



Department of Planning & Community & Economic Development

Planning Division

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

October 23, 2025

Allison Rathsack
Dane County Dept. of Waste and Renewables
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

RE: 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 (ID 89775; LNDUSE-2025-00071).

Dear Allison,

At its October 20, 2025 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration. The conditions of approval in the following sections shall be satisfied prior to issuance of permits for the project.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following twenty-two (22) items, including the additional condition (22) and the amended conditions reflected in the addendum dated October 20, 2025:

1. Discharge of stormwater from this site onto the Yahara Hills Golf Course requires approval of that landowner. City Engineering staff is aware of ongoing discussions regarding this and off-site storm sewer improvements that are needed as part of this discharge. Prior to approval, the applicant shall document approval and agreement of the City's Parks Division with regard to the off-site improvements that are needed, the construction, and the timing of those improvements.
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.
3. Obtain a permit to Excavate in the Right-of-Way to complete the improvements in the public right of way.
4. The plans do not show reconstruction of 10-foot path along Millpond Road. Reconstruct the path to a plan approved by the City Engineer.

5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
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 Lot 1.
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
9. Based on WDNR BRRTS Site #s 09-13-293782 (Yahara Hills Golf Course) and 09-13-594130 (Proposed Dane County Landfill Site 3), the property may contain residual contamination. If contamination is encountered, follow all WDNR and DSPS regulations for proper handling and disposal.
10. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
11. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. Install a monitoring sewer access structure on the exterior of the building in compliance with City of Madison Engineering criteria. Please contact Megan Eberhardt with any questions at Meberhardt@cityofmadison.com or (608) 266-6432.
12. Include calculations in the stormwater management report that show how a 500-year storm event, as identified in MGO Chapter 37, would be handled by the proposed site design. These calculations are required to show that the proposed building does not flood during this design storm event using the site grades proposed.
13. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
14. 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. The project on Lot 1 project 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. 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. 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, 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.

21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. E-mail PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).
22. 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).

Please contact Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following five (5) items:

23. A portion of the stormwater management facilities within the existing Public Storm Water Management and Drainage Easement in the northeasterly corner of this site is being removed and modified. Per the Sustainability Campus and Landfill Development Agreement (Contract 14742), Dane County has the ability to modify the pond with the written consent of the City Engineer.
24. The applicant shall coordinate with their City's Office of Real Estate Service on the partial release of the Public Storm Water Management and Drainage Easement that will be filled for the proposed

access road and scale improvements. The release will require execution by the County and the City of Madison.

25. Provide for review a declaration of a comprehensive reciprocal easement/agreement including, but not limited to, access, parking, utilities, common areas, storm management that are necessary for the site development as proposed prior to final sign off. The document shall be executed and recorded prior to site plan sign-off. This is a planned multi-use site between two lots and is required by Zoning Code.
26. Per the Sustainability Campus and Landfill Development Agreement (Contract 14742), roads through the Sustainable Business Park are to be constructed to City of Madison standards. Confirm with City Engineering the conformity of the access roads in relation to the requirements of the agreement.
27. The proposed wet pond on the west side of this development will discharge to City of Madison parklands for the Yahara Hills Golf Course. A Storm Water Drainage Agreement with the City of Madison (Parks Division) shall be coordinated for acceptance of the concentrated discharge and any terms and conditions necessary as determined by the City of Madison Parks Division.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have questions regarding the following seven (7) items:

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
29. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
30. The City Traffic Engineer may require public signing, marking and streetlighting related to the development; the developer shall be financially responsible for such signing, marking and streetlighting.
31. All parking facility design shall conform to the standards in MGO Section 10.08(6).
32. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan.

All directional/ regulatory signage and pavement markings on the site shall be shown and noted on the plan.

33. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares/radii and width of the curb cut. The applicant shall be responsible for any path restoration required as a result of this development.

34. The applicant shall demonstrate use of the loading/unloading area with a turning template.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have questions regarding the following item:

35. A Transportation Demand Management (TDM) Plan is required for the project, per MGO Section 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have questions regarding the following item:

36. MGO Section 34.503: Fire access lanes shall be constructed of concrete or asphalt. It appears that portions of the fire lane are shown as gravel. Revise/ update plans to comply with MGO Section 34.503.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have questions regarding the following eight (8) items:

37. Note that future development phases will require separate or additional City approvals.

38. Provide a parking summary table with the counts of vehicle parking stalls, accessible stalls, electric vehicle stalls, and bicycle stalls.

39. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (10 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans.

40. Bicycle parking for the landfill facility shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). Provide a minimum of eleven (11) bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

41. Verify that the parking lot landscape islands contain a minimum of 75% vegetative cover. Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier fabric.

42. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used. Provide the window and door schedule to verify the sizes of the glazed areas.
43. Work with Zoning staff to establish a project completion date for the first phase of the landfill facility. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval.
44. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have questions regarding the following item:

45. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact Adam B. Kaniewski of the Parks Division at (608) 261-4281 if you have questions regarding the following item:

46. Prior to approval, the applicant shall enter into an agreement with the Parks Division with regard to the off-site improvements that are needed, the construction and the timing of those improvements, and stormwater discharge.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have questions regarding the following item (as amended in the October 20 addendum):

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

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 sprapplications@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. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void three (3) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six (6) months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. If the conditional use one (1) year extension has expired, an additional extension of up to one (1) year may be approved by the Director of Planning and Community and Development after consultation with the Alderperson of the district. If the Alderperson of the district and the Director of Planning and Community and Economic Development do not agree that the request should be approved, then the request shall be decided by the Plan Commission. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

LNDUSE-2025-00071			
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 checked="" 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 Plan)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Metro Transit
<input checked="" type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: