

1 SUB \_\_\_\_ TO 2024 RES-296 (PROPOSED – ERICKSON)

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3 CONSENTING TO ASSIGNMENT AND SUB-LEASE OF RAGATZ INVESTMENT, LLC  
4 LEASE  
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6 Ragatz Investment, LLC, current lessee under an existing ground lease on which a hotel  
7 is constructed at the Alliant Energy Center of Dane County f/k/a Dane County  
8 Exposition Center, Ground Lease No. 2419 (which was assigned from original lessee  
9 Legacy Hospitality LLC to Expo Hospitality Partners LLC, and subsequently assigned to  
10 GLC then to Ragatz LLP and Ragatz Investment, LLC, successor by merger to Ragatz  
11 LLP), desires to sell the hotel and assign its interests in the ground lease to Ragatz LLP,  
12 a Wisconsin limited liability partnership, State Street Partners I, LLP, a Wisconsin limited  
13 liability partnership, and Oriental Specialties, Inc., a Wisconsin corporation, as tenants in  
14 common (jointly and severally "Assignees"). Paragraphs 13.1 and 13.2 of the ground  
15 lease require the express consent of both the County Board and the County Executive  
16 to any assignment or sublet of the premises leased under the ground lease. This  
17 request for consent to an assignment results from the intention of Ragatz Investment,  
18 LLC to sell the hotel at the Alliant Energy Center of Dane County f/k/a Dane County  
19 Exposition Center to Assignees.  
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21 Further, Assignees desire to enter into an agreement with  
22 Rusk Avenue Hotel Group LLC, a Delaware limited liability company, and 102 East  
23 Rusk Avenue LLC, a Wisconsin limited liability company, as tenants-in-common  
24 (collectively, "Assignee") (an entity to be wholly owned by  
25 Assignees), whereby Assignees sublet the premises leased under the ground lease to  
26 Rusk Avenue Hotel Group LLC and 102 East Rusk Avenue LLC.  
27 Paragraphs 13.1 and 13.2 of the ground lease require the express consent of both the  
28 County Board and the County Executive to any assignment or sublet of the premises  
29 leased under the ground lease. This request for consent to a sublease results from the  
30 intention of Assignees to sublet the premises demised under the ground lease to Rusk  
31 Avenue Hotel Group LLC and 102 East Rusk Avenue LLC.  
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33 NOW, THEREFORE, BE IT RESOLVED that on behalf of the County of Dane, the  
34 County Clerk and County Executive are authorized to execute an agreement(s)  
35 embodying the above provisions.  
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