



Department of Planning & Community & Economic Development

Planning Division

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

June 1, 2026

Wyeth Augustine-Marceil
Dane County Department of Waste and Renewables
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

RE: Consideration of a request to rezone 7901-7913 E Buckeye Road from CC-T (Commercial Corridor-Transitional District) and CN (Conservancy District) to PD (Planned Development District), and a request to amend the Planned Development District-General Development Plan and approve a Specific Implementation Plan for Dane County's Rodefild Landfill generally addressed as 7102-7270 Maahic Way to relocate and expand materials recycling at the landfill (LNDUSE-2026-00017; ID 92756)

Dear Wyeth;

On May 19, 2026, the Common Council approved your request to rezone 7901-7913 E Buckeye Road to PD and amend and expand the PD(GDP) and PD(SIP) for Rodefild Landfill. Prior to issuance of permits for your project, the conditions of approval in the following sections shall be satisfied:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following ten (10) items:

1. Prior to approval, this project shall comply with MGO Chapter 37 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 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.

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

More details will be needed to define the exact stormwater management requirements. The submitted plans indicate new impervious just below the 20,000 square feet but they also call for an expansion area that would push it over the threshold and the requirements are retroactive. Also, the existing site would be considered developed so disturbance would result in redevelopment requirements. A meeting will be required to fully determine what the stormwater management requirements are for this project.

2. 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 sign-off.
3. An Erosion Control Permit is required for this project.
4. A Storm Water Management Report and Storm Water Management Permit is required for this project.
5. A Storm Water Maintenance Agreement (SWMA) is required for this project.
6. 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.
7. 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.
8. 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.
9. 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.

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

Please contact Jeffrey Quamme of the City Engineering–Mapping Section at (608) 266-4097 if you have any questions regarding the following two (2) items:

11. The proposed plans show the placement of trees immediately adjacent to the overhead power lines. The applicant shall contact the utility company to assure safe clearances for the planned overstory trees planned along the front of the site.

12. Submit, prior to plan sign-off, a single digital CADD file to Public Works Development Manager Brenda Stanley (bstanley@cityofmadison.com). The digital CADD file shall be to scale and represent final construction. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval. Submittal instructions available at:

➔ <https://www.cityofmadison.com/engineering/developers-contractors/developers/digital-file-submittals>

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

13. This agency reviewed this project and determined that a Transportation Demand Management (TDM) Plan is not required as part of approving the proposed site changes.

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

14. Note: The subject parcels are located beyond Madison Water Utility's existing service area. Note that attachment to the City's water system may be required in the future if/when water service becomes available per MGO Section 13.07.

Please contact my office at (608) 261-9632 if you have questions about the following item:

15. That the applicant work with Planning and Zoning staff to update the zoning text and plans for the Rodefild Landfill Planned Development district as necessary to reflect all of the previously approved and proposed projects across the campus.

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. Upon receipt of the 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 Office. 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 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 (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

LNDUSE-2026-00017			
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 Coordinator
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: