

# Dane County Contract Addendum Cover Sheet

Res 323

Revised 06/2021

<b>Contract #</b> Admin will assign	10319A
--	--------

<b>Dept./Division</b>	AIRPORT	<b>Vendor Name</b>	Grosso Revocable Trust
<b>Brief Addendum Title/Description</b>	Authorizing assignment of lease involving land at the Dane County Regional Airport. DCRA 2010-06, 3411 Mitchell Street	<b>Vendor MUNIS #</b>	16124
		<b>Addendum Term</b>	Current through 5.31.2038
		<b>Amount (\$)</b>	

Department Contact Information		Vendor Contact Information	
<b>Contact</b>	Adam Ussher	<b>Contact</b>	Ronald J. Grosso
<b>Phone #</b>	608.246.3388	<b>Phone #</b>	608.577.0779
<b>Email</b>	ussher.adam@msnairport.com	<b>Email</b>	grossoproperties@gmail.com
<b>Purchasing Officer</b>			

Purchase Order – Maintenance or New PO					
<input type="checkbox"/>	<b>PO Maintenance Needed PO#</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
<input type="checkbox"/>	<b>No PO Maintenance Needed – this addendum does not change the dollar amount of the contract.</b>				
<input type="checkbox"/>	<b>New PO / Req. Submitted Req#</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	

Budget Amendment	
<input type="checkbox"/>	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					
<p>A resolution is required when the total contracted amount first exceeds \$100,000.</p> <p>Additional resolutions are then required whenever the sum(s) of any additional addenda exceed(s) \$100,000</p>	<b>Addendum #</b>	<b>Term</b>	<b>Amount</b>	<b>Resolution</b>	
	Original	12/1/2009 - 5/31/2028		<input type="checkbox"/> None	Res#
				<input type="checkbox"/> None	Res# 323-2024
				<input type="checkbox"/> None	Res#
				<input type="checkbox"/> None	Res#
				<input type="checkbox"/> None	Res#
				<input type="checkbox"/> None	Res#
<b>Total Contracted Amount</b>			\$ 0.00		

Contract Language Pre-Approval – prior to internal routing, this contract has been reviewed/approved by:		
<input checked="" type="checkbox"/> Corporation Counsel: Adam Ussher	<input type="checkbox"/> Risk Management:	<input type="checkbox"/> No Pre-Approval

APPROVAL	
Dept. Head / Authorized Designee	
Ussher, Adam	Digitally signed by Ussher, Adam Date: 2025.02.17 15:02:05 -06'00'

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

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached			
<b>DOA:</b>	<b>Date In:</b> 2/17/25	<b>Date Out:</b> _____	<input checked="" type="checkbox"/> Controller, Purchasing, Corp Counsel, Risk Management

## Goldade, Michelle

---

**From:** Goldade, Michelle  
**Sent:** Thursday, February 20, 2025 9:41 AM  
**To:** Hicklin, Charles; Gault, David; Rogan, Megan  
**Cc:** Stavn, Stephanie; Oby, Joe  
**Subject:** Contract #10319A  
**Attachments:** 10319A.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>	<b>Response</b>
	Hicklin, Charles	Read: 2/20/2025 9:50 AM	Approve: 2/20/2025 9:50 AM
	Gault, David	Read: 2/20/2025 10:55 AM	Approve: 2/20/2025 10:55 AM
	Rogan, Megan	Read: 2/20/2025 9:42 AM	Approve: 2/20/2025 3:39 PM
	Stavn, Stephanie	Read: 2/20/2025 10:41 AM	
	Oby, Joe		

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

Contract #10319A  
Department: Airport  
Vendor: Grosso Revocable Trust  
Contract Description: Assignment of Lease & Approval of Assignment (Res 323)  
Contract Term: 1/1/25 – 5/31/2038  
Contract Amount: \$0

Thanks much,  
Michelle

*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 am currently working a modified schedule. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

**2024 RES-323**

**AUTHORIZING ASSIGNMENT OF LEASE INVOLVING  
LAND AT THE DANE COUNTY REGIONAL AIRPORT**

Lease No. DCRA 2010-06

Under Lease No. DCRA 2010-06 (“Lease”), Ronald J. Grosso (“Grosso”) leases from Dane County approximately 14,300 square feet of land located adjacent to the Dane County Regional Airport at 3411 Mitchell Street, Madison, Wisconsin (“Leasehold Interest”). Ronald J. Grosso and Kathrine M. Grosso, Trustees of the Grosso Revocable Trust dated June 21, 2006, as amended (the “Trust”), seek to purchase the Leasehold Interest, contingent upon Dane County’s approval to assign the Lease presently held by Grosso. Accordingly, Grosso requests Dane County’s approval to assign the Lease to the Trust. Upon assignment, the terms and conditions of the Lease will remain unchanged. Airport staff have determined that approval of the requested Lease assignment is in Dane County’s best interest.

**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 Assignment and Approval of Lease Assignment approving the assignment of Lease No. DCRA 2010-06, as set forth above.

10319A

**ASSIGNMENT OF LEASE AND  
APPROVAL OF ASSIGNMENT**

Document Number

Recording Area

Name and Return Address

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

251/0810-291-0006-3; and  
251/0810-291-0099-8.  
Parcel Identification Numbers (PINs)

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

**THIS ASSIGNMENT OF LEASE AND APPROVAL OF ASSIGNMENT** is between Dane County, a Wisconsin quasi-municipal corporation ("Lessor"), Ronald J. Grosso, an individual ("Lessee"), and Ronald J. Grosso and Kathrine M. Grosso, Trustees of the Grosso Revocable Trust dated June 21, 2006, as amended ("Assignees").

### **RECITALS**

1. Lessor is a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704.
2. Lessee is an individual whose address is 400 W. Oak Street, Cottage Grove, Wisconsin 53527.
3. Assignees are trustees of a revocable grantor trust whose address is 400 W. Oak Street, Cottage Grove, Wisconsin 53527.
4. Lessor and Lessee are parties to Lease No. DCRA 2010-06 dated June 22, 2010 (the "Lease"), by which Lessee leases from Lessor land located in the Dane County Regional Airport at 3411 Mitchell Street, Madison, Wisconsin, as more fully described in Exhibit A (the "Premises").
5. The Lease is for a term of approximately 28 and one-half years, beginning on December 1, 2009 and ending on May 31, 2038.
6. Lessee and Assignees request that Lessor approve Lessee's assignment of the Lease to Assignees.
7. Lessor has determined that it is in its best interest to approve the assignment of the Lease as requested.

### **AGREEMENT**

Accordingly, the parties agree as follows:

1. This Assignment of Lease and Approval of Assignment is conditioned upon all of the following events occurring (the "Closing Conditions"):
  - a. Lessor's approval of this assignment, as evidenced by Lessor's signature on this Assignment of Lease and Approval of Assignment; and
  - b. Closing of Lessee's conveyance of the improvements on the Premises to Assignees.
2. The effective date of this Assignment of Lease and Approval of Assignment is the date that all Closing Conditions are satisfied ("Effective Date").

3. Lessor approves the assignment of the Lease to Assignees.
4. Lessee assigns all of its rights and obligations under the Lease to Assignees as of the Effective Date.
5. As of the Effective Date, Assignees accept and assume all of the Lessee's rights and obligations under the Lease, including any and all debts and obligations under the Lease on the part of Lessee existing and owing to Lessor on and after the Effective Date.
6. The parties may evidence their agreement to be bound by the terms of this Assignment of Lease and Approval of Assignment upon one or more counterparts of this document, which together constitute a single document. A photocopy, facsimile, or electronic copy of this Assignment of Lease and Approval of Assignment 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.
7. Assignees shall have this Assignment of Lease and Approval of Assignment recorded in the office of the Dane County Register of Deeds.
8. Any and all notices, payments, or communications required or necessary to be provided to the lessee under the Lease shall instead be directed to the following address:  
  
Grosso Revocable Trust  
400 W. Oak Street  
Cottage Grove, Wisconsin 53527
9. In the event that any of the Closing Conditions is not satisfied, this Assignment of Lease and Approval of Assignment will be deemed void.

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

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

**SIGNATURE PAGES FOLLOW**

**LESSOR**

**Dane County**

By: \_\_\_\_\_  
Melissa Agard  
Dane County Executive

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Scott McDonell  
Dane County Clerk

Date: \_\_\_\_\_

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2025, 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.

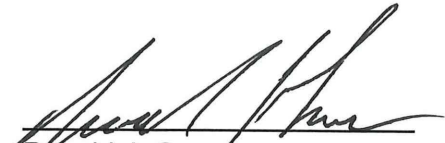
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2025, 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

  
Ronald J. Grosso

Date: 1-15-2025

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this 15 day of January 2025, the above-named Ronald J. Grosso, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
Notary Public, State of Wisconsin  
My Commission expires: 01-21-2027

**[Signature page to Assignment of Lease and Approval of Assignment]**

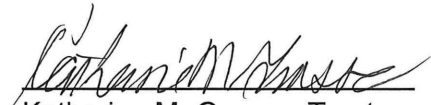


ASSIGNEE



Date: 1-15-2025

Ronald J. Grosso, Trustee of the  
Grosso Revocable Trust dated  
June 21, 2006, as amended




Date: 1-15-25

Katherine M. Grosso, Trustee of the  
Grosso Revocable Trust dated  
June 21, 2006, as amended

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this 15 day of January, 2025, the above-named Ronald J. Grosso, to me known to be an authorized representative of the Grosso Revocable Trust dated June 21, 2006, as amended, who executed the foregoing instrument and acknowledged the same on behalf of the Grosso Revocable Trust dated June 21, 2006, as amended.




  
Notary Public, State of Wisconsin  
My Commission expires: 01-21-2027

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this 15 day of January 2025, the above-named Katherine M. Grosso, to me known to be an authorized representative of the Grosso Revocable Trust dated June 21, 2006, as amended, who executed the foregoing instrument and acknowledged the same on behalf of the Grosso Revocable Trust dated June 21, 2006, as amended.



  
Notary Public, State of Wisconsin  
My Commission expires: 01-21-2027

**[Signature page to Assignment of Lease and Approval of Assignment]**

**Exhibit A**

**Legal Description of Premises**

A parcel of land located in the NW1/4 – NE1/4 of Section 29, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northeast corner of said Section 29. Thence N88°31'28"W, 1622.07 feet, along the north line of said Section 29; thence S1°36'42"W, 1194.83 feet to the point of beginning; thence continuing S1°36'42"W, 110.00 feet; thence N88°23'18"W, 130.00 feet; thence N1°36'42"E, 110.00 feet; thence S88°23'18"E, 130.00 feet to the point of beginning.

Parcel contains 14,300 square feet, more or less.