farms, LLC

Sheriff Training Center

Section 2, Town of Westport; 78 acres

- Lease with existing tenant
- \$23,205 per year for 4 years
- Lessee: DMK Farms, LLC

Token Creek County Park/Natural Resource Area

Sections 3 and 4, Town of Burke; 40 acres

- Lease with existing tenant including mowing of recently planted prairie
- \$5,075 per year for 4 years
- Lessee: Corey Kvalo

- 54 **Walking Iron County Park**
55 Section 8, Town of Mazomanie; 20.3 acres
56 - Lease with existing tenant;
57 - \$2,537.50 per year for 4 years;
58 - Lessee: Scott and Dawn Evert
59

60 Following is a lease for 5 years, January 1, 2021 - December 31, 2025

- 61
62 **Halfway Prairie Wildlife Area**
63 Sections 1 and 2, Town of Berry; 67.5 acres
64 - Lease with existing tenant in preparation for conversion to prairie with specific crop
65 rotations and mowing schedule.
66 - \$19,670 for lease term, per schedule
67 - Lessee: James Helt
68

69 Revenue from the above leases is included in the 2021 Budget.

70
71 **Now, Therefore, Be It Resolved** that the Dane County Board of Supervisors and the Dane County
72 Executive hereby authorize the above described leases and that the Dane County Executive and
73 County Clerk be authorized to execute the lease contracts set forth above.

74
75 **Be It Finally Resolved** that the Land & Water Resources Department Director and/or Real
76 Estate Coordinator be authorized to act as the County's representative in administering the
77 leases.

FOURTH ADDENDUM TO LEASE

THIS ADDENDUM TO LEASE, made and entered into by and between the County of Dane (hereinafter referred to as "LESSOR") and James Helt ("LESSEE").

WITNESSETH

WHEREAS LESSOR and LESSEE have entered into an amended lease of approximately 67.5 acres at in Sections 1 & 2 in the Town of Berry, Dane County, Wisconsin, as depicted on the attached map and;

WHEREAS the lease will expire on December 31, 2020, and LESSOR and LESSEE wish to extend the lease for a period of five (5) years;

THEREFORE, in consideration of the above conditions and the mutual covenants set forth hereafter and in the lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE do agree to the following addendum to the lease:

1. Section 1 of the lease is amended to read:

TERM. LESSOR does hereby demise and lease the premises to LESSEE for a term of five (5) years, commencing the first day of January, 2021 and ending on the 31st day of December, 2025.

2. LESSEE shall follow the crop rotation and mowing schedule according to the following table:

	2021	2022	2023	2024	2025
Field 0 (8.5 ac)	prairie/mow	prairie	prairie	prairie	prairie
Field 1 (0.5 ac)	beans	prairie/mow	prairie	prairie	prairie
Field 2 (25.5 ac)	beans	prairie/mow	prairie	prairie	prairie
Field 3 (5 ac)	beans	prairie/mow	prairie	prairie	prairie
Field 4 (10.5 ac)	crop	crop	beans	prairie/mow	prairie
Field 5 (14.5 ac)	crop	crop	beans	prairie/mow	prairie
Field 6 (11.5 ac)	crop	crop	beans	prairie/mow	prairie

3. LESSEE shall mow fields at least 2 times per summer, on or around July 1 and August 1 as per schedule above.

4. Section 7 of the lease is amended in part to read:

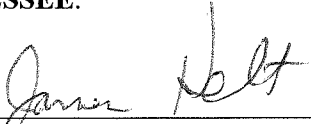
RENTAL PAYMENTS. . . . LESSEE agrees to pay as rent the amount of \$140.00 per acre per year according to the following table:

	2021	2022	2023	2024	2025
Field 0 (8.5 acres)	\$0 (mow)	\$0 (mow)	\$0 (mow)	\$0 (mow)	\$0 (mow)
Fields 1-3 (31 acres)	\$4,340.00	\$0 (mow)	\$0 (mow)	\$0 (mow)	\$0 (mow)
Fields 4 -6 (36.5 acres)	\$5,110.00	\$5,110.00	\$5,110.00	\$0 (mow)	\$0 (mow)
Total due:	\$9,450.00	\$5,110.00	\$5,110.00	\$0 (mow)	\$0 (mow)

Payments in equal installments of \$4,725.00 are due and payable on the first day of March, 2021 and the first day of June 2021. In years 2022 and 2023, payments of equal installments of \$2,555.00 will be due and payable on the first day of March and the first day of June

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this addendum to lease to be executed.

LESSEE:



James Helt

11-14-2020
Date

LESSOR:

Joseph T. Parisi, County Executive

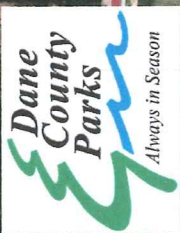
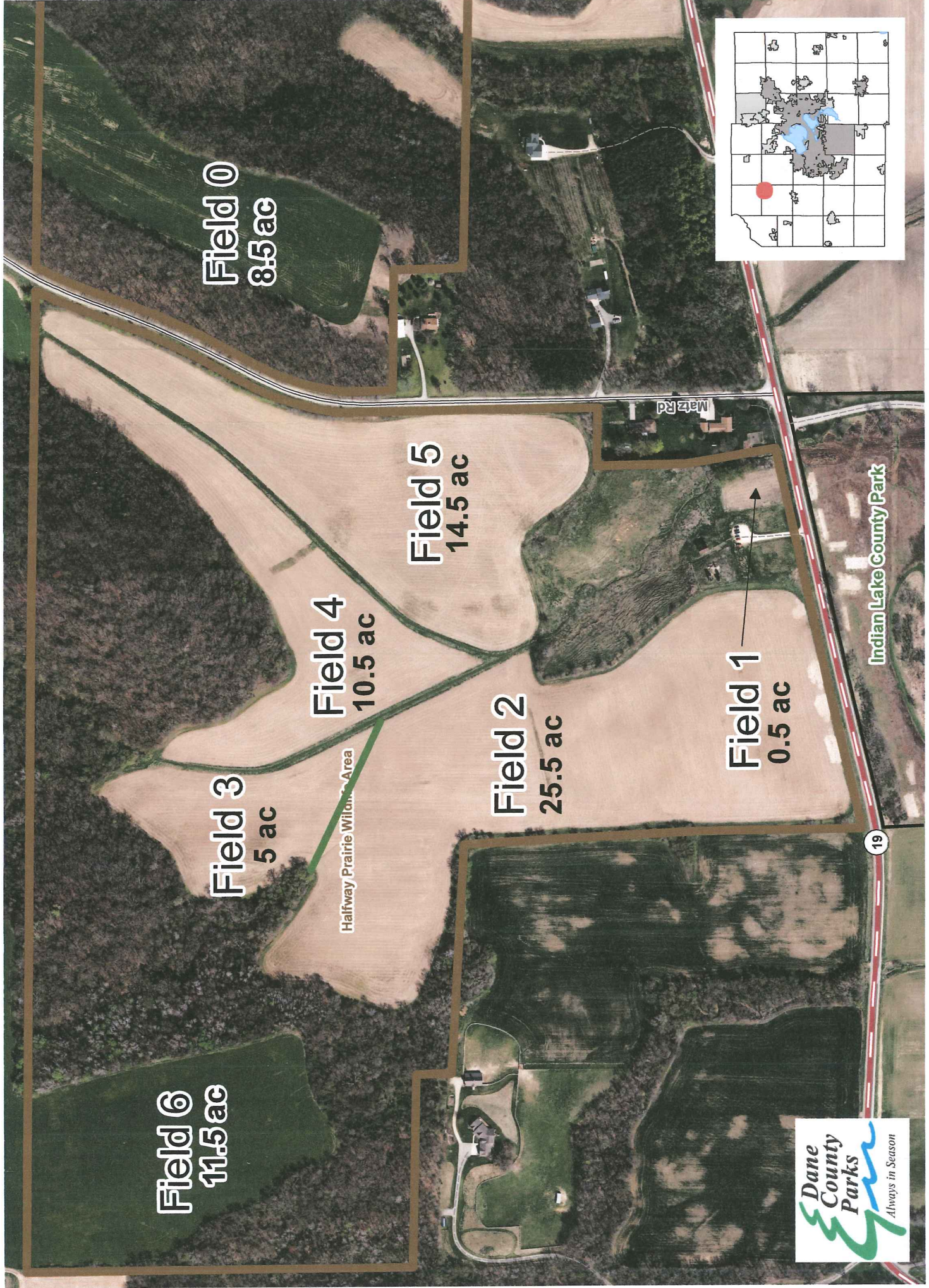
Date

Scott McDonell, County Clerk

Date

Halfway Prairie Wildlife Area Prairie Conversion Plan

Digital orthophoto: 4/2017
Map date: 7/2/2020



Indian Lake County Park

19

Matz Rd

Field 6
11.5 ac

Field 3
5 ac

Field 4
10.5 ac

Field 5
14.5 ac

Field 2
25.5 ac

Field 1
0.5 ac

Field 0
8.5 ac

