

PREPARED FOR THE PLAN COMMISSION

Project Address: 7103 Millpond Road and 4402 Brandt Road/ CTH AB
Application Type: Conditional Use Alteration
Legistar File ID # [89775](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Allison Rath sack, Dane County Dept. of Waste and Renewables; 1919 Alliant Energy Center Way; Madison.

Requested Action: 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 AB.

Proposal Summary: Dane County is requesting approval of an alteration to the conditional use for a sanitary landfill first approved by the Plan Commission in 2023. The proposed alteration advances the design for the landfill and will include plans for an education and administration center, scales and a scale office, and a maintenance building. The alteration also includes additional site planning and landscaping for the facility.

The future landfill and sustainability campus will occupy approximately 230 acres of land located on the west side of Brandt Road (CTH AB) just south of Millpond Road and US Highways 12 and 18. The new landfill, Dane County Sanitary Landfill No. 3, is expected to come online in time to replace Dane County Sanitary Landfill No. 2, also known as Rodef eld Landfill, which is anticipated to reach capacity in approximately four and a half years. The Rodef eld facility is located north of the subject site in the northwestern quadrant of US Highways 12 and 18 and CTH AB. In addition to the landfill, the sustainability campus will include a "Sustainability Business Park" to be developed on approximately 13.4 acres of land located adjacent to Millpond Road on Lot 1 of CSM 16345.

The letter of intent indicates that construction of access roads, utility interconnects, initial build-out of the outdoor recyclable material drop-off area, education and administration center, maintenance facility, scale office and scales, and first phase of the landfill are scheduled to commence in 2026. Please refer to the schedule on page 7 and timeline on page 15 of the letter of intent for implementation of the landfill and sustainability campus.

Applicable Regulations & Standards: Table 28-F1 in Section 28.082(1) of the Zoning Code identifies landfills as a conditional uses in IG (Industrial-General District) zoning. Public safety and service facilities are permitted uses in the IG district. Section 28.183 provides the process and standards for the approval of conditional use permits. Additionally, the project requires Urban Design Commission approval as a public building pursuant to MGO Section 33.34(4)(d).

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** an alteration to an approved conditional use to allow construction of a landfill and associated facilities at 7103 Millpond Road and 4402 Brandt Road/ CTH AB subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 6** of this report.

Background Information

Parcel Location: The overall site contains approximately 230 acres of land located in the southwestern quadrant of Brandt Road/CTH AB and US Highways 12 and 18; Alder District 16 (O'Brien); Madison Metropolitan School District.

Existing Conditions and Land Use: The eastern portions of Yahara Hills Golf Course, zoned IG (Industrial–General District).

Surrounding Land Use and Zoning:

North: US Highways 12 and 18; Dane County Sanitary Landfill No. 2 (Rodefild Landfill), zoned PD; Valued Stay Madison Motel in the Town of Blooming Grove;

South: Single-family residence and agricultural land at Siggelkow Road, zoned A (Agricultural District); undeveloped City-owned land for future park use, zoned PR (Parks and Recreation District);

East: Brandt Road/CTH AB; single-family residences along Hope Hollow Trail and agricultural land in the Town of Cottage Grove; and

West: Ho-Chunk Gaming Madison, zoned PD; BP gas station, Reverend Jim's Roadhouse, zoned CC (Commercial Center District); undeveloped City-owned land for future park use at Savannah Road, zoned PR; Capital City Harley-Davidson and Magnuson Grand Hotel in the Town of Blooming Grove; Interstate 39/90.

Adopted Land Use Plan: The [Yahara Hills Neighborhood Development Plan](#) was amended by Resolution 22-00361 (ID [70654](#)) to change the land use recommendations for the 231.8 acres owned by Dane County from Parks and Open Space to Industrial. The amended plan notes that the proposed landfill area should be designed with adequate buffer and screening to ensure compatibility with adjacent land uses. A buffer area that is a minimum of 150 feet in width should be provided around all sides of the landfill. These buffer areas should include a minimum 10-foot tall berm, solid fencing, and landscaped with a variety of species of trees that include a minimum of 75 percent evergreen trees.

The 2024 [Comprehensive Plan](#) identifies the future landfill and sustainability campus for Industrial (I) consistent with the neighborhood development plan amendment above. The remainder of Yahara Hills and adjacent parcels on the south are recommended for Park and Open Space (P).

Zoning Summary: The following bulk requirements apply in the IG (Industrial–General) district:

Requirements	Required	Proposed
Lot Area (sq. ft.)	10,000 sq. ft.	229.17 acres
Lot Width	65'	Will exceed
Front Yard Setback	0' or 5'	Adequate
Side Yard Setback	None if adjacent to property zoned IL or IG; 10' if adjacent to property zoned anything other than IL or IG	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Less than 75%
Maximum Building Height	None	One and two stories

Outdoor processing, storage or loading		100' from residential district	Will exceed
Number Parking Stalls		No minimum required	96
Electric Vehicle Stalls		As per MGO 28.141(8)(e)	6 EV stalls
Accessible Stalls		Yes	3
Loading		Not required	0
Number Bike Parking Stalls		Landfill: 1 per 10 employees (11) Public safety or service facility: Determined by Zoning Administrator	8
Other Critical Zoning Items			
Yes:	Urban Design (Public Buildings), Floodplain, Wetlands, Utility Easements, Adjacent to Parkland		
No:	Wellhead Protection, Landmarks, Waterfront Development, TOD Overlay		
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator			

Environmental Corridor Status: A pond and area of hydric soils located in the northeast corner of the existing Yahara Hills Golf Course property were incorporated into mapped environmental corridor as part of the addition of the County-owned property into the Central Urban Service Area in 2022.

Public Utilities and Services: The site will be served by a full range of urban services, with the exception of Metro Transit service, which does not serve the area of the City east of Interstate 39/90. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over three miles walking distance, and the parcel would be greater than the three-quarters of a mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Previous Approvals

On May 10, 2022, the Common Council adopted Resolution 22-00319 (ID [70597](#)) to approve 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. The resolution authorized:

- A purchase and sales agreement with Dane County ([link](#));
- A development agreement between the City and County ([link](#));
- An intergovernmental agreement between the City and County to govern the various sales, leases and operations ([link](#));
- Leases for the City to continue using part of the future landfill property for golf purposes through 2042 ([link](#)) and for the City to maintain existing golf course-related equipment buildings on the landfill site through 2028 ([link](#));
- A right of first refusal on 80 acres of additional land that could be added in the future to the future landfill ([link](#)); and
- A solid waste agreement between the City and County through 2032 ([link](#)).

On October 11, 2022, the Common Council approved a request to rezone land generally addressed as 7101 US Highways 12 & 18 and 4402 Brandt Road/CTH AB from PR (Parks and Recreation District) to IG (Industrial-General

District) and approved the preliminary plat of the *Dane County Sustainability Campus* subdivision and a Certified Survey Map (CSM) to create one lot for a future sanitary landfill and one lot to be developed with a business park. CSM 16345 was recorded on September 20, 2023.

On November 13, 2023, the Plan Commission approved a conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct a sanitary landfill at 4402 Brandt Road/ CTH AB. See ID [80222](#) for more information on the initial conditional use approval for the landfill.

Project Description

Dane County is requesting Plan Commission approval of a major alteration to an approved conditional use for a sanitary landfill on approximately 230 acres of land located on the west side of Brandt Road/ CTH AB south of Millpond Road and US Highways 12 and 18. The proposed alteration formally introduces a series of buildings on the north side of the landfill site at 4402 Brandt Road and on the eastern portion of the adjacent sustainability business park at 7103 Millpond Road. The alteration also includes updates to the site and landscaping plans for the overall facility.

The landfill as previously approved will be a pyramidal hill that will be as tall as 230 feet in height depending on where on the perimeter of the site and surrounding roadways the hill is viewed from. Pursuant to one of the agreements between the City and County, golf operations on the landfill site will wind down in phases as implementation of the landfill ramps up. The landfill will be encircled by a private ring road for landfill operations, which will be located inside a 25-foot tall litter screen. A six-foot tall perimeter screening and security fence will be installed at specific locations on the property line of the facility.

In addition to the litter screen and fencing, the perimeter of the landfill will feature a 150-foot wide landscaped buffer that will incorporate a combination of coniferous and deciduous trees planted in layers along a berm to be located between the internal ring road and landfill boundaries. The letter of intent and landscaping plan indicate that the trees to be planted will be 75% coniferous to provide the landfill with year-round screening. The purpose of the screening fence, berming, and trees on the perimeter is to limit or soften the views of the landfill hill from the perimeter of the site. However, as the full height of the landfill is realized, the hill will be visible from Brandt Road, US Highways 12 and 18, and surrounding properties similar to how the existing landfill to the north is visible.

The buildings included in the proposed alteration are:

- A two-story, 23,818 square-foot education and administration center and associated 84-stall parking lot to be located on the easterly half of the sustainability business park at 7103 Millpond Road. Plans for the building include various meeting spaces, an employee break room, and locker room on the first floor, and offices on the second floor. Primary access to the building will be provided by a driveway from Millpond Road along the northern edge of the sustainability business park campus.
- A tall one-story, 10,724 square-foot maintenance facility for servicing fleet vehicles and heavy equipment required for landfill operations and/or recycling activities, which will be located at the northwestern corner of the landfill. Plans for the building call for four service bays with overhead doors to be located along the southern façade.

- A one-story, 769 square-foot scale office. The scales and associated office will be located at the northeastern corner of the landfill site along the primary access road into the landfill from Brandt Road/ CTH AB.

All of the buildings are designed in a modern industrial aesthetic and will include a combination of metal panel, concrete panel, and brick veneer. The landfill parcel and sustainability business park parcel will share access and circulation as shown on the current plans. As shown on the plan sheet entitled 'Phasing', additional development is anticipated west of the education and administration center on the sustainability business park parcel, while additional landfill-related elements to be developed in the future are outlined in the letter of intent. The education and administration center has been classified by Zoning as a 'public safety and service facility', which is a permitted use in IG zoning, and future phases, buildings, and uses in the sustainability business park will only require Plan Commission approval if they are classified as conditional uses by the Zoning Code. However, future additions to the landfill campus itself will require alterations to the conditional use site prior to construction.

Analysis and Conclusion

The proposed conditional use alteration represents another step in a now multi-year process of agreements and approvals between the City of Madison and Dane County to establish a new County sanitary landfill on the eastern portion of Yahara Hills Golf Course. The conditional use for the design and operation of the landfill joins various agreements between the City and County related to the land sale, golf operations during implementation of the landfill, and handling of solid waste; an amendment to the Yahara Hills Neighborhood Development Plan to allow for industrial uses on the former golf course; and by the zoning and land division needed to create the County-owned parcels.

The plans for the disposal hill for the landfill are principally unchanged from the ones that were approved by the Plan Commission in November 2023 with regard to the area, height, access, and screening. However, the proposed alteration provides specific plans for three buildings to be constructed in the first phase of landfill construction to support its operation, which were not available when the landfill was first approved.

The perimeter landscaping, berming, and screening plan for the landfill are well designed overall, and Planning staff feels that it reflects the recommendations in the Yahara Hills Neighborhood Development Plan intended to integrate the landfill with its surroundings. The proposed buildings are considered public buildings per MGO Section 33.24 (4)(d); the Urban Design Commission granted final approval of the buildings at its October 8, 2025 meeting. A draft report from that meeting is attached to the legislative file for the conditional use alteration.

Planning staff have received no comments or conditions of approval from reviewing agencies that would suggest that the proposed alterations to the conditional use cannot meet the standards for approval. Rather, many of the proposed conditions represent the ongoing implementation of the previous agreements and approvals granted since 2022, including finalization of the stormwater management plan for the sustainability campus. Staff from a number of City agencies have worked with the County throughout the process to develop the new landfill to ensure that it will be a net benefit for the City while limiting its impact on surrounding properties. However, as with any conditional use, the Plan Commission retains continuing jurisdiction in the event that complaints are received, which could result in more restrictive conditions being applied if deemed necessary by the Commission. Additionally, the landfill will be subject to a variety of operating agreements between the City, County, Town of Cottage Grove, and Village of McFarland, which will govern the landfill as provided in Wisconsin Statutes.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** an alteration to an approved conditional use to allow construction of a landfill and associated facilities at 7103 Millpond Road and 4402 Brandt Road/ CTH AB subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

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 the 100-year storm 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.
7. A Storm Water Management Report and Storm Water Management Permit is required for this project.
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 BRRS 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. This project 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. This 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. 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. This project 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. This project 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. 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, this project 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).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

Traffic Engineering Division (Contact Sean Malloy (608) 266-5987)

27. 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.
28. 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.

29. 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.
30. All parking facility design shall conform to the standards in MGO Section 10.08(6).
31. "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.
32. 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.
33. The applicant shall demonstrate use of the loading/unloading area with a turning template.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

34. 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.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

35. 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.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

36. Note that future development phases will require separate or additional City approvals.
37. Provide a parking summary table with the counts of vehicle parking stalls, accessible stalls, electric vehicle stalls, and bicycle stalls.
38. 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.
39. 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.
40. 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.

41. 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.
42. 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.
43. 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.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

44. 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.

Parks Division (Contact Adam B Kaniewski, (608) 261-4281)

45. 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.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

46. To facilitate City transit planning efforts, the applicant shall identify the accessible pedestrian access route between the building entrance(s) and the existing public sidewalk along the south side of Millpond Road.