

Dane County Contract Addendum Cover Sheet

Revised 06/2021

Res 024

		Contract # Admin will assign	11507D
Dept./Division	AIRPORT/AIRINDUS	Vendor Name	Mad Town Skate, LLC
Brief Addendum Title/Description	AUTHORIZING MEMORANDUM OF LEASE FOR DCRA 2013-03, 2401 GRIMM STREET	Vendor MUNIS #	36763
		Addendum Term	No Change
		Amount (\$)	

Department Contact Information		Vendor Contact Information	
Contact	Cody Castillo	Contact	Justin Alling
Phone #	608.246.3381	Phone #	608-334-5109
Email	castillo.cody@msnairport.com	Email	madtownskate@gmail.com
Purchasing Officer			

Purchase Order – Maintenance or New PO					
☐	PO Maintenance Needed PO#	Org:	Obj:	Proj:	
		Org:	Obj:	Proj:	
☐	No PO Maintenance Needed – <i>this addendum does not change the dollar amount of the contract.</i>				
☐	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	6/1/2013-12/31/2083		☐ None	Res# 2013-34
	A	12/1/25-12/31/2083		☐ None	Res# 2025-220
	B	5/1/26-12/31/2083		☐ None	Res# 2026-024
	C	5/1/26 - 12/31/2083		☐ None	Res# 2026-024
	D	5/1/26 - 12/31/2083		☐ None	Res# 2026-024
				☐ None	Res#
	Total Contracted Amount			\$ 0.00	

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

APPROVAL
Dept. Head / Authorized Designee
Cody Castillo

Digitally signed by Cody Castillo
DN: C=US, E=Castillo.cody@msnairport.com,
CN=Cody Castillo
Reason: I am approving this document
Date: 2026.05.12 12:59:19-05'00'

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

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached		
DOA:	Date In: 5/12/26 Date Out: _____	☒ Controller, Purchasing, Corp Counsel, Risk Management

Goldade, Michelle

From: Goldade, Michelle
Sent: Monday, May 18, 2026 1:30 PM
To: Hicklin, Charles; Rogan, Megan; Gault, David; Cotillier, Joshua
Cc: Oby, Joe
Subject: Contract #11507D
Attachments: 11507D.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 5/18/2026 1:58 PM	Approve: 5/18/2026 1:58 PM
	Rogan, Megan	Read: 5/18/2026 1:34 PM	Approve: 5/18/2026 1:34 PM
	Gault, David	Read: 5/19/2026 1:01 PM	Approve: 5/20/2026 11:15 AM
	Cotillier, Joshua	Read: 5/18/2026 2:41 PM	Approve: 5/18/2026 2:42 PM
	Oby, Joe		

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

Contract #11507D
Department: Airport
Vendor: Mad Town Skate LLC
Contract Description: Memorandum of Lease for DCRA Lease #2013-03 for 2401 Grimm St (Res 024)
Contract Term: 5/1/26 – 12/31/2083
Contract Amount: \$0

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.

**AUTHORIZING EXECUTION OF LEASE ADDENDUM, LANDLORD AGREEMENT, AND
MEMORANDUM OF LEASE INVOLVING LEASED LAND AT THE
DANE COUNTY REGIONAL AIRPORT**
Lease No. DCRA 2013-03

NOW, THEREFORE, BE IT RESOLVED that the Dane County Executive and the Dane County Clerk are authorized to execute on behalf of Dane County a Lease Addendum, Landlord Agreement, and Memorandum of Lease required for the closing of the previously approved assignment of Lease No. DCRA 2013-03, as set forth above.

11507D

MEMORANDUM OF LEASE

Document Number

Recording Area

Name and Return Address

Adam Ussher
Dane County Regional Airport
4000 International Lane
Madison, WI 53704

251/0810-304-0498-3; and
251/0810-304-0403-2.
Parcel Identification Numbers (PINs)

This document was drafted by:
Adam Ussher
Dane County Regional Airport
4000 International Lane
Madison, WI 53704

THIS MEMORANDUM OF LEASE is between Dane County, a Wisconsin quasi-municipal corporation ("Lessor"), Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc., a Wisconsin corporation ("Lessee"), and Mad Town Skate, LLC, a Wisconsin limited liability company ("Assignee").

RECITALS

1. Lessor and Lessee executed a Lease No. DCRA 2013-03 dated June 11, 2013 (the "Lease") by which Lessor leases to Lessee the real property legally described on Exhibit A (the "Premises").
2. Lessor, Lessee, and Assignee desire to record a Memorandum of Lease to record Lessee's interest in the Lease and satisfy the requirements of Assignee's title company.

AGREEMENT

Accordingly, the parties agree as follows:

1. Subject to the terms and conditions of the Lease, Lessor leases the Premises to Lessee for a term of 70 years and seven months, beginning June 1, 2013 and ending December 31, 2083.
2. There is an Amendment to Lease pending or will be executed around the same time as this Memorandum of Lease that will add provisions required for a Small Business Administration loan that will be obtained by Assignee. Said Amendment to Lease does not modify the Lease term or ground rent.
3. All other terms and conditions concerning Lessee's occupancy of the Premises are set forth in the Lease. This Memorandum of Lease is executed and recorded for the purpose of giving notice of the Lease to third parties and this Memorandum of Lease is subject to all terms and conditions contained in the Lease.
4. The parties may evidence their agreement to be bound by the terms of this Memorandum of Lease upon one or more counterparts of this document, which together constitute a single document. A photocopy, facsimile, or electronic copy of this Memorandum of Lease has the same effect as an original for all purposes. The parties stipulate that any such legible copy is admissible in evidence as the original itself in any proceeding, regardless of whether or not the original is in existence and whether or not such copy was made by a party in the regular course of business.

THIS MEMORANDUM OF LEASE IS OF A LEASEHOLD INTEREST THAT IS LESS THAN 99 YEARS AND THEREFORE IS EXEMPT FROM THE WISCONSIN REAL ESTATE TRANSFER FEE.

To evidence the parties' agreement to this Memorandum of Lease, they have executed and delivered it on the dates indicated below.

LESSOR

Dane County

By: _____ Date: _____
Melissa Agard
Dane County Executive

By: _____ Date: _____
Scott McDonell
Dane County Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2026, the above-named Melissa Agard, Dane County Executive, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2026, the above-named Scott McDonell, Dane County Clerk, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

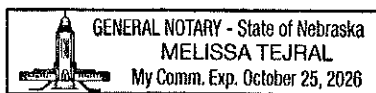
LESSEE

Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc.

By: James D Krger Date: 5/5/26

STATE OF Nebraska)
) ss.
COUNTY OF lancaaster)

Personally came before me this 5 day of May, 2026, the above-named James Krger to me known to be an authorized representative of Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc. who executed the foregoing instrument and acknowledged the same on behalf of Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc.

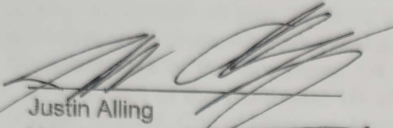


Melissa Tejral
Notary Public, State of Nebraska
My Commission expires: October 25, 2026

[Signature page to Memorandum of Lease]

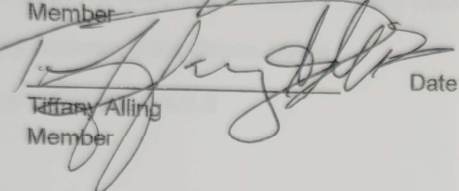
ASSIGNEE

Mad Town Skate, LLC

By: 

Justin Alling
Member

Date: 5/11/2026

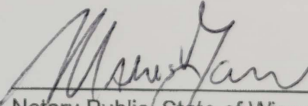
By: 

Tiffany Alling
Member

Date: 5/11/26

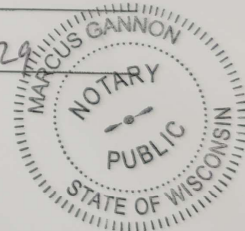
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 11 day of May, 2026, the above-named Justin Alling, to me known to be an authorized representative of Mad Town Skate, LLC who executed the foregoing instrument and acknowledged the same on behalf of Mad Town Skate, LLC.



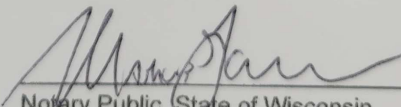
Notary Public, State of Wisconsin

My Commission expires: 6/21/29



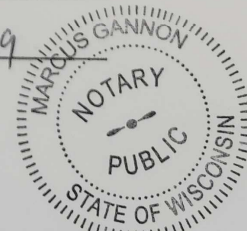
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 11 day of May, 2026, the above-named Tiffany Alling, to me known to be an authorized representative of Mad Town Skate, LLC who executed the foregoing instrument and acknowledged the same on behalf of Mad Town Skate, LLC.



Notary Public, State of Wisconsin

My Commission expires: 6/21/29



[Signature page to Memorandum of Lease]

Exhibit A

Legal Description of the Premises

Lot 1 of Dane County Certified Survey Map No. 13291 recorded in the Office of Register of Deeds, Dane County, Wisconsin on May 22, 2012 as Document No. 4874248, being part of Lots 19 and 22 of First Addition to Truax Air Park West and part of vacated Grimm Street being located in part of the Southeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and part of the Northeast 1/4 of the Northeast 1/4 of Section 31, all in Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Property Address: 2401 Grimm Street

Tax Key: 0810-304-0498-3