



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 7905-7913 E Buckeye Road

Application Type: Major Alteration to a Previously Approved Planned Development (PD) for the Dane County Rodefild Landfill
UDC is an Advisory Body

Legistar File ID #: [92073](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Wyeth Augustine-Marceil, Dane County Department of Waste + Renewables

Project Description: The applicant is proposing to consolidate three contiguous parcels into the Planned Development Zoning District for the Rodefild Landfill, including the project site. As part of the PD Alteration, the landfill's asphalt shingle recycling program will be relocated from its current location in the landfill to the project site. The proposal includes the relocation and storage of the program's dumpsters, and installation of security fencing and gate system, as well as landscaping for screening purposes.

Approval Standards: The UDC is an **advisory body** on this request and the UDC will provide an advisory recommendation to the Plan Commission. Given the limited scope of the proposed development, the Commission's review is primarily limited to landscape and screening and whether the proposed screening is consistent with the original Planned Development concept, which included robust screening along street frontages.

Summary of Design Considerations

Staff request the UDC provide feedback and make findings as it relates to maintaining consistency with the original Planned Development concept, especially as it relates to:

- **Landscape and Screening**, including as it relates utilizing durable, high quality screen fence materials, as well as landscape that will provide adequate year-round screening. Consideration should be given to plant height and spacing, both at the time of planting and at maturity, plant quantity and density, and species.

For reference, and in summary, the Commission's Informational Presentation comments focused on providing a mix of native plants, including the use of native Oak trees.

Staff note, and the applicant is advised, that in order for the proposed chainlink fence with mesh to meet the screening requirements pursuant to MGO 28.142, the fence and mesh will need to be 90% opaque. Additional documentation confirming the mesh screen opacity will need to be submitted as part of the Site Plan Review submittal.

Summary of Informational Presentation Comments & Questions

As a reference, a summary of the Commission's comments and questions from the March 4, 2026, Informational Presentation are provided below.

The Commission clarified that the landscape plans shared were representative of the plant palette, but not necessarily of the area being looked at here.

The Commission inquired about the wheel spoke in the aerial. The applicant replied it was a manmade wetland, required as an offset to wetland disturbance. It is now stocked with flora and fauna.

The Commission noted a good mix of heavily native plants in the landscape palette, suggesting the applicant lean heavier on native Oak trees being the most impactful in terms of ecological benefits. Those should be increased in the plan.

ATTACHMENT
PD Zoning Statement of Purpose and Standards

28.098 (1) Statement of Purpose.

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

28.098(2) Approval Standards for Project

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

- (a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:
 - 1. Site conditions such as steep topography or other unusual physical features; or
 - 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
- (b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.
- (d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way

to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.

- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.
- (f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.
- (g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (h) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:
 - 1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
 - 2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
 - 3. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.
 - 4. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.
- (i) When applying the above standards to an application to reduce or eliminate setbacks required by Section 28.071(2)(c) Downtown Stepback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or eliminate setbacks may be granted unless it finds that all of the following conditions are present:
 - 1. The lot is a corner parcel.
 - 2. The lot is not part of a larger assemblage of properties.
 - 3. The entire lot is vacant or improved with only a surface parking lot.
 - 4. No principal buildings on the lot have been demolished or removed since the effective date of this ordinance