

# Dane County Contract Cover Sheet

Revised 01/2026

BAF # 26051  
 Acct: L Breunig  
 Mgr: C Bettin  
 Budget Y/N: N

Res 367

<b>Dept./Division</b>	Human Services / PEI		
<b>Vendor Name</b>	Madison Area Technical College Foundation	<b>MUNIS #</b>	32793/2
<b>Brief Contract Title/Description</b>	New JFF Lease - MATC - Goodman South campus, Rooms 112, 112A and 112B. Rent is \$1,000/month or \$12,000 annually.		
<b>Contract Term</b>	4/1/2026 - 12/31/2027		
<b>Contract Amount</b>	\$ 21,000.00		

<b>Contract #</b> Admin will assign	16179
<b>Type of Contract</b>	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Intergovernmental
<input checked="" type="checkbox"/>	County Lessee
<input type="checkbox"/>	County Lessor
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Grant
<input type="checkbox"/>	Other

Department Contact Information		Vendor Contact Information	
<b>Name</b>	Contract Coordination Assistant	<b>Name</b>	Sylvia F Ramirez
<b>Phone #</b>	608-242-6200	<b>Phone #</b>	608-243-4587
<b>Email</b>	dcdhscontracts@danecounty.gov	<b>Email</b>	sframirez@madisoncollege.edu
<b>Purchasing Officer</b>			

<b>Purchasing Authority</b>	<input type="checkbox"/> \$13,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$13,001 – \$46,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$46,000 (\$25,000 Public Works) (Formal RFB/RFP required)	<b>RFB/RFP #</b>
	<input type="checkbox"/> Bid Waiver – \$46,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$46,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

<b>MUNIS Req.</b>	<b>Req #</b> 1139	<b>Org:</b> 72353	<b>Obj:</b> 20511	<b>Proj:</b>	\$ 9,000.00
	<b>Year</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	

Budget Amendment	
<input type="checkbox"/>	A Budget Amendment has been requested via a Funds Transfer or Resolution. Upon addendum approval and budget amendment completion, the department shall update the requisition in MUNIS accordingly.

<b>Resolution</b> Required if contract exceeds \$100,000	<input type="checkbox"/> Contract does not exceed \$100,000	<b>Res #</b> 367
	<input type="checkbox"/> Contract exceeds \$100,000 – resolution required.	
	<input type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.	
		<b>Year</b> 2025

CONTRACT MODIFICATIONS – Standard Terms and Conditions		
<input type="checkbox"/> No modifications.	<input type="checkbox"/> Modifications and reviewed by:	<input checked="" type="checkbox"/> Non-standard Contract

APPROVAL
<b>Dept. Head / Authorized Designee</b>


APPROVAL – Contracts Exceeding \$100,000	
<b>Director of Administration</b>	<b>Corporation Counsel</b>
	SHR 2.17.26

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached		
<b>DOA:</b>	<b>Date In:</b> 2/18/26	<b>Date Out:</b> _____
<input checked="" type="checkbox"/> Controller, Purchasing, Corp Counsel, Risk Management		

## Goldade, Michelle

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**From:** Goldade, Michelle  
**Sent:** Wednesday, February 18, 2026 2:54 PM  
**To:** Hicklin, Charles; Rogan, Megan; Cotillier, Joshua  
**Cc:** Oby, Joe  
**Subject:** Contract #16179  
**Attachments:** 16179.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>	<b>Response</b>
	Hicklin, Charles	Read: 2/19/2026 12:06 PM	Approve: 2/19/2026 12:06 PM
	Rogan, Megan	Read: 2/18/2026 3:04 PM	Approve: 2/18/2026 3:05 PM
	Cotillier, Joshua	Read: 2/18/2026 3:08 PM	
	Oby, Joe		

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

Contract #16179  
Department: Human Services  
Vendor: Madison Area Technical College Foundation  
Contract Description: JFF Lease at MATC Goodman South Campus (Res 367)  
Contract Term: 4/1/26 – 12/31/27  
Contract Amount: \$21,000.00

### *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. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

## Goldade, Michelle

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**From:** Cotillier, Joshua  
**Sent:** Wednesday, February 18, 2026 3:15 PM  
**To:** Goldade, Michelle  
**Subject:** Approve: Contract #16179

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**2025 RES-367**

**AUTHORIZING LEASE AT 2429 PERRY STREET FOR  
JOINING FORCES FOR FAMILIES PROGRAM  
DCDHS – PEI DIVISION**

Dane County Department of Human Services (DCDHS) – Prevention & Early Intervention Division (PEI) provides more localized services in the communities identified as needing those services most through the Joining Forces for Families Program (JFF). JFF desires to enter into a lease with Madison Area Technical College a/k/a Madison College in order to continue providing services to the community in the Badger Road/Park Street area.

JFF had space in the Badger Road office that was closed for the City of Madison's redevelopment project. This location was in the center of many services and resources used by its clients. When the office closed last year, JFF moved into the DCDHS Rimrock Road space. Since the move, JFF has seen a dramatic drop in client traffic, making it evident that this new location is not accessible to its client base.

MATC has offered to lease space within its Goodman South campus at 2429 Perry Street, off Badger Road, across the street from JFF's previous office. The lease would begin April 1, 2026 and end December 31, 2027. The rental amount is \$1000 per month or \$12,000 per year and includes janitorial services and all utilities except telephone and internet service. Entering into this lease will allow JFF to return to its geographical service area and be accessible to its clients while developing a relationship with MATC and its students.

**NOW, THEREFORE, BE IT RESOLVED** that Dane County enter into a Lease with Madison Area Technical College under the terms summarized above; and

**BE IT FURTHER RESOLVED** that the Dane County Executive and County Clerk are hereby authorized to execute the described lease on behalf of Dane County.

## LEASE AGREEMENT

THIS AGREEMENT made as of the last date of signature below, by and between MADISON AREA TECHNICAL COLLEGE (hereinafter referred to as "Lessor") and COUNTY OF DANE (hereinafter referred to as "Tenant"), and Lessor and Tenant hereinafter collectively referred to as the "Parties".

### *RECITALS*

A. Lessor is the owner of a parcel of real estate situated at 2429 Perry Street, Madison, Wisconsin (the "Premises"). The Premises includes a building (the "Building") used by Lessor for its educational purposes.

B. Lessor wishes to lease to Tenant space within the Building (such portion hereinafter described and referred to as the "Demised Premises"), while maintaining possession of the balance of the Premises (such portion which Lessor continues to possess hereinafter described and referred to as the ("Retained Premises"))

C. The Parties have reached agreement on the terms under which Lessor shall Lease the Demised Premises to Tenant and wish to state their agreement in the manner and form following.

### *AGREEMENT*

THEREFORE, it is agreed as follows:

1. Demised Premises. Lessor leases to Tenant, and Tenant leases from Lessor, Rooms 112, 112A and 112B within the Building, which space (the "Demised Premises") is identified on the map of the floor plan for the Building attached hereto as Exhibit A. It is the understanding of the Parties that Lessor retains possession of the balance of the Building and the Premises (the "Retained Premises"), and that Lessor may occupy the Retained Premises or may lease portions of the Retained Premises to third party tenants.

Access to the Building, and Tenant's right to use, possession and occupancy of the Demised Premises, shall be limited to the normal days and hours of operation for the Building.

With Tenant's right of possession of the Demised Premises. Tenant and its agents, employees and guests shall additionally have the nonexclusive right to use all common sidewalks, halls, passages, exits and entrances to the Building, stairways, and other common areas and facilities as may from time to time be made available by Lessor to all occupants of the Premises and to the general public (the "Common Areas").

Lessor reserves the right to exercise full control, management and direction over use of the Common Areas. Tenant acknowledges that the Common Areas are part of the Retained Premises. Lessor reserves the right at any time and from time to time to reduce, increase, enclose or otherwise change the size, number, location, layout and nature of the Common Areas as may be reasonably

necessary, provided Lessor shall provide notice of any changes in the Common Areas to Tenant as soon as reasonably possible and without delay.

Subject to Lessor's obligations as set forth in Section 6, Tenant shall take occupancy and possession of the Demised Premises in its condition on the Commencement Date. Lessor shall have the right to remove furniture and personal property situated within the Demised Premises prior to the Commencement Date.

No provision of this Lease is intended to apply to, or create any right, benefit or responsibility in and for Tenant with respect to, areas not leased to Tenant hereunder, except as may otherwise be specifically set forth herein.

2. Use. The Demised Premises are to be used by Tenant in support of families so they can be successful in school, at home, and in the community, detailed in attached Exhibit B, and for such other incidental and related purposes as shall not be inconsistent with or in violation of any public rules, ordinances, statutes or laws, or any recorded building or use restrictions, and as shall not interfere with the use and enjoyment of the Retained Premises by Lessor and/or its tenants, and their employees, students, customers, contractors, consultants, invitees and licensees. Lessor covenants that Tenant shall enjoy quiet and peaceable possession of the Demised Premises for such purposes so long as Tenant is not in default or breach of this Lease. Tenant shall comply with all laws related to its use of the Demised Premises, including safety and municipal zoning regulations.

3. Term and Termination. The term of this Lease shall commence April 1 2026, (the "Commencement Date") and shall extend to December 31, 2027.

(a) Early Termination: By either party with at least 30 days prior notice, however in the event such termination of the Agreement by the Lessor disrupts any in process classes/programs being offered by the Tenant, the parties shall attempt, in good faith and using their commercially reasonable best efforts, to allow Tenant to finish out any classes/programs in process without disruption.

4. Rent. Tenant shall pay rent to Lessor in the amount of \$1,000 per month, payable in on the first of each month.

Rent shall be paid by Tenant to Lessor at the following address:

Madison College  
1701 Wright Street  
Madison, WI 53704  
Attn. Controller

Any rent due Lessor that is not paid within ten (10) business days following written notice being given by Lessor to Tenant will accrue interest at a rate of twelve percent (12%) per annum (but in no event in an amount in excess of the maximum rate allowed by applicable law) from the date on which it was due until the date on which it is paid in full with accrued interest. In addition to the foregoing, Tenant shall pay to Lessor a late charge of three percent (3%) of the amount due.

5. Holding Over. Except as expressly provided herein, Tenant shall have no right to remain in possession of all or any part of the Demised Premises after the expiration of the term of this Lease and Lessor may, at its option, re-enter and take possession of the Demised Premises, reserving its right to collect damages sustained by reason of Tenant's unlawful retention of possession of the Demised Premises or any part thereof. If Tenant remains in possession of all or any part of the Demised Premises after such expiration of the term of this Lease with the express written consent of Lessor: (a) such tenancy will be deemed to be a periodic tenancy from month-to-month only; (b) such tenancy will not constitute a renewal or extension of this Lease for any further term; and (c) such tenancy may be terminated by Lessor upon the earlier of 30 days' prior written notice or the earliest date permitted by law. During such month-to-month tenancy, Tenant will observe every other term, condition, and covenant contained in this Lease.

6. Maintenance. During the term of this Lease, Lessor shall repair and maintain: (i) the exterior and structure of the Building; (ii) the Common Areas; (iii) all doors, glass in doors and windows serving the Demised Premises; and (iv) all mechanical, electrical, heating, ventilation, air conditioning and sewer systems and/or equipment and all water lines and plumbing serving the Demised Premises. Any required repairs will be undertaken by Lessor as soon as reasonably possible, so as to ensure that Tenant's quiet enjoyment of the Demised Premises is not adversely impacted. Lessor shall further provide and maintain fire extinguishers serving the Demised Premises to a level of at least equal to the requirements of law and to a condition existing as of the date of commencement of this Lease. Notwithstanding the foregoing, Tenant shall be fully responsible for all items of repair, maintenance or replacement caused by the fault or neglect of Tenant, its employees, agents, licensees or invitees subject of course, to the provisions of Section 11.

Tenant acknowledges that the Demised Premises is served by a heating, ventilating and air conditioning system which also serves other space within the Building. Tenant shall not be able to control temperatures within the Demised Premises. Lessor shall use best efforts to maintain temperatures of the Demised Premises within guidelines calling for 68 degrees in the winter and 76 degrees in the summer. Lessor shall use best efforts to maintain the system and to promptly attend to any need for repairs or replacements. During the term of this Lease, Tenant shall in all other respects be responsible for maintenance of the Demised Premises. Tenant shall maintain, keep and repair the Demised Premises in good operating condition and in the condition in which the Demised Premises were delivered to Tenant less reasonable wear and tear.

7. Alterations. Tenant shall not, without the prior consent of Lessor, make any alterations, improvements, or additions upon the Demised Premises. All such work shall be performed at the expense of Tenant and in compliance with all laws. Tenant shall promptly pay for such work and shall not permit or suffer any construction liens to attach to the Premises which are a result thereof and shall promptly cause any claim for any such lien to be released and shall secure Lessor to its satisfaction in the event that Tenant desires to contest any such claim.

Tenant may install at its expense machinery, equipment and trade fixtures. Any and all

trade fixtures and leasehold improvements may be removed at the termination of this Lease, which removal shall be at the expense of Tenant, provided that the Demised Premises shall be restored to its original condition, reasonable wear and tear excepted.

8. Compliance with Building and Premises Rules and Regulations. Tenant agrees to comply with all rules, regulations and policies established by Lessor from time to time relative to use of the Premises, the Demised Premises, the Common Areas and/or the Building. Tenant specifically acknowledges that:

(a) No alcohol shall be permitted on any portion of the Premises without the prior written consent of Lessor.

(b) No bicycles shall be allowed within the Building.

9. Additional Covenants of Tenant. Tenant agrees that it will:

(a) Pay all rent when due, without any set-off, counterclaim or deduction whatsoever or prior demand.

(b) Use, maintain and occupy the Demised Premises in a careful, safe and proper manner, and keep the Demised Premises in a clean and safe condition and in accordance with all applicable statutes, ordinances, rules and regulations. Tenant shall not store merchandise, trash or other materials in and about the exterior of the Demised Premises.

(c) Give Lessor, and its agents, employees, and other persons authorized by Lessor access to the Demised Premises at all reasonable times and upon reasonable notice without charge or diminution of rent to enable them to enter, view, show, examine, and inspect the Demised Premises, provided it is done in a manner so as to not unduly interfere with the conduct of Tenant's business.

(d) Neither use nor permit any other person to use any portion of the Demised Premises for the generation, storage, transportation, disposal or treatment of hazardous or toxic substances or wastes.

(e) Comply with all applicable laws, ordinances, rules, regulations and requirements of all federal, state and municipal governments which relate to the Demised Premises and the business and activities Tenant conducts on or from the Demised Premises.

(f) Pay all costs of installation and charges for use of telephone, telecommunications and information technology services to the Demised Premises. Lessor's IT policy is attached to this Lease as Exhibit C, the terms of which are incorporated into this Lease by reference.

(g) Make no use, nor permit any use to be made of the Demised Premises, which shall contravene Lessor's policies insuring against loss or damage by fire or other hazards, or which will prevent Lessor from procuring such policies in companies acceptable to Lessor.

(h) Make no use, nor permit any use to be made of the Demised Premises, which may interfere with the use and enjoyment of the Retained Premises by Lessor and its tenants, and the employees, customers, contractors, consultants, invitees and licensees of Lessor and its tenants.

(i) Pay any and all personal property tax (if any) which may be assessed against Tenant's personal property maintained on the Demised Premises from time-to-time.

(j) Upon the termination of this Lease for any reason, remove Tenant's goods and effects and those of any other persons claiming under Tenant, and quit and deliver up the Demised Premises to Lessor peaceably and quietly in the condition called for by this Lease, and otherwise in as good order and condition as the same are at the commencement of this Lease or as the same may thereafter be improved by Lessor or Tenant, reasonable use and wear and tear thereof excepted. Goods and effects not removed by Tenant at the termination of this Lease shall be considered abandoned and Lessor may dispose of the same as it deems expedient, but Tenant shall promptly reimburse Lessor for any expenses incurred by Lessor in connection therewith.

10. Additional Covenants of Lessor. Lessor agrees that it will:

(a) Provide and pay for usual and customary utilities (except telephone, telecommunications and information technology services), including heat, water, sanitary sewer, garbage and waste removal, electrical service and lighting. Specialized electrical or other services required by Tenant shall be considered alternations. Landlord shall also be responsible for replacement of any lightbulbs within the leased premises.

(b) Provide and pay all costs of janitorial services and supplies for cleaning and maintenance of the Building, including the Demised Premises.

(c) Provide and pay for all costs of the security system serving the Building. Lessor shall provide Tenant with customized keycards providing access to the Demised Premises.

(d) Pay any and all real estate taxes and special assessments (if any) levied or assessed against the Premises each tax year during which the Lease remains in effect.

(e) Make no use, nor permit any use to be made of the Retained Premises which may interfere with the use and enjoyment of the Demised Premises by Tenant and its employees and guests.

11. Insurance. Insurance coverage with respect to the Building with fire and extended coverage, plate glass, riot, malicious mischief, and similar coverages, is and shall be secured at Lessor's expense.

Lessor shall additionally carry at its own expense throughout the term of this Lease comprehensive general liability insurance coverage, with limits of at least \$2,000,000 on account of bodily injuries to or death of one or more persons and \$1,000,000 on account of property damage as a result of any occurrence, and shall deliver evidence of this coverage to Tenant prior to the date of any use or occupancy of the Demised Premises by Tenant, and annually thereafter during the term of this Lease.

Tenant shall be responsible for acquiring insurance for Tenant's personal property, trade fixtures and leasehold improvements.

Tenant shall carry at its own expense throughout the term of this Lease comprehensive general liability insurance coverage, with limits of at least \$1,000,000 on account of bodily injuries to or death of one or more persons and \$1,000,000 on account of property damage as a result of any occurrence, and shall deliver evidence of this coverage to Lessor prior to the date of any use or occupancy of the Demised Premises by Tenant.

Lessor and Tenant do herewith mutually release each other from any liability for any damage to or destruction of their respective property which may be caused by any risk covered by the property insurance of the party whose property is damaged or destroyed, and each of the Parties waives any right of subrogation which might otherwise exist in or accrue to any person on account thereof, irrespective of whether or not such loss is caused by the fault or neglect of the other party, its agents, employees or invitees; provided this release and waiver of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage.

12. Signs. Tenant may install signage of such types and at such locations as shall be approved in advance by Lessor and shall be compliant with applicable municipal regulations. Such signage may include way-finding signs situated at entrances to the Building, and the Demised Premises.

13. Destruction of Demised Premises. If the Demised Premises are totally destroyed or damaged to such an extent as to be untenable by storm, fire, earthquake or other casualty, not happening through the fault or neglect of the Tenant this Lease shall terminate as of the date of such destruction or damage, and rental shall be accounted for as between Lessor and Tenant as of that date.

If the Demised Premises are damaged by storm, fire or earthquake or other casualty, but not to such an extent as to be totally untenable, rent shall abate in proportion as the Demised Premises have been damaged and the Lessor shall restore it as immediately as practical, whereupon the full rent shall recommence. In the event that such repairs have not been completed within ninety (90) days from the date upon which Tenant was notified by Lessor of such damage, Tenant may at its option terminate this Lease in writing to the Lessor whereupon all rights and obligations contained herein shall terminate.

14. Condemnation. If the Demised Premises or any part thereof shall be taken or condemned for public purposes by public authorities, Tenant shall have no claim against Lessor and shall not have any claim or right to a portion of the amount that may be awarded or paid to Lessor as a result of any condemnation, except any amount awarded to Lessor on behalf of Tenant for such costs as relocation expenses, costs associated with leasehold improvements, etc.; provided, however, that in the event that any portion of the Demised Premises shall be taken or condemned for public purposes, then either Lessor or Tenant shall have the option of terminating this Lease upon giving to the other party written notice of such election within thirty (30) days after the condemnation judgment is entered, and the term of this Lease shall be considered terminated as of the date judgment is satisfied by payment of the award.

15. Assignment and Subletting. Tenant shall not assign or transfer this Lease, nor sublease the Demised Premises, or any portion thereof without the Lessor's advance, written consent. No assignment or transfer of this Lease or sublease of the Demised Premises or any portion thereof, shall release Tenant of Tenant's obligation to pay rent and to perform all other obligations to be performed by Tenant under this Lease.

16. Liability. Except to the extent caused by an act or omission of Lessor, and subject to and with reservation of the protections, immunities, and limitations on liability afforded to Tenant under Wis. Stat. § 893.80, Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers, and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes.

Lessor shall not be liable for any damage to property of Tenant or of others located on the Demised Premises, nor for the loss of or damage to any property of Tenant or of others by theft or otherwise. Lessor shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow, or leaks from any part of the Demised Premises, or from the pipes, appliances or plumbing works or from the roof, street or subsurface or from any other place or by any other cause of whatsoever nature. Lessor shall not be liable for any damage caused by other persons on or about the Demised Premises, occupants of adjacent property (including the Retained Premises) or the public, or caused by construction of any private, public or quasi-public work. All property of Tenant kept or stored on the Demised Premises shall be so kept or stored at the risk of Tenant and Tenant shall hold Lessor harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

The provisions of this Section 16 shall not apply to any liability or damage caused by the willful act or neglect of Lessor, nor to any liability or damage caused by a third-party tenant of Lessor's Space.

17. Default. In the event Tenant defaults in making timely payment of rent herein specified and such default continues uncured for three (3) days after receipt by Tenant of written notice from Lessor, or if default should be made in performance of any other term or covenant to this Lease to be performed by Tenant and the same shall remain uncured thirty (30) days after receipt by Tenant of written notice from Lessor, Lessor may, at its option re-enter the Demised Premises, remove Tenant and all persons holding under it, and terminate this Lease and repossess itself of the Demised Premises; provided, however, that such repossession shall not constitute a waiver by Lessor of any other rights which it may have to enforce collection of rents for the balance of the Lease term or to recover damages from Tenant for default in payment of rents or any other default hereunder. During the term of this Lease, Tenant shall be entitled to no more than two (2) rental defaults with notice and/or two (2)

other defaults with notice; thereafter, Lessor's rights under this Section 17 shall be exercisable forthwith. In the event of a default hereunder, Lessor shall be entitled to recover all costs of collection and enforcement, including reasonable attorney's fees.

18. Force Majeure. The Parties shall not be responsible for any failure to perform its obligations or delays caused by events beyond the control of either Party, including but not limited to war, acts of God, riots, pandemics, governmental regulations and restrictions.

19. Notices. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by registered or certified mail, return receipt requested, to the Tenant as follows:

Dane County  
Attn: Real Estate Coordinator  
5201 Fen Oak Drive, #208  
Madison, WI 53718

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by registered or certified mail return receipt requested to the Lessor as follows:

Madison College  
1701 Wright Street  
Madison, WI 53704  
Attn. Executive Vice President of Finance and Administration

Either party may by like notice at any time and from time-to-time designate a different address or designee to which notices shall be sent. Notice given in accordance with these provisions shall be deemed received when mailed.

20. Miscellaneous.

(a) This Agreement embodies the entire agreement and understanding among the Parties relative to subject matter hereof and supersedes all prior agreements, understandings, or past practices, whether written or oral, relating to such subject matter.

(b) This Agreement and the rights of the Parties shall be governed by and construed and enforced in accordance with the laws of the state of Wisconsin.

(c) This Agreement may be executed in several counterparts and as so executed shall constitute one agreement binding on the Parties hereto.

(d) This Agreement shall not be modified or amended except by a written instrument signed by the Parties. In addition, no waiver of any provision of this Agreement shall be binding unless set forth in writing signed by the Party effecting the waiver. Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term of this Agreement or of the same circumstance or event upon any recurrence thereof.

(e) The invalidity or partial invalidity of any portion of this Agreement shall not invalidate the remainder thereof and said remainder shall remain in full force and effect.

(f) This Lease shall be binding upon the Parties hereto and their representatives, successors and assigns.

(g) Each party represents to the other that no brokerage commission is payable by reason of this Lease.

(h) This Agreement shall not in any way establish a partnership, employment, or agency relationship between the parties. Neither party shall hold itself out as a partner, agent, principal, employer or employee of the other, nor shall either party have the right or power to assume or create any obligations of any kind, express or implied, binding on the other party hereto.

(i) If the Lessor is required to close its campus building(s), due to a pandemic, other public health crisis or other reasons outside of their control, the Lessor will provide as much notice to the Tenant as possible. If the closure continues for seven (7) or more consecutive days, the Lessor will refund the Tenant a prorated portion of any pre-paid rent for those days of closure.

21. **COPIES VALID:** This Agreement, and any amendment or addendum relating to it, may be executed and transmitted to any other party by legible facsimile reproduction or by scanned legible electronic PDF copy, and utilized in all respects as, an original, wet-inked manually executed document. Further, this Agreement and any amendment or addendum thereto, may be stored and reproduced by each party electronically, photographically, by photocopy or other similar process, and each party may at its option destroy any original document so reproduced. All parties hereto stipulate that any such legible reproduction shall be admissible in evidence as the original itself in any judicial, arbitration or administrative proceeding whether or not the original is in existence and whether or not such reproduction was made by each party in the regular course of business. This term does not apply to the service of notices under this Agreement

(signatures on next page)

IN WITNESS WHEREOF, the Parties have executed this Lease on the day and year first above written.

**MADISON AREA TECHNICAL COLLEGE**

**By:** Sylvia Ramirez  
**Title:** Executive Vice President of Finance & Administration  
**Date:** Feb 10, 2026

**COUNTY OF DANE**

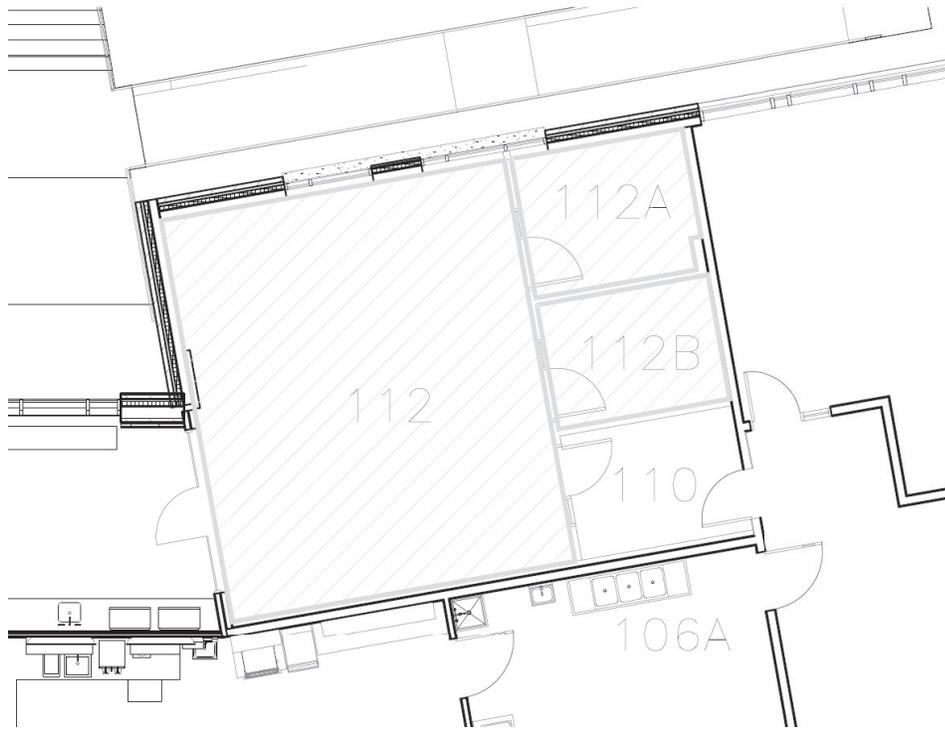
**By:** \_\_\_\_\_  
**Title:** Melissa Agard, County  
Executive \_\_\_\_\_

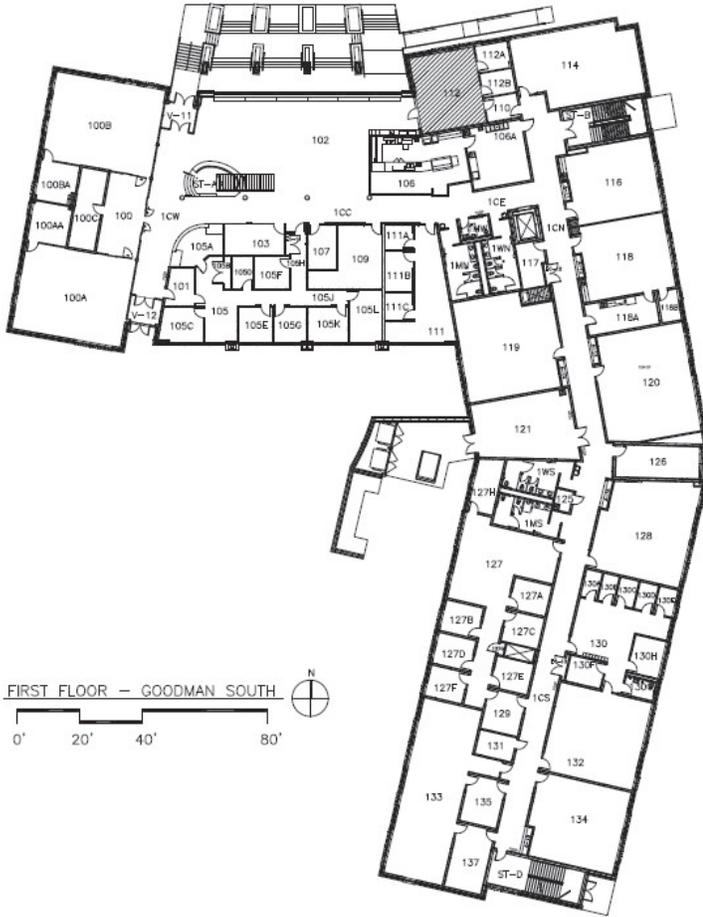
**Date:** \_\_\_\_\_

**By:** \_\_\_\_\_  
**Title:** Scott McDonell, County  
Clerk \_\_\_\_\_

**Date:** \_\_\_\_\_

**EXHIBIT A**  
Demised Premise





FIRST FLOOR - GOODMAN SOUTH

0' 20' 40' 80'

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## **EXHIBIT B**

### **Tenant's Purpose and Use of the Demised Premises**

#### **Background**

Joining Forces for Families (JFF) is a community based, voluntary program that works together with local partners to assist families. The goal of JFF is to support families so that they can be successful in school, at home, and in the community.

JFF community social workers work with local stakeholders and resources to provide direct services to residents, develop collaborative programs to address areas of need, and advocate for people on an individual and system level. JFF teams work to meet the needs of families through creative problem solving, advocacy, and resource connection. This may include helping with basic needs such as housing, food, employment, and clothing. JFF also works with communities to create safer and healthier places to live.

#### **Purpose**

This memorandum is to establish the terms of understanding concerning JFF's provision of a social worker on Madison College's Goodman South Campus site to provide services and resources related to food, clothing, health, legal issues, housing, employment, early childhood, youth and families, mental health, drugs and alcohol and public benefits (e.g. Badgercare, Foodshare, Childcare subsidy, W2, etc.) A JFF Community Social Worker will meet with clients one-on-one to discuss the factors impacting their unique situation. JFF will look for solutions based on where the client lives, as JFF is geographically-based. Once a client identifies a need, JFF can create an action plan with the client. This may include assisting with system navigation to access available resources, such as Badgercare or Foodshare, or accessing mental health services. It may include providing some type of service or intervention immediately to address the need. Additionally, it may include referring and connecting students to services that make sense for them.

#### **Partner Roles & Responsibilities**

##### **Madison College**

- Provide a confidential meeting space as part of the Community Services Office at the Goodman South Campus, 2429 Perry Street; this space is in a high-traffic, visible area of the Goodman South campus. Supports include: a locked file cabinet with access only for JFF staff, door signage, parking and building access.
- Provide additional, more discreet space to accommodate those clients, inclusive of eligible Madison College students, who may have additional considerations or needs.

##### **Dane County Joining Forces for Families**

- Provide JFF services on the Madison College Goodman South Campus.
- Work collaboratively with other Madison College Community Services Office organizations to provide and leverage resources and make appropriate referrals for services JFF may not provide

nor have an expertise in the area.

- Those working under the auspices of JFF will offer appropriate and competent services and referrals.
- The JFF staff are not considered employees of Madison College and this agreement is not intended to and does not create a joint employer or co-employment situation.

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## EXHIBIT C

Service Name:

Effective Date:

3<sup>rd</sup> Party IT Service Definition

August, 2014

### Service Definition:

**As a campus IT policy:** Madison College (MC) will not offer Internet, hardware or software technology, installation, support or fee payments/invoicing to any 3<sup>rd</sup> parties.

- Madison College Technology Services will not provide 3<sup>rd</sup> parties (anyone outside of the College's immediate users/clients) with technology support.
- Madison College Technology Services will not function as a hosting provider or Internet Service Provider (ISP) for 3<sup>rd</sup> Parties.
- The MC network (LAN and WAN) will not be available to 3<sup>rd</sup> Parties.
- Support for Technology used at MC locations will only be for MC-led or associated events.

### Rationale for Service Definition:

- Software licensing terms only allows access for our machines, faculty, staff and students.
- MC does not want to be in competition with other technology rental/lease or support services (per state statute).
- MC has limited staff resources and cannot effectively deliver support services (help desk, troubleshooting, security access, malware management/cleanup, etc.) to 3<sup>rd</sup> Parties.
- MC does not want to take on the responsibility and liability for any data loss/breach or other potential harm to 3<sup>rd</sup> Party systems.
- MC does not want to take the risk of 3<sup>rd</sup> Parties introducing risks within the MC IT environment.

### 3<sup>rd</sup> Party Technology Responsibilities:

- 3<sup>rd</sup> Parties need to provide their own **phone services** and payments of monthly or annual fees.
- 3<sup>rd</sup> Parties need to provide their own **print services**, including toner and paper usage.
- 3<sup>rd</sup> Parties need to provide their own **network services** through a chosen ISP.
- 3<sup>rd</sup> Parties will need to manage their own **network accounts/passwords, email and calendaring access**.
  - MC will not provide file storage, backup and retrieval services.
- 3<sup>rd</sup> Parties need to provide their own **Help Desk and support services** to their clients/users.
- 3<sup>rd</sup> Parties will need to provide their own **virus cleanup/security support**.
- 3<sup>rd</sup> Parties will need to provide their own **licensed products**, e.g., Microsoft Suite, for instructional or other uses.
- 3<sup>rd</sup> Parties will need to provide their own **A/V equipment** in designated labs. MC will remove its equipment.
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### Shared Areas Support Services:

- In shared areas, if the **students being taught are also MC students**, MC will provide them the normal level of service.
- In shared areas, MC will limit phone service to only **local calls**; all long-distance calls will be locked out.
- In shared areas, MC will support **A/V and other equipment** based on standard support hours and response times.
- In shared areas, to use any MC-owned equipment, the **Madison College User ID Agreement** has to be signed by all users (faculty, students, etc.)
- In shared areas, **downloading 3<sup>rd</sup> Party software to MC-devices** is considered higher risk and would have to be assessed for both risk severity and license compliance issues. In such instances, MC may be able to lease its software (assuming licensing terms allow) and support to the 3<sup>rd</sup> Party.
  - The preference is for the 3<sup>rd</sup> Party to furnish its own equipment and its own software.

# 23-26 Dane County Joining Forces for Families Lease - DCredits\_V3

Final Audit Report

2026-02-10

Created:	2026-02-10
By:	Claire Krintz (ckrintz@madisoncollege.edu)
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## "23-26 Dane County Joining Forces for Families Lease - DCredits\_V3" History

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