



Project Address: 7103 Millpond Road and 4402 Brandt Road/ CTH AB

Application Type: Conditional Use Alteration

Legistar File ID # [89775](#)

Requested Action: Consideration of an alteration to an approved conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct a sanitary landfill and offices for a sustainability campus on parcels addressed as 7103 Millpond Road and 4402 Brandt Road/ CTH AB.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

Following publishing the staff report for this conditional use alteration, the applicant requested clarification to some of the conditions proposed by City agencies. Relevant staff from those agencies have agreed to amend their conditions as follows below.

Staff recommends **approval** of the conditional use alteration subject the conditions in the original staff report except as amended below, noting references to **Lot 1** are for the building at **7103 Millpond Road**, and **Lot 2** is the landfill at **4402 Brandt Road/ CTH AB**:

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. It is City Engineering's understanding that off-site discharges to the golf course are required to convey **up to** the 100-year storm **event** discharge in a pipe. The applicant shall provide documentation of approved agreement for this off-site discharge to private land and approval of the specific design, means, methods, and timeline from the Parks Division.
6. An Erosion Control Permit is required for ~~this project~~ **for Lot 1**.
7. A Storm Water Management Report and Storm Water Management Permit is required for ~~this project~~ **for Lot 1**.
14. ~~This project~~ **The project on Lot 1** will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
15. ~~This project~~ **The project on Lot 1** will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- x 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. **Lot 1 shall** demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

17. ~~This project~~ **The project on Lot 1** will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health Madison–Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
18. ~~This project~~ **The project on Lot 1** appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
19. **Lot 1 shall** complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
20. Prior to approval, ~~this~~ **the project on Lot 1** shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
 - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
 - By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half inch of rainfall, either green or non-green infrastructure may be used.
 - If the plat or subdivision has an enclosed area with provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Treat the first half inch of runoff over the proposed parking facility and/or drive up window.

Provide onsite volumetric control limiting the post construction volumetric discharge to the pre-development discharge volume as calculated using the 10-year storm event.

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

NEW: The project on Lot 2 is required to submit documentation on erosion control and stormwater management compliance with Dane County ordinance as allowed by the City-County Development Agreement to the City Engineering Division (but no permits shall be issued).

Metro Transit (Contact Tim Sobota, (608) 261-4289)

46. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian access route between the building entrance(s) **on Lot 1** and the existing public sidewalk along the south side of Millpond Road.