



County Executive Melissa Agard
Director John Welch, PE
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

March 16, 2026

City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Dane County Waste + Renewables PD Consolidation and Outdoor Storage

We are writing to the City of Madison regarding the proposed zoning consolidation and outdoor storage project owned by Dane County Department of Waste + Renewables (W+R), located adjacent to the existing Rodefild Landfill, south of Femrite Road and west of County Road AB/E Buckeye Rd. The majority of W+R's operations are zoned Planned Development (PD), and W+R is proposing to consolidate three contiguous County-owned parcels into the PD district. Those parcels are: 7913 E Buckeye Rd. (zoned CN), 7901 E Buckeye Rd. (zoned CC-T) and 7905 E Buckeye Rd. (zoned CC-T).

The development of this outdoor storage facility will free up space within the landfill gates, enabling W+R to maintain and expand the County's recycling program. In 2025 W+R collected 34,600 tons of asphalt shingles that were recycled. The County's asphalt shingle recycling program has grown rapidly over the past several years due to increased construction activity, contractor awareness of the program, and hail storms in the area. Due to the growth of this programs and its spatial needs, available space suitable for receiving and processing shingles within the gates of the landfill has become constrained. In anticipation of potential continued growth of this program, W+R is looking to relocate onsite storage of roll-off dumpsters to the County-owned parcel located immediately to the North of the landfill (7913 E Buckeye Road), which will enable the continued growth of this successful recycling program.

The property located at 7913 E Buckeye Road is currently an unutilized gravel parking lot. The site will be used only for the storage of empty roll-off dumpsters and will be secured by a fence and gate system. The site is currently adequately visually screened to the South, West and North, and will include visual screening on the fence and incorporate additional visual screening from landscaping elements in suitable areas. The anticipated traffic in and out of the storage facility is approximately 70 vehicles per day.

This project is a crucial step to grow recycling and waste diversion in Dane County. We look forward to presenting our plans in greater detail and welcome the Commission's feedback and guidance as we move forward.

Wyeth Augustine-Marceil
Sustainability + Engagement Coordinator
Augustine-marceil.wyeth@danecounty.gov
608.590-9534

Zoning Text

Statement of Purpose: The purpose of this PD (Planned Development) District is to regulate the use and operation of Dane County Sanitary Landfill #2 (Rodefild) for 217 acres of land located in the northwestern quadrant of USH 12 & 18 and CTH AB.

Permitted Uses: The following uses shall be permitted in this PD zoning district:

1. Waste disposal, including the transfer and handling of hauled waste
2. Recycling and the storage, processing and transfer of recycled materials, including but not limited to yard waste/ compost, construction and demolition waste, tires, and shingles.
3. The handling, processing, trading and storage of household hazard waste (Clean Sweep).
4. Waste-To-Energy facilities.
5. Uses accessory to the permitted uses as listed above, including but not limited to fueling stations, a maintenance shop, scale house, offices, perimeter roads, soil screening berms, and sedimentation basins.
6. Landfill biogas processing facility and trailer off-loading station.

Lot Area: As stated on the recorded CSM #15636, Volume 113, Pages 162-166 / Document #5702502.

Height and Floor Area Ratio: As shown on the approved plans.

Yard Requirements: Yard areas will be provided as shown on the approved plans. Proposed waste limits will maintain a setback of at least 100-feet to property lines and road right-of-ways.

Landscaping: Site landscaping and screening will be provided as shown on the approved plans.

Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on the approved plans.

Lighting: Site lighting will be provided as shown on the approved plans.

Signage: Signage will be allowed as per Chapter 31 of Madison General Ordinances, as compared to the IL zoning district, and as approved by the Zoning Administrator and the Urban Design Commission or its secretary.

Alterations and Revisions: No alteration or revision of this planned development shall be permitted unless approved by the Plan Commission. However, the Zoning Administrator may issue permits for minor alterations, additions, and any future building less than 3,000 square feet in gross floor area, which are approved by the Director of Planning and Community and Economic Development in consultation with the alderperson of the district and are compatible with the concept approved by the Plan Commission and Common Council.