

**DANE COUNTY
POLICY AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update	Substitute No. _____
Sponsor: Supervisor ENGELBERGER		Resolution No. 2026 RES-023
Vote Required:		Ordinance Amendment No. <u>4</u>
Majority <input type="checkbox"/>	Two-Thirds <input checked="" type="checkbox"/>	

Title of Resolution or Ord. Amd.:

AUTHORIZING AMENDMENT OF LEASE INVOLVING
LAND AT THE DANE COUNTY REGIONAL AIRPORT

Policy Analysis Statement:

Brief Description of Proposal -

Airport staff and The Bridges Golf Course, LLC ("Bridges") obtained appraisals for the land and negotiated for rent to be a ground rent based on the two appraisals

Current Policy or Practice -

Under Lease No. DCRA 97-04 ("Lease"), Bridges leases from Dane County approximately 266 acres of land located adjacent to the Dane County Regional Airport ("Airport") at 2702 Shopko Drive, Madison, Wisconsin. The rent Bridges paid under the Lease has historically been a concession fee tied to Bridges' gross revenue.

Impact of Adopting Proposal -

Annual ground rent for calendar year 2026 will be \$63,375 and will increase by 3.5% annually. In addition, the land will be reappraised every five years and ground rent will be adjusted based on the obtained appraisal(s). Airport staff have determined that approval of the requested Lease amendment is in Dane County's best interest.

Fiscal Estimate:

Fiscal Effect (check all that apply) -

- No Fiscal Effect
- Results in Revenue Increase
- Results in Expenditure Increase
- Results in Revenue Decrease
- Results in Expenditure Decrease

Budget Effect (check all that apply)

- No Budget Effect
- Increases Rev. Budget
- Increases Exp. Budget
- Decreases Rev. Budget
- Decreases Exp. Budget
- Increases Position Authority
- Decreases Position Authority

Note: if any budget effect, 2/3 vote is required

Narrative/Assumptions about long range fiscal effect:

Annual ground rent for calendar will increase by 3.5% annually. In addition, the land will be reappraised every five years and ground rent will be adjusted based on the obtained appraisal(s).

Expenditure/Revenue Changes:

Expenditures -	Current Year		Annualized		Revenues -	Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital					Other	\$14,456			
Total	\$0	\$0	\$0	\$0	Total	\$14,456	\$0	\$0	\$0

Personnel Impact/FTE Changes:

None

Prepared By:

Agency: Airport	Division: Administration	Phone: 608-246-3384
Prepared by: Frank Vallejos	Date: 05/04/26	Phone: 608-246-3391
Reviewed by Cody Castillo	Date: 05/04/26	