

**From:** [Jennifer Munz](#)  
**To:** [Finance Committee](#)  
**Subject:** 4/15 Finance Committee Meeting - Agenda Item #11 - Yahara Landfill  
**Date:** Friday, April 22, 2022 3:07:23 PM

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City of Madison Finance Committee,

We built our house in the Secret Places Neighborhood over 10 years ago. We carefully chose this community for the quality of the schools, convenience of the location, the walking trails, the sense of safety, and the strong housing market. We knew about Rodefeld at the time of building and were looking forward to it being capped and closed a few years after we moved in because it is an eyesore from the vantage point of our property.

My primary goal with this comment is to ensure that you understand that this resolution is not harmless. It will hurt more than 9,800 residents, at least 1,500 of which are City of Madison residents.

The following factors have lead me, the vast majority of my neighbors and our surrounding communities to oppose the current Dane County Expansion Plan:

**Odor:** The gas collection and odor remediation and mitigation at the active Rodefeld Landfill has been woefully inefficient to keep the odor from reaching our homes during the late spring, summer, and early fall months. The landfill planned for Yahara Hills is effectively the same distance from our neighborhoods. This impacts our outdoor quality of life and our ability to enjoy open windows and screen porches. My 5 year old twins walk outside and say, "Ew Mama, what is that smell?" instead of, "What a beautiful day!"

**Background:** In the summer of 2017 Rodefeld began emitting a stomach-churning odor. Per John Welch, Director of Waste and Renewables, 12-18 months prior, Rodefeld began taking a new type of waste that breaks down faster and it took his team by surprise. He has explained to the public how his team dealt with it and how they continue to deal with the odor today. Yet, 5-years later, we are still experiencing unpleasant odors very often in the late-spring, summer, and early fall months despite prevailing winds. Social media posts show that the odor from the Rodefeld landfill is reaching the south side of McFarland. As far as this relates to the new landfill proposal, John Welch has said publicly that, although his team will do what they can to mitigate it, the new landfill will emit odors into the surrounding communities. I am sure you can see how this is extremely concerning to the residents who are already experiencing the ill effects of the current landfill a similar distance away.

**Aesthetics:** The active Rodefeld Landfill can be seen from many vantage points in our neighborhood, especially after the vertical expansions that have allowed it to be higher than the mature trees.

These factors together already result in decreased quality of life for residents and we fully expect the new landfill to do the same, and to pile on, we expect it to depress property values, and make it difficult to sell or rent, etc.

As if that wasn't enough to worry about, we are also embarrassed by the smell and concerned that friends and family will be unwilling to visit for outdoor gatherings, our neighborhoods will be stigmatized, and desirable business enterprises will avoid our area. And what about the new elementary school planned for nearby? We just expect our little kids to ignore the stench while they play outside at recess?

On a personal note, from my mother-in-law's perspective, she moved to Secret Places Neighborhood to be close to her grandkids. She fully expected this house to be her forever home. Less than a month after she moved in (Fall 2021), she received the notice of the proposed landfill. She was also looking forward to the Rodefeld landfill being closed and is heartbroken by this proposal. From my perspective, I am a first-generation college graduate. It is quite the accomplishment for me to own my own home and now I am sick about the detrimental effects to the value of the home we poured hard earned dollars and energy into to build, strength of the housing market in our area, not to mention day-to-day quality of life from the horrific odors. I should be able to enjoy the trails, screen porch, and open windows. Unfortunately, that isn't my reality 6 months out of the year.

We understand our waste has to go somewhere but it is unreasonable and unacceptable to expect Secret Places Neighborhood (and the other surrounding impacted neighborhoods) to bear the burden and risks for a problem that the entirety of Dane County contributes to, when other lower population-density options are available – they may be inconvenient or cost more to implement, but other options are available. The impacted communities have already dealt with living near a landfill for 40 years, with the last 5 years being truly unpleasant. Now, the City of Madison and Dane County is asking them to deal with it for another 40 years or more?

As you consider approving Resolution File # 70597, I urge you to consider how this hurts the quality of life and the livelihoods of the more than 9,800 residents impacted by this proposal, including at least 1,500 Madison residents, ~8,000 McFarland residents, ~300 Blooming Grove's April Hills' Neighborhood residents.

If you vote to approve this resolution, expect Secret Places Neighborhood residents to move to be included in the compensation components of the Local Negotiated Agreement between the City of Madison and Dane County. You should also expect the same from the surrounding communities. This cost will not be small as the value of our properties is not insignificant, especially considering the sheer number of properties impacted. I imagine this will drive up the cost for the Dane County Landfill to serve the community and, in turn, this cost will be passed through to the communities they serve, including the City of Madison.

Respectfully,

Jennifer Munz

**From:** [Wendy Gottschalk](#)  
**To:** [Finance Committee](#)  
**Subject:** Item 70597  
**Date:** Monday, April 25, 2022 10:14:31 AM

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*Approving a land sale and agreements with Dane County to sell and develop portions of the Yahara Hills Golf Course as a future landfill, compost site and sustainable business park, and entering into a new solid waste agreement.*

My name is Wendy M Ray and I live in the Secret Places Neighborhood of the City of Madison.

I am writing in opposition to the extension of the Dane County landfill into the Yahara Hills Golf Course.

while I understand the convenience of this new location and that the City of Madison must be thrilled to have a paying plan for the Yahara Hills Golf course, placing this continued burden on the Secret Places Neighborhood, Village of McFarland and surround communities is not fair. We have had the current landfill as part of our daily lives for 35 years already. Now you want to site one even closer to high density residential areas ?

It is time for another part of Dane County to take on this responsibility.

The multiple presentations I have listened to gloss over the attempts to site the new landfill elsewhere. I think once the Yahara Hills Golf Course was an option, everything else dropped off the table. Dane County is full of rural areas where a landfill wouldn't be encroaching on the lives and property of 10,000 people who have dealt with the trash and odors of Dane County for the last 35 years.

with the federal dollars out there for infrastructure, now is the time to look elsewhere to site this landfill. Programs are already in place to extend broadband service, perhaps the landfill could be built with support of this program. Let another area of Dane County have the " Sustainability Campus" and the associated landfill. Save the money that needs to be invested in expanding the AB/HY 18 and use it for sourcing this landfill elsewhere.

Property outside the City of Madison would be cheaper than the \$\$\$\$\$/acre the City has negotiated. This savings could also be applied to a more appropriate location.

PLEASE SITE THIS ELSEWHERE, the Secret Places, McFarland and surrounds communities have done their duty.

Thank you for your time.

Wendy M Ray

**From:** [Brian Burger](#)  
**To:** [Finance Committee](#)  
**Subject:** Landfill at yahara hills golf course  
**Date:** Friday, April 22, 2022 10:26:20 AM

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Dear finance committee,

This is a request to consider other locations for the future landfill other than the current yahara hills golf course location.

I have a number of concerns as a homeowner in the village of McFarland, including but not limited to: The quality of life of my family and my neighbor's families, the negative impact to the value of my home and property and that of my neighbors, and the negative impact to families with well water in the area.

Please consider these issues in upcoming decisions.

Respectfully,

Brian Burger  
6002 E Linden Pkwy, McFarland, WI 53558

**From:** [Melissa DeShong](#)  
**To:** [Finance Committee](#)  
**Subject:** Landfill Concerns  
**Date:** Saturday, April 23, 2022 10:40:13 PM

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Hello,

I have concerns with the proposed landfill expansion as a nearby McFarland resident. We will be seeking compensation if the landfill expansion does pass. The land is too close to McFarland and I'm concerned about the impacts to groundwater, smells and increased traffic in the area.

Thanks,  
Melissa DeShong

**From:** [John Heitzman](#)  
**To:** [Finance Committee](#)  
**Subject:** Landfill  
**Date:** Monday, April 25, 2022 5:41:37 AM

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Hello,

Please do not approve this project. This money would be much better spent developing this property into something besides a dump.

There is also talk of a class action lawsuit if this project goes through.

Thank you for your consideration,

John and Melissa Heitzman

Sent from my iPhone

**From:** [Kath Kocs](#)  
**To:** [Finance Committee](#)  
**Subject:** Sustainability Campus  
**Date:** Monday, April 25, 2022 1:28:12 PM

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Below is a copy of my comments for the 4/25/22 finance committee meeting. I hope that my concerns are clearly stated, and will be considered not only this evening, but in the future. Thank you.

My name is Katherine Kocs, and I am a resident of the Secret Places subdivision. I moved to Secret Places in November of 2021, purchasing what I hoped would be my "forever home" just a block from my son and daughter-in-law, to be close to them and my grandsons. I'm devastated at the thought of a new landfill opening closer to my home, as I'd been under the impression that the current one, Rodefled, would soon be closed and the detrimental effects of that would soon be abated.

There has been a great deal of discussion about the odors emanating from the current landfill and their effects on the peaceful and joyful enjoyment of our homes and community. What hasn't been discussed is the fact that if there is odor, there is also particulate matter. And even without odor, there is, in fact, particulate matter.

I believe that without the study of current effects of particulate matter on the communities surrounding the current Rodefled site, and a thorough study SHARED WITH RESIDENTS on the projected effects of particulate matter on residents in the communities surrounding the suggested site for the "new sustainability campus" the city should NOT consider selling the property to the county. I do believe the County has been quite delft in avoiding a discussion of particulates when discussing odors.

What are particulates? Particulates are atmospheric aerosol particles, or microscopic particles of solid or liquid matter suspended in the air. When we are talking about particulates from a landfill, we're talking about three types of contaminants:

Total suspended particulate matter (TSP), inhalable particulate matter (PM10) and respirable particulate matter (PM2.5).

TSP or total suspended particulate matter, refers to particles less than 44 microns in aerodynamic diameter (defined as a particle that would have the same aerodynamic behavior in air as a sphere, with a specific gravity of 1.0 and a diameter of 44 m). These particles are small enough to remain suspended in the atmosphere over long periods of time due to their low settling velocity. When present in large quantities, they can affect visibility and cause soiling effects. These are the particles we see.

PM10, or Inhalable particulate matter, refers to particles that are less than 10 microns in aerodynamic diameter. These particles are referred to as the inhalable portion of particulate matter as they have the ability to enter the lungs. When exposed to elevated levels of PM10 over a long period of time, negative health effects can result. Even short-term exposure can lead to premature mortality, asthma attacks, chronic bronchitis, and respiratory symptoms.

PM2.5 refers to solid or liquid particles that are less than 2.5 m in aerodynamic diameter. These particles are referred to as the respirable portion of particulate matter as these very small particles can be inhaled into the lungs and are small enough to reach the gas transfer sites in the lungs. These can get into your blood stream! When exposed to elevated levels of PM2.5 over a long period of time, detrimental health effects can result. These particles can travel deep into the lungs and worsen lung function, increase and affect heart disease. Scientific studies show long-term exposure leads to increased rates of chronic bronchitis, reduced lung function, increased lung cancer and heart disease. Children and the elderly are especially at risk.

It should be noted that there is also form of PM2.5 that is classified as Diesel PM. This is a special



class of particulates that is a solid material in diesel exhaust.

Impacts from all three of these particulate matter classes should be considered in this assessment.

A number of potential sources of particulate matter should be identified at the landfill site.

First of all, we should have information about current particulate matter from the Rodefeld site before we talk about opening up another site. We don't have that information! Why? Has that information been collected during the time Rodefeld has been in operation? If so, why haven't we had that openly shared with us? If it hasn't been collected, why not? We need to know what effect Rodefeld is currently having before we begin to discuss opening another site – especially in the same area.

What we need to know about particulates at the Rodefeld site NOW and what can be expected at the sustainability campus are as follows –

And these are critical areas, because its not JUST about the trash coming in...

The particulate matter sources should be broken down into several categories. These categories are:

Atmospheric – Particulate Matter Existing Conditions Report Current Rodefel Site and Particulate Matter Expected for Sustainability Campus

- 1) Roadway Sources – A roadway network, consisting of paved and unpaved roads, is present on the landfill site. PM emissions are produced when vehicles travelling along these roads stir up dust particles from the roadway surface. – Particulate Matter Existing Conditions Report Current Rodefel Site and Particulate Matter Expected for Sustainability Campus
- 2) Transport Sources – A large number of vehicles will travel to and from the Rodefel site daily, and it appears that the number of trucks will increase if the sustainability campus is opened. These vehicles produce exhaust which produces PM2.5, and may be producing Diesel PM as well. – Particulate Matter Existing Conditions Report Current Rodefel Site and Particulate Matter Expected for Sustainability Campus
- 3) Handling Sources – Dust-producing materials, such as contaminated soil, are handled daily under normal landfill operations. Particulate matter is emitted as this material is moved and dropped. – Particulate Matter Existing Conditions Report Current Rodefel Site and Particulate Matter Expected for Sustainability Campus
- 4) Wind Erosion Sources – Stockpiles of material, along with areas of bare soil, such as the landfill active face, experience wind erosion at high (>5 m/s) wind speeds. This erosion causes fine particulate matter to be emitted. – Particulate Matter Existing Conditions Report Current Rodefel Site and Particulate Matter Expected for Sustainability Campus
- 5) Landfill Gas Flare – Particulate matter is emitted from the landfill gas flare as a combustion by-product. These particles generally fall within the PM2.5 class. It may be that the impact of dust emissions from the landfill gas flare is minimal in comparison to the other sources. Dust impacts from the landfill gas flare should be considered in the flare combustion by-product analysis.

Once the existing landfill site is closed, the only on-site sources that will still be emitting particulate matter are the landfill gas combustion sources, assuming, of course, that grasses and vegetative landcover is utilized to keep particulate matter low.

It appears to me that rather than experiencing a significant DECREASE in health related impacts with the closing of Rodefeld, there may actually be an INCREASE in health related impacts with the opening of the proposed Sustainability Campus. An increase in traffic also means an increase in particulates.

While I understand the need for a place for “garbage” – expecting one area to bear the brunt of years and years of particulate onslaught is, from my standpoint, not only unfair, but immoral. You are asking one area of the community to accept a continuing health hazard that has so far not even been mentioned when discussing either Rodefeld or the suggested Sustainability Campus.

Ladies and gentlemen. There's an elephant in the room. I suggest we move NO FURTHER in this process until these questions and concerns are satisfactorily resolved.

Thank you,

Katherine Kocs

6015 Eagle Cave Dr.

McFarland WI 53558

[kathkocs@gmail.com](mailto:kathkocs@gmail.com)

**From:** [Irina Shpigelman](#)  
**To:** [Finance Committee](#)  
**Cc:** [Mike Stolyarov](#)  
**Subject:** For tonight's meeting #11 - Landfill expansion  
**Date:** Monday, April 25, 2022 1:49:49 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good afternoon,

My name is Irina Shpigelman and I'm a resident of McFarland, WI. I'd like to express my disappointment, frustration and opposition to the proposal of turning a part of Yahara golf course into a landfill.

We moved to McFarland in May 2020 and built a beautiful home in the Juniper Ridge neighborhood. We did a thorough research and chose that location as a place for our forever-home. We were shocked to find out that the city of Madison decided to expand the current landfill, which will cause it to be very close to our new home. This doesn't just affect us, but literally hundreds of homeowners in McFarland (Juniper Ridge), Madison East (Secret Places) and Cottage Grove (April Hills).

Landfill expansion will negatively affect our air quality and will hinder our ability to enjoy our time outside. These neighborhoods are full of young kids who should be able to play outside without smelling the landfill.

It will also negatively affect our home values, and we are talking about \$500K+ homes in Juniper Ridge!

I attended the meeting regarding landfill expansion last week, where many residents voiced their concerns. Our voices should matter. We are the taxpayers whose money keeps Dane county going.

Please choose a different location for the landfill that is further away from high density residential housing. If you continue with the project, we will be asking the City of Madison for a compensation for our declining home values, which will literally cost the City of Madison millions of dollars. There are hundreds, if not thousands of people affected by your decision.

Feel free to reach out to me with questions or concerns.

Sincerely,

Irina Shpigelman  
6177 E Red Oak Trail, McFarland, WI  
608-358-0320