

# Dane County Landfill #3

- Background Information
- Agreement highlights
- Next Steps
- Questions/Comments

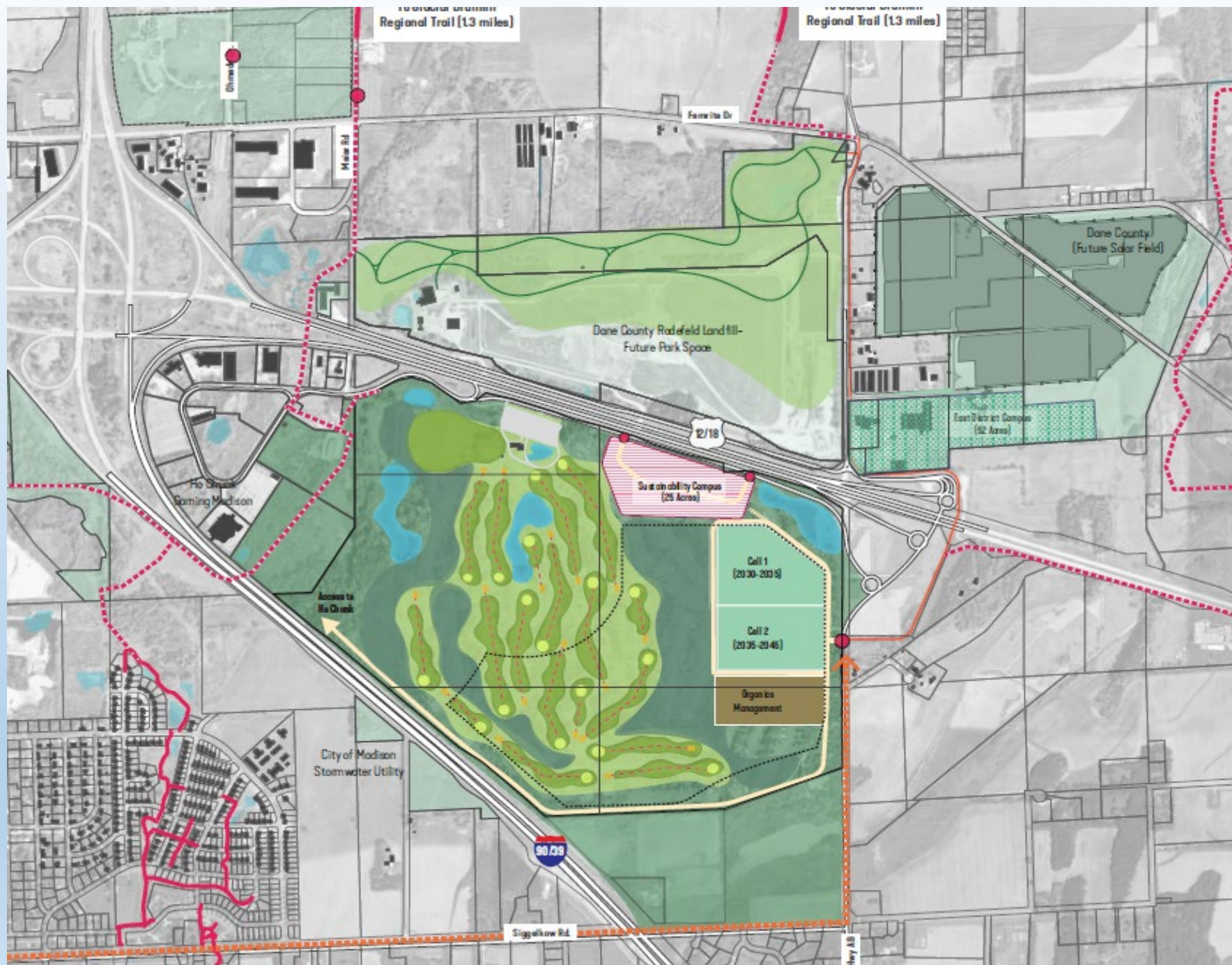


# Brief Background

- Current Rodefild Landfill began accepting City waste nearly 40 years ago.
- Can not be further expanded, currently projected to end acceptance of new waste in 2030.
- County currently operates a number of innovative programs including CNG production, construction debris recycling, Clean Sweep, educational programs both onsite and mobile.
- Already begun converting portions of current landfill to a more natural state with large prairie and wild flower plantings as well as engaging with future potential recreational users.

# Bottom Line Up Front

- New Sustainable Business Park operated by Dane County
- Anticipate seventy or more years of near-by landfill operation by County
- Continued favorable tipping fees & hauling costs
- Continued guarantee of reasonable fees for dredging material
- +/- \$5.5 million land sale of approx. 232 acres of primarily golf course land.  
\$24k per acre
- Potential to right size and reinvest responsibly in the Golf Enterprise
- Annexation of land to the east and northeast of current landfill
- City extends CUSA to include potential new site as well as Dane county Highway and Medical Examiner's facility.



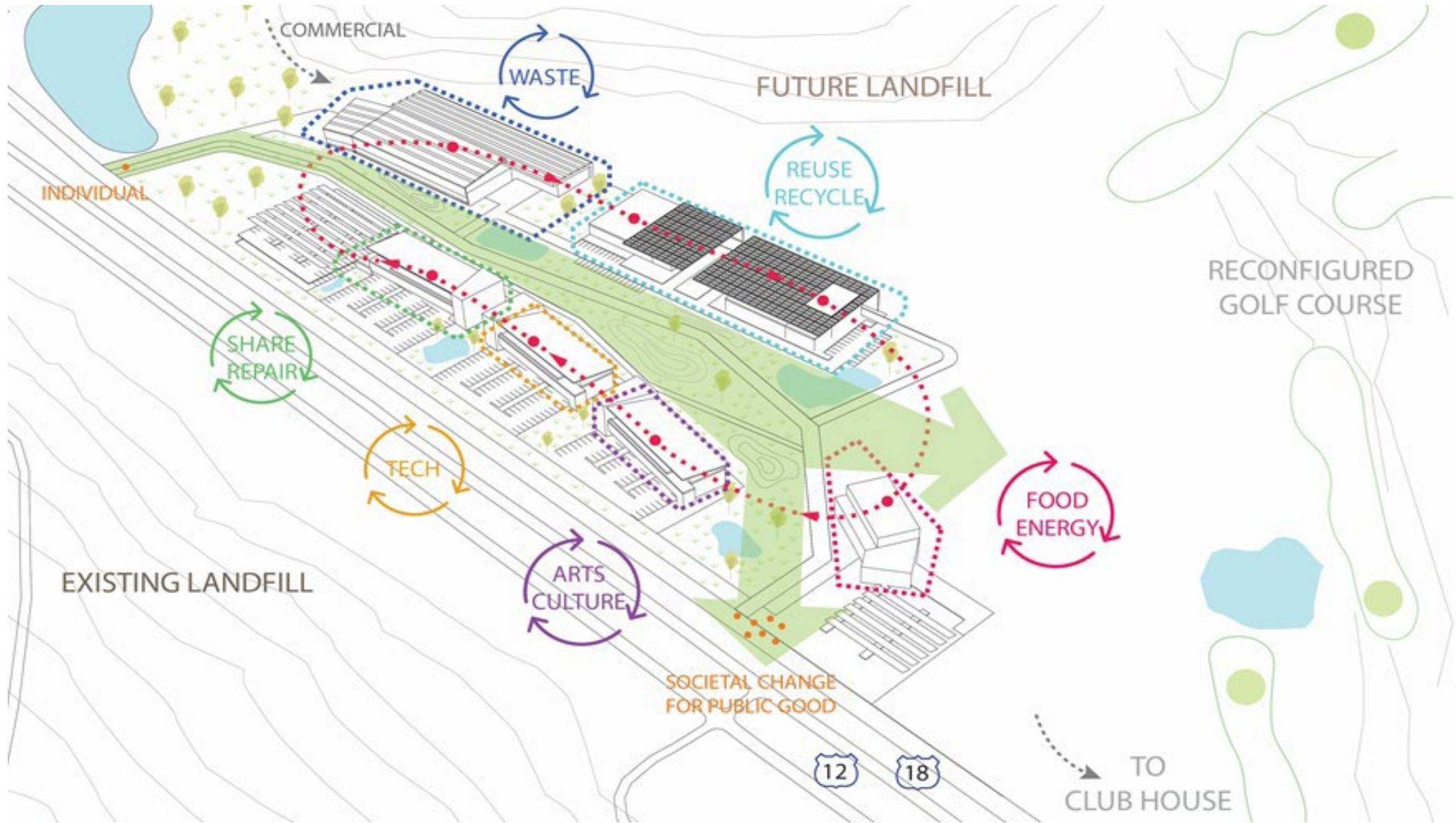


### Preliminary Site Plan

Dane County Department of Waste & Renewables  
 Dane County Sustainability Campus  
 February 28, 2022

**vierbicher**  
 planners | engineers | advisors





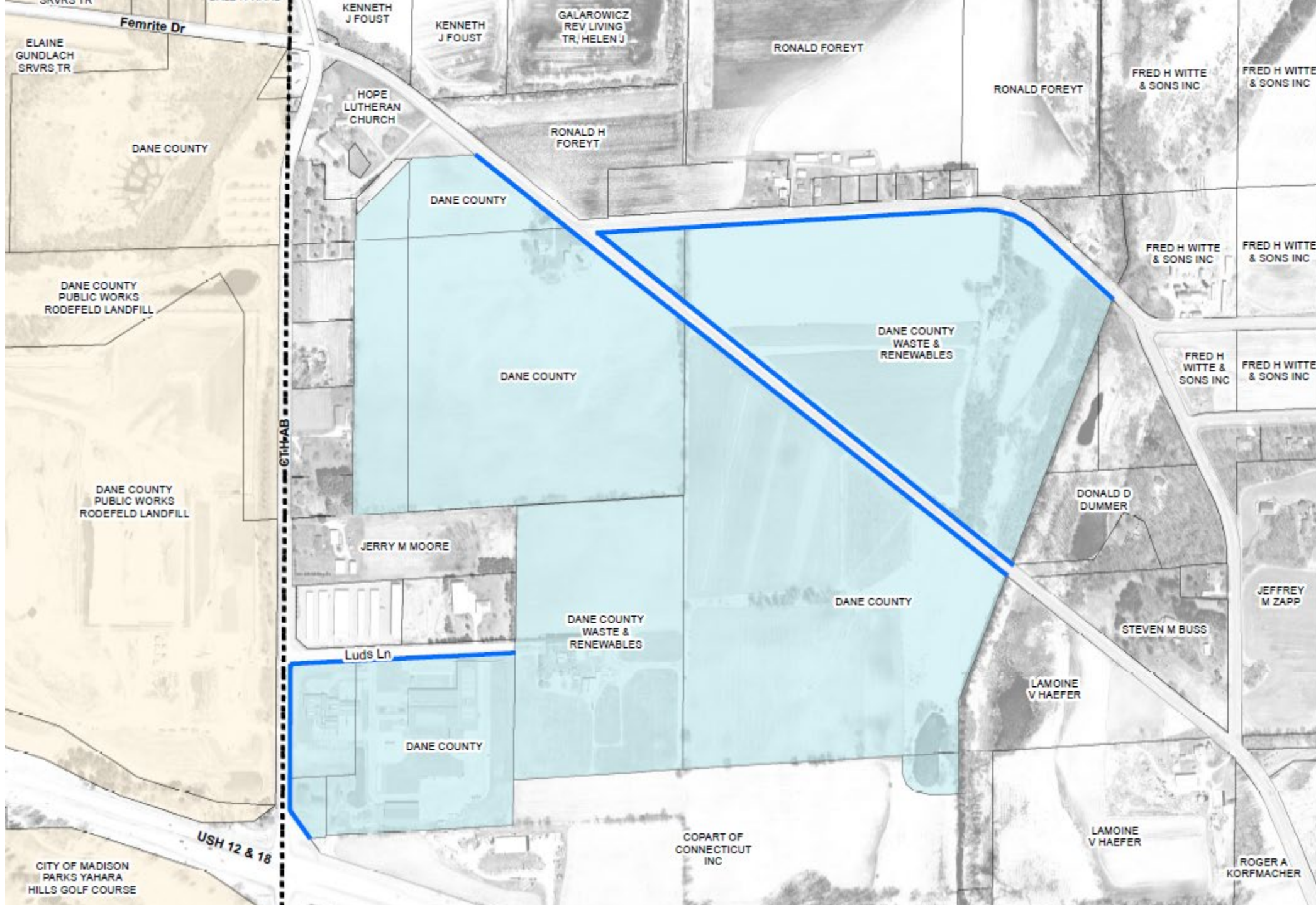
# New Ten Year Two Party Agreement Highlights





- Limits tipping fee increases to no more than 1.75% in 7 of the 10 years. County has 3 opportunities to increase up to 3% in 2026, 2029, 2032.
- Continues Alternate Daily Cover program sufficient to meet City's needs now and in the future.
- Clarifies cost and tonnage limits for dredging materials, sufficient to meet City's needs.
- County will accept up to 12 tons of Food Scraps\ Organics sufficient to meet current City needs, will allow us to start a small drop off program.

# Land Considerations

- 232 acres +/- at \$24k per acre
- City can repurchase at current price thru the end of 2024 if Local Negotiations process fails to reach an agreement
- County has option to purchase approx. additional 100 acres immediately west and adjacent to current purchase if Sustainable Business Park metrics are met
- County has Right of First Refusal over same approx. 100 acres if City proposes to change use from recreation.
- Sustainable Business Park metrics to be developed with a County funded consultant by 2026.
- Land annexation – see map





-  Town Boundary
-  City of Madison
-  County Ownership
-  Adjacent ROW

ELAINE GUNDLACH SRVRS TR

Femrite Dr

DANE COUNTY

KENNETH J FOUST

KENNETH J FOUST

GALAROWICZ REV LIVING TR, HELEN J

RONALD FOREYT

RONALD FOREYT

FRED H WITTE & SONS INC

FRED H WITTE & SONS INC

HOPE LUTHERAN CHURCH

RONALD H FOREYT

DANE COUNTY

DANE COUNTY PUBLIC WORKS RODEFELD LANDFILL

DANE COUNTY WASTE & RENEWABLES

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FRED H WITTE & SONS INC

DANE COUNTY PUBLIC WORKS RODEFELD LANDFILL

CITY OF MADISON

JERRY M MOORE

DONALD D DUMMER

DANE COUNTY

DANE COUNTY WASTE & RENEWABLES

STEVEN M BUSS

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LAMOINE V HAEFER

DANE COUNTY

CITY OF MADISON PARKS YAHARA HILLS GOLF COURSE

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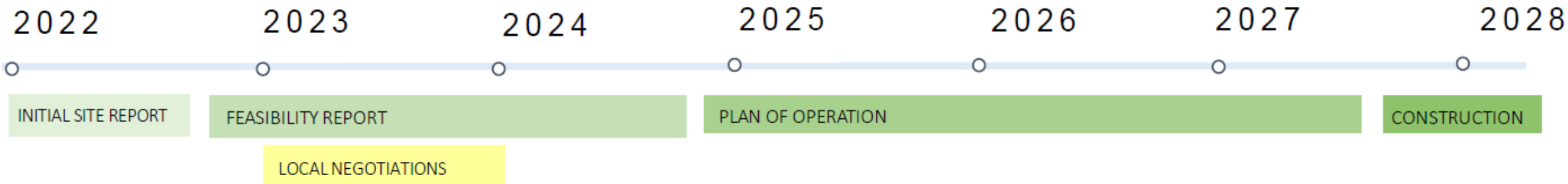
LAMOINE V HAEFER

ROGER A KORFMACHER

# Golf Enterprise Considerations

- All leases for \$1 annually
- 36 holes through 2024
- 27 holes through 2025
- 18 holes through at least 2042
- Use of current Mtnc facility through 2028
- Opportunity to right size and reinvest in capital needs of remaining golf enterprise assets.

LANDFILL PERMITTING STEPS AND ESTIMATED TIMELINE  
 Dane County Department of Waste & Renewable  
 Sustainability Campus  
 Updated March 2022



**INITIAL SITE INSPECTION AND REPORT**

April 2022 – October 2022

Wisconsin Department of Natural Resources (WDNR) representatives visit the site and make preliminary determination if it is suitable relative to waterbodies, parks, roads and other physical features of the landscape.

Dane County will provide information on the geology and land use as well as the basic concept of the proposed landfill.

In response to the initial site report, WDNR staff provide the applicant with an opinion on the suitability of the site for landfill development.

**FEASIBLY REPORT**

October 2022- Est. 2025

Dane County will next prepare and submit a feasibility report that contains more detailed site information and data on the geology and hydrogeology of the site. This step also includes more detailed design of the facility.

Additionally, there is an evaluation of the need or necessity of the proposed landfill and potentially a study of alternative options.

This step includes a **public comment period following submittal of the report.**

**LOCAL NEGOTIATED AGREEMENT PROCESS**

Est. 2023

The local negotiated agreement process is an opportunity for affected parties to negotiate directly with a landfill owner on a variety of topics including but not limited to:

- Access and haul routes,
- Mitigation of nuisances
- Procedures for reporting and correcting excess nuisances,
- Hours of operation,
- Environmental monitoring,
- Limitations to the site,
- Final use of the site, and
- Property compensation.

**PLAN OF OPERATION**

Est. 2025-2027

After completion of the Feasibility Report, Dane County will provide a detailed design, construction specifications, operational procedures, monitoring requirements, and a plan for constructing and financing the landfill's closure and long-term maintenance.

This step includes a **public comment period following submittal.**

Once a Plan of Operation is approved by the WDNR, construction can begin.

## Anticipated Timeline\*

- Neighborhood Meeting – **March 17 & April 21, 2022**
- Introduce NDP and Agreements to Common Council – **March 29**
- Agreements referred to:
  - Board of Public Works – **April 6<sup>th</sup>**
  - Board of Parks Commission – **April 13<sup>th</sup>**
  - Finance Committee – **April 25<sup>th</sup>**
- Review NDP amendment with various City committees – **April**
  - Board of Parks Commission – **April 13**
  - Transportation Policy and Planning Board – **April 18**
  - Planning Commission – **April 25**
- Common Council review and potential adoption – **May 10 or May 24**

\*Schedule subject to change