



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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www.cityofmadison.com

****BY E-MAIL ONLY****

March 8, 2021

John Welch
Dane County Department of Waste and Renewables
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

RE: Amending the Planned Development District–General Development Plan and approving a Specific Implementation Plan for Dane County’s Rodefild Landfill generally addressed as 7102 US Highways 12 & 18 to allow the vertical expansion of the east hill of the landfill (LNDUSE-2020-00137; ID 63855).

Dear Mr. Welch;

On February 23, 2021, the Common Council **approved** your request as outlined above subject to the conditions in the following sections, which shall be satisfied prior to final approval and recording of the Amended General Development Plan and Specific Implementation Plan and the issuance of any City permits needed for the project.

Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following item:

1. The berm location and grade south of Maintenance Building #9 proposed within the parcel leased from the City of Madison may need to be coordinated with the future frontage road currently under design with WisDOT.

Please contact Janine Glaeser of the Urban Design Commission 267-8740 if you have any questions regarding the following two (2) items:

2. Provide a more rounded more natural peak of the landfill.
3. Consideration of possible changes to the flowering crabapple trees.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

4. Prior to final recording of the amended Planned Development zoning district and issuance of permits for the landfill expansion, Dane County shall complete and record the previously approved one-lot Certified Survey Map (CSM) to combine all of the County-owned parcels comprising the district, including the lands previously acquired from the City of Madison. The final wording of the PD narrative, zoning text and plan graphics shall be revised as needed to reflect the recorded CSM.

5. That the applicant work with the Planning Division to revise the final zoning text and plans for the Rodefild Landfill Planned Development district as necessary to reflect all of the previously approved projects as well as the proposed vertical addition. The final zoning text shall reference "As shown on the approved plans" and not make reference to any prior versions of the plans or text.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to Zoning@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. Upon receipt of the final aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.
4. This Planned Development approval shall expire five (5) years after the date of the Common Council approval of the Specific Implementation Plan. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.
5. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may approve minor alterations that are approved by the Director of Planning and Community and Economic Development following consideration by the alderperson of the district, and which are compatible with the concept approved by the Common Council.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Asst. Zoning Administrator
Janine Glaeser, Urban Design Commission
Bill Sullivan, Madison Fire Department

LNDUSE-2020-00137			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: