City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Legislation Details (With Text)

File #:	90929	**Version:**	1	**Name:**	0839 - Parking Lot Lease Amendment and Renewal
Type:	Resolution			**Status:**	Passed
File created:	11/18/2025			**In control:**	FINANCE COMMITTEE
On agenda:	11/25/2025			**Final action:**	12/9/2025
Enactment date:	12/16/2025			**Enactment #:**	RES-25-00663

Title: Authorizing the City's execution of a First Amendment to Lease and Second Notice of Lease Renewal, pertaining to an existing lease for portions of City-owned land located at 94 S Dickinson St. and 189 S Baldwin St., as well as a portion of inactive E. Main St. right-of-way, for private parking purposes. (District 6)

Sponsors: Davy Mayer

Indexes:

Code sections:

Attachments: 1. Attachment A.pdf

Date	Ver.	Action By	Action	Result
12/9/2025	1	COMMON COUNCIL	Adopt	Pass
12/3/2025	1	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval	Pass
12/1/2025	1	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/25/2025	1	COMMON COUNCIL	Refer	Pass
11/25/2025	1	FINANCE COMMITTEE	Referred	
11/18/2025	1	Economic Development Division	Referred for Introduction	

Fiscal Note

The proposed resolution authorizes execution of the second notice of lease renewal and the first amendment to the lease for portions of City-owned land at 94 S. Dickinson St, 189 S. Baldwin St., and an inactive portion of E. Main St. right-of-way. The City leases the land for private parking purposes. The lessee is exercising its option to renew the lease for the two-year period beginning on July 1, 2026, as outlined in the original lease agreement. Rent collected during the two-year period beginning July 1, 2026 through June 30, 2028, will total $14,496. The first amendment agreed upon by the City and the lessee has a lease term beginning July 1, 2028. Annual rent payable for the first lease amendment year beginning July 1, 2028, shall be $10,362. Rent shall be subject to a 3% annual increase each year. Annual rent payable during the period outlined in the first amendment to the lease (July 1, 2028 - June 30, 2037) could total as much as $105,266 if all successive options are exercised by the lessee. No additional appropriation required.

Title

Authorizing the City's execution of a First Amendment to Lease and Second Notice of Lease Renewal, pertaining to an existing lease for portions of City-owned land located at 94 S Dickinson St. and 189 S Baldwin St., as well as a portion of inactive E. Main St. right-of-way, for private parking purposes. (District 6)

Body

WHEREAS, the City of Madison ("City") currently leases, for private parking purposes, the land legally described and depicted in Attachment A ("Leased Premises"), to Mullins Family, LLC, and Washington Gilman Limited Partnership (together, the "Lessee"), under the terms and conditions of the Lease authorized by File ID No. 57995, Resolution Enactment No. RES-19-00812, adopted by City Common Council on December 3,

powered by Legistar™

2019; and

WHEREAS, the Lessee's use of the Leased Premises is ancillary to its business operations at 1245 E. Washington Avenue; and

WHEREAS, the final renewal option in the Lease expires June 30, 2028, and the Lessee desires to have renewal options extending through June 30, 2037; and

WHEREAS, City Engineering and Economic Development Division staff have approved the renewal options, pursuant to the annual rent and other updated standard lease language shown in Attachment A.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a First Amendment to Lease and Second Notice of Lease Renewal, substantially, though not exclusively, on the terms and conditions detailed in Attachment A, attached to this resolution.

BE IT FURTHER RESOLVED that the City's Common Council hereby authorizes the Mayor and City Clerk to execute, deliver and record the First Amendment to Lease and Second Notice of Lease Renewal and take any further action required to accomplish the purpose of this resolution in a form approved by the City Attorney.

powered by Legistar™