

Dane County Contract Addendum Cover Sheet

Res 088

Revised 06/2021

Contract # Admin will assign	16317A
Dept./Division	District Attorney
Brief Addendum Title/Description	Rent rate increase on Tommy G. Thompson Building lease
Vendor Name	Wisconsin Department of Administration
Vendor MUNIS #	3839
Addendum Term	7/1/2026 - 6/30/2027
Amount (\$)	\$ 25,600.00

Department Contact Information		Vendor Contact Information	
Contact	Kelly Breunig	Contact	David Roessler
Phone #	608-267-8840	Phone #	608-261-2435
Email	kelly.breunig@da.wi.gov	Email	david.roessler1@wisconsin.gov
Purchasing Officer	Hazel Schuster		

Purchase Order – Maintenance or New PO					
☒	PO Maintenance Needed PO# 20261724	Org: CPDIST	Obj: 51499	Proj:	\$ 25,600.00
☐	No PO Maintenance Needed – this addendum does not change the dollar amount of the contract.				
☐	New PO / Req. Submitted Req#	Org:	Obj:	Proj:	
		Org:	Obj:	Proj:	

Budget Amendment	
☐	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.

Total Contracted Amount – List the Original contract info, then subsequent addenda including this new addendum					
A resolution is required when the total contracted amount first exceeds \$100,000. Additional resolutions are then required whenever the sum(s) of any additional addenda exceed(s) \$100,000	Addendum #	Term	Amount	Resolution	
	Original	6/15/2026 - 6/30/2027	\$ 421,100.00	☐ None	Res# 2026-017
	16317A	7/1/26 - 6/30/2027	\$ 25,600.00	☐ None	Res# 2026 Res-088
				☐ None	Res#
				☐ None	Res#
				☐ None	Res#
				☐ None	Res#
Total Contracted Amount			\$ 446,700.00		

Contract Language Pre-Approval – prior to internal routing, this contract has been reviewed/approved by:		
☐ Corporation Counsel:	☐ Risk Management:	☒ No Pre-Approval

APPROVAL	
Dept. Head / Authorized Designee	
Kelly Breunig	Digitally signed by Kelly Breunig Date: 2026.07.17 09:47:59 -05'00'

APPROVAL – Contracts Exceeding \$100,000	
Director of Administration	Corporation Counsel

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached			
DOA:	Date In: 7/17/26	Date Out: _____	☒ Controller, Purchasing, Corp Counsel, Risk Management

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, July 20, 2026 2:15 PM
To: Hicklin, Charles; Schuster, Hazel; Gault, David; Cotillier, Joshua
Cc: Oby, Joe
Subject: Contract #16317A
Attachments: 16317A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 7/20/2026 3:42 PM	Approve: 7/20/2026 3:42 PM
	Schuster, Hazel		Approve: 7/20/2026 2:57 PM
	Gault, David	Read: 7/20/2026 2:27 PM	Approve: 7/20/2026 2:31 PM
	Cotillier, Joshua		Approve: 7/20/2026 2:47 PM
	Oby, Joe		

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

Contract #16317A

Department: District Attorney

Vendor: WI Dept of Administration

Contract Description: Addendum due to rent increase for lease for District Attorney's Office during renovation (Res 088)

Contract Term: 7/1/26 – 6/30/27

Contract Amount: \$25,600.00

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 currently have a modified work schedule...I am in the office Mondays and Wednesdays and working remotely Tuesdays, Thursdays and Fridays.

2026 RES-088

APPROVING A LEASE ADDENDUM FOR DISTRICT ATTORNEY'S OFFICE AT
TOMMY G. THOMPSON BUILDING

The Dane County District Attorney's (DA) office at 215 S. Hamilton is undergoing renovations and has moved into a temporary rental space on the 6th floor of the State's Tommy G. Thompson Building at 201 West Washington Avenue, Madison. Per the State's lease, the base rent is subject to change based upon rates approved by the State Building Commission. The State Building Commission recently approved a base rate rental increase from \$26.24 to \$27.84 that went into effect on July 1, 2026.

The State of Wisconsin, Department of Administration has issued a Lease Addendum to reflect this change in base rent. The monthly rent will increase from \$35,091.67 per month to \$37,225.00 per month or \$446,700.00 annually. All other terms and conditions of the lease remain the same.

THEREFORE BE IT RESOLVED that the Dane County Board of Supervisors and Dane County Executive authorize the above described Lease Addendum for the property at 201 West Washington Avenue; and

BE IT FINALLY RESOLVED that the County Executive and County Clerk are authorized to execute the Lease Addendum on behalf of Dane County.



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Sanjay Olson, Division Administrator

June 30, 2026

Sharene Smith
Dane County
City-County Building, Room 425
210 Martin Luther King Jr Blvd.
Madison, WI 53703

Re: Lease Number 902-142 Madison – Letter of Addendum/Rent Increase
(Sent via email only to: Smith.Sharene@danecounty.gov)

Dear Ms. Smith,

This letter will serve as a Letter of Addendum/Rent Increase to the Lease dated June 11, 2026 by and between the State of Wisconsin, Department of Administration, as Lessor, and Dane County, as Lessee, which said Lease covers approximately 16,000 square feet of office space (the “Premises”) in Lessor’s building (the “Building”) located at 201 West Washington Avenue, in the City of Madison, Wisconsin; and

Whereas the Lessor and Lessee thereto wish to modify said Lease,

NOW THEREFORE, IT IS AGREED THIS 30th day of June, 2026, in consideration of the mutual covenants contained herein, Lessor and Lessee agree to modify the Lease effective July 1, 2026 as follows:

- 1. Initial Term Rental.** Pursuant to the Lease, *“The Base Rent rate is subject to change based upon rates approved by the State Building Commission (SBC). In the event that the SBC approves a rate change during the term of this Lease, a Letter of Addendum will be issued, accordingly. The Letter of Addendum will specify the new Base Rent rate as well as the effective date, whereby the rate change effective date for the Lessee shall be the same as the rate paid by State agencies residing in the building.”* On May 13, 2026, the SBC approved a rate change from \$26.24/SF to \$27.84/SF effective July 1, 2026. In turn, the rent schedule in Section 4 Initial Term Rental in the Lease shall be deleted in its entirety and shall be replaced with the rent schedule as shown below:

Initial Lease Term Rental Rate Schedule

Begin Date	End Date	Base Rent	Parking Rent	Annual Rent	Monthly Rent
June 15, 2026	June 30, 2026	N/A	\$56.00	N/A	\$18,715.56
July 1, 2026	June 30, 2027	\$445,440.00	\$1,260.00	\$446,700.00	\$37,225.00

- 2. Renewal Rentals.** The rent schedule in Section 5 Renewal Rentals in the Lease shall be deleted in its entirety and shall be replaced with the rent schedule as shown below:

Renewal Term Rental Rate Schedule

Begin Date	End Date	Base Rent	Parking Rent	Annual Rent	Monthly Rent
*MTM	*MTM	\$445,440.00	\$1,260.00	\$446,700.00	\$37,225.00

All other provisions of the Lease, except as otherwise expressly provided herein, shall continue to be binding upon the parties thereto and shall inure to the benefit of said parties, their respective heirs, their personal representatives, successors and assigns.

Please sign and return one copy of this letter to my attention as acknowledgment of the foregoing. If you have any questions, please contact me by phone at (608) 266-8183 or by e-mail at gary.mohoney@wisconsin.gov.

Sincerely,



Gary Mohoney
Real Estate Portfolio Manager
Lease Administration
Bureau of Real Estate Management

Lessee: Dane County

The foregoing is acknowledged and approved this _____ day of _____, 2026.

By: _____

Print Name & Title: Melissa Agard, Dane County Executive

cc: David Roessler, DOA
File No. 902-142