

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**2025 RES-107**

AUTHORIZING THE FIRST AMENDMENT TO THE GROUND LEASE (CONTRACT  
#14746) AND MAINTENANCE FACILITY LEASE (CONTRACT #14740) BETWEEN  
DANE COUNTY AND THE CITY OF MADISON.

On February 27, 2023, consistent with the terms of the Sustainability Campus and Landfill Development Agreement entered into between the City and the County (the "Parties"), the County purchased 231.28 acres of real estate from the City. The property in question, which has the addresses of 7103 Millpond Rd. and 4402 Brandt Rd. in the City of Madison (hereinafter "the Property"), was a portion of the City's Yahara Hills Golf Course (the "Course"); and,

As a condition of the sale of the Property, the Parties entered into two leases, the "Ground Lease-Yahara Hills Golf Course" (the "Ground Lease") and the "Lease-Yahara Hills Golf Course Maintenance Facility" (the "Maintenance Facility Lease"), under which the City would be authorized to maintain certain golf course operations on the Property for a specified period of time, subject to the terms and conditions of the respective leases. Under the Ground Lease, the City is authorized to continue operating 36-holes through Oct. 31, 2024, 27-holes through October 31, 2025, and 18-holes through October 31, 2042; and,

The County has an additional need for certain improvements within the Property, along with easements from the City over the City's remaining lands used for the Course to accommodate certain improvements required for the development and operation of the landfill; and,

The City has additional needs to install irrigation equipment within the Property along with a need for continued access over the Property to access the Course, during the term of the Ground Lease; and,

The City and the County have a mutual need to enter into an agreement pertaining to the stormwater at the Property and the Course, specifically the surface water drainage from the future landfill, compost site and sustainable business park (the "Sustainability Campus") onto the Course; and,

Given the development progress of Sustainability Campus on the Property, and the needs of the County and the City as noted herein, the Parties are agreeable to making certain amendments to the Ground Lease and the Maintenance Facility Lease (collectively, the "Leases"), along with the granting of future easements necessary for the future landfill and entering into a stormwater agreement pertaining to the Course and the Property.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, and agreements hereinafter set forth, the County approves amending these Agreements; and

**THEREFORE, BE IT RESOLVED** that the first amendment to the Ground Lease and Maintenance Facility Lease is approved; and

**BE IT FINALLY RESOLVED** that the County Executive and the County Clerk be authorized to execute the first amendment to the Ground Lease and Maintenance Facility Lease.