



DANE COUNTY DEPARTMENT OF
WASTE & RENEWABLES

LETTER OF INTENT FOR
CONDITIONAL USE PERMIT

at

7101 Millpond Road & 4502 Brandt Road
Madison, WI 53718

Submitted to:

City of Madison – Planning Division

Submitted on:

October 2, 2023

Submitted by:

Dane County Department of Waste & Renewables

County Executive Joseph T. Parisi

Director John Welch, PE

1919 Alliant Energy Center Way

Madison, Wisconsin 53713

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SECTION 1. PROJECT DESCRIPTION AND INTENT

With less than seven years of landfill space remaining, the Dane County Department of Waste & Renewables (W&R) has an opportunity to plan for the future of waste management in Dane County. Dane County (County) purchased approximately 230 acres of land on the eastern portion of the Yahara Hills Golf Course, from the City of Madison (City) to develop a Sustainability Campus. The Sustainability Campus was subdivided into two lots under Certified Survey Map (CSM) #16345 (Attachment A). Lot 1 will be the Sustainable Business Park which will include businesses and activities that are intended to divert waste from landfill disposal and promote a local circular economy. Lot 2 will include a landfill, accessory landfill infrastructure (W&R Infrastructure), and potential compost facility. The proposed landfill and accessory landfill infrastructure will continue to serve the City and County with a local waste management option for materials that cannot technically or economically be diverted.

In October 2022, the property was rezoned from “Parks and Recreation” to “Industrial – General” (refer to Legistar File ID #73476). W&R is seeking a conditional use permit under “Industrial – General” (IG) zoning code to allow a landfill and accessory landfill infrastructure on the property.

This letter of intent, land use application, and other associated attachments serve as a formal request to allow the aforementioned land use under Madison General Ordinance (MGO) 28.082, Table 28F-1.

SECTION 2. PROJECT LOCATION

Address: 7101 Millpond Road (formerly 7101 U.S. Highway 12 & 18) & 4502 Brandt Road
Madison, WI 53718

Alternate addresses: 4412 Brandt Road
Madison, WI 53718

Parcel Numbers: 251/0710-254-0099-7
251/0710-361-0099-0

Note: W&R has owned and operated the Dane County Landfill Site No.2 (Rodefild Landfill), located north of the subject parcels at 7102 Maahic Way, Madison, WI 53718 (former address of 7102 US Hwy 12 & 18), since 1985. The Rodefild Landfill property also includes a construction & demolition (C&D) recycling facility; household hazardous waste collection facility (Clean Sweep); combined office and maintenance building; various other support buildings and infrastructure; and a biogas processing facility used to convert landfill biogas to pipeline quality renewable natural gas.

SECTION 3. PARTIES INVOLVED

City of Madison Alder (District 16): Alder Jael Currie (pre-application notification was sent on September 1, 2023)

Neighborhood Association: No applicable neighborhood associations

Business Association: No applicable business associations

Owner: Dane County Department of Waste & Renewables
1919 Alliant Energy Center Way
Madison, WI 53713
John Welch, Director
(608) 516-4154

Consultant: SCS Engineers
 2830 Dairy Drive
 Madison, WI 53718
 Betsy Powers, P.E.
 (608) 333-5408

Landscape Architect: Saiki Design
 1110 South Park Street
 Madison, WI 53715
 Christopher Sina, PLA, ASLA
 (608) 405-8162

SECTION 4. EXISTING CONDITIONS AND USES

The location of the proposed landfill is currently leased by the City for operation of a portion of the Yahara Hills Golf Course. The property is currently zoned as IG and contains golf holes, golf cart trails, and other course infrastructure, including three maintenance buildings on the eastern portion of the parcels, near Brandt Road/CTH AB.

As part of the lease agreements between the County and the City (refer to Legistar File ID #70597), the Sustainability Campus will accommodate 36, 27, and 18 holes of golf immediately west of the development until the end of the 2024 golf season, 2025 golf season, and through at least 2042, respectively, as shown on Development Plan Sheet 2. The level of play and golf experience will be maintained at the site through natural buffers, protection of trees and screening, and being attentive and responsive to any concerns that may arise from the golfers and City of Madison Parks staff.

SECTION 5. PROPOSED LAND USES

The Sustainability Campus, with a total acreage of approximately 230 acres, was subdivided into two lots under Certified Survey Map (CSM) #16345. Lot 1 will be the Sustainable Business Park, which will include businesses and activities that are intended to divert waste from landfill disposal and promote a local circular economy. Lot 2 will include a landfill, accessory landfill infrastructure, W&R Infrastructure, and potential compost facility. Table 1, below, details anticipated land use areas for the Sustainability Campus with a total acreage of approximately 230 acres.

Table 1. Anticipated Land Use Areas

Description	Proposed Area (acres)
Outdoor Recreation	67.1
Landfill	76.6
Stormwater Management	14.4
Sustainable Business Park	17.7
W&R Infrastructure & Buffers	9.9
Perimeter Berm & Road	22.4
Access Roads and Other Paved Areas	6.9
Potential Compost Area	12.6
South Access Road Dedication	1.6
Total	229.2 acres

Subsection 5.1 Landfill & Accessory Landfill Infrastructure

The proposed landfill consists of approximately 77 acres (Development Plan Set, Sheet 3) with accessory infrastructure to include the following uses:

- **Landfill** and associated areas for operation, maintenance, and monitoring infrastructure for compliance with State and Federal rules and regulations.
- **Landfill leachate collection systems** and/or processing systems for collection of liquids that have come in contact with municipal solid waste (MSW). Collection of leachate through a network of pipes, pumps, manholes, pump houses, above or below ground vaults, and lift stations (if needed) are required under Federal and State rules and regulations. W&R assumes this is allowable under IG zoning as sewerage system lift stations and/or and limited processing.
- **Landfill gas collection and processing systems** and/or renewable energy facility for control of landfill gas. Landfill gas is generated when MSW decomposes in anaerobic conditions. Collection and control of gas through a network of pipes under vacuum with subsequent combustion is required under Federal and State rules and regulations. W&R has a long history of using landfill gas as a resource and will continue to find new and innovative ways to manage landfill gas. W&R assumes this is allowable under IG zoning as limited processing.
- **Perimeter berms and access roads** for customers to safely enter the landfill. Perimeter berms also assist in screening the landfill from adjacent lands. W&R assumes this is allowable under IG zoning as an accessory structure.
 - Please note, there is dedicated land along the southern edge of the property for a future public street per the Yahara Hills Neighborhood Development Plan and recorded in CSM #16345.
- **Soil stockpiles** for use in daily cover operations, construction activities, or temporary or permanent screening berms. Daily cover is required under Federal and State rules and regulations to minimize windblown litter and potential for vectors. W&R assumes this is allowable under IG zoning as outdoor storage.
- **Stormwater management systems and ponds** to collect, store, and transport surface water or stormwater for compliance with applicable Federal, State, and Local rules and regulations
- **Underdrain systems** to collect, store, and transport groundwater away from the bottom of the landfill for compliance with applicable Federal and State rules and regulations.
- **Greenspace, buffers, or open space** for habitat restoration, recreation, and the continued use of the golf course.

Please note, the proposed landfill has been shifted south by approximately 300 feet from previous applications to allow more area for the Sustainable Business Park and W&R Infrastructure while maximizing applicable landfill design criteria under NR 500. Because of this, some infrastructure may overlap Lots. As development progresses, there may be a need to revise the property lines through a CSM.

Subsection 5.2 W&R Infrastructure

Although this application is solely for the landfill conditional use permit, W&R anticipates the following uses as part of the **W&R Infrastructure**:

- **Maintenance facility** for servicing fleet vehicles and heavy equipment required for landfill operations and/or recycling activities. Facility would likely have storage space for housing spare parts and equipment required for operation.
- **Recycling or waste processing facility** where materials can be sorted for either reuse, recycling, or disposal. This may include a C&D Recycling Facility, Mattress Recycling Facility, or a similar waste processing facility. Please note, not all materials placed in recycling facilities can technically or economically be recycled and require proper disposal in the landfill which would be considered waste transfer operations.
- **Outdoor recyclable material drop-off area** where single stream recyclables from large vehicles can be collected for transfer to a recycling facility.
- **Drive-through residential recycling and waste drop-off facility & in-take house** where County residents can separate materials for either reuse, recycling, or disposal. The drop-off facility may be indoors or outdoors with collection, storage, and transfer of diverted materials. Please note, not all materials placed in recycling facilities can technically or economically be recycled and require proper disposal in the landfill which would be considered waste transfer operations.

- **HHW recycling, collection, and transfer facility** (Clean Sweep) for materials that cannot be disposed of in the landfill.
- **Scale office and scales** for tracking incoming materials. Scales could also be used to track outgoing materials for recycling and/or reuse operations.
- **Education and administrative center** that will serve as office and breakroom facilities for W&R staff and include community space for educational programs. Facility could be expanded to include leasable space for other businesses.

As design progresses for the W&R Infrastructure, W&R anticipates an additional conditional use permit will be required for the following uses:

- MSW transfer stations. Not all materials placed in recycling facilities can technically or economically be recycled and require proper disposal.
- Household hazardous waste (HHW) recycling, collection, and transfer facility.

W&R assumes that the following land uses do not require a conditional use permit and are allowable land uses under the IG zoning code:

- Maintenance shop
- Recycling facility
- Recycling collection center / drop-off station
- Scale and scale house
- Stormwater management ponds and structures
- Education and administrative center
- Parking for customers and County employees
- Outdoor wood processing
- Greenspace, screening, buffers, or open space

Although the aforementioned uses are allowable under IG zoning, W&R understands that public buildings may require an Urban Design Commission (UDC) application and approval.

Subsection 5.3 Potential Compost Facility

W&R is in the process of seeking proposals for potential compost partnerships. That partnership may include working with a private entity for processing food or yard waste, private operation of a County-owned compost facility, or design and construction assistance for a County-owned and operated compost facility. Potential area for County-owned compost facility is shown on Development Plan Set, Sheet 2.

If the primary compost facility is not located on the Sustainability Campus, there is a potential to house a food and/or yard waste drop-off location or small scale food waste processing facility as part of the Sustainability Campus. **W&R assumes that collection and processing materials into compost, regardless of food or waste, is allowable under IG zoning.**

Subsection 5.4 Sustainable Business Park

A set of restrictive covenants was developed to establish the purpose of the Sustainable Business Park, a project review board and process, allowable uses, and standards for development of the Sustainable Business Park (Attachment B). The covenants include a list of anticipated uses for the Sustainable Business Park that have been reviewed and approved by the City. Additionally, W&R will be issuing Requests for Information (RFIs) in 2024 to solicit potential tenants of the Sustainable Business Park for areas outside the W&R Infrastructure (approximately 18 acres). There is a potential for further subdivision of Lot 1 to accommodate anticipated tenants of the Park.

SECTION 6. HOURS OF OPERATION

W&R is proposing landfill hours of operation similar to Rodefild Landfill, which are 6:00 AM to 5:00 PM, Monday through Friday, and 7:00 AM to 12:00 PM on Saturdays. Additionally, W&R is proposing the landfill may be operated from 7:00 AM to 5:00 PM on Saturdays following either:

- A week within which New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Day or other legal holidays occur; or,
- A week within which adverse weather conditions (such as high winds, rain, ice or heavy snow) have prevented W&R from operating the landfill for an aggregate period of more than five (5) hours in any one day.

W&R may have construction activities occur outside of the aforementioned hours of operation, subject to City of Madison’s Construction Noise Ordinance. Additionally, W&R may extend the hours of operation due to a natural disaster or a solid waste emergency. **Please note, tenants of the Sustainable Business Park may have hours that vary from W&R.**

SECTION 7. NUMBER OF EMPLOYEES

There are approximately 43 W&R employees associated with activities at Rodefild Landfill. W&R estimates that the proposed landfill, potential compost facility, recycling or waste processing facility, and waste drop-off areas will create several new jobs. Table 2 provides estimated ranges for the total number of employees associated with the anticipated W&R Infrastructure.

Table 2. Estimated Employees

Description	Estimated Employees
W&R Landfill Operations	15 - 20
W&R Administrative Team	15 - 20
Residential Drop-Off Operations	1 - 5
Potential Compost Operations	2 - 5
HHW Operations	5 - 10
Recycling or Waste Processing Facility Operations	15 - 20
Landfill Gas Operations	2 - 5
Total	55 - 85

Please note, the number of employees does not include the City of Madison Parks Division staff required for operating and maintaining the golf course or the potential tenants of the Sustainable Business Park.

SECTION 8. BUILDINGS ON PROPERTY

A conceptual site plan for W&R Infrastructure is included in the Development Plan Set, Sheet 3 and Table 3, below, lists the estimated building sizes. Please note, these estimates will be refined as part of the W&R Infrastructure Design and Construction, detailed in Section 19.1.

Table 3. Anticipated W&R Buildings

Description of Anticipated W&R Infrastructure	Estimated Area (sf)
Scale House	2,000
Maintenance Building	21,000
HHW Facility	7,000
Residential Drop-off Area (if applicable)	35,000
Recycling or Waste Processing Facility	35,000
Waste Education Center and Administrative Building	24,000

Estimated building footprints of the Sustainable Business Park will be defined as part of the Request for Information (RFI) process anticipated to start in early 2024.

SECTION 9. PHASING

W&R anticipates the landfill to be constructed in phases with the first phase in the northeast corner of the proposed landfill footprint with the second and third phase south of the first phase (Development Plan Set, Sheet 3). The fourth phase is anticipated west of the first phase with subsequent phases to the south. The proposed phasing plan is submitted as part of the Plan of Operation and subject to review by WDNR, therefore the proposed phasing plan is subject to change. **There is an opportunity to collaborate with the City to construct segments of the perimeter berm, ahead of landfill construction, for stormwater management and screening purposes.**

W&R anticipates two phases of construction for the W&R Infrastructure, the first being construction of access roads, utility interconnects, and the Waste Education Center & Administrative Building (anticipated to start in 2026). The second phase being the remaining W&R Infrastructure (anticipated to start in 2028 to align with landfill construction).

SECTION 10. UTILITIES

The Sustainability Campus will require an interconnect into the Madison Metropolitan Sewerage District (MMSD) for discharge of wastewater and landfill leachate, fiber optic connections for reliable internet, natural gas for heating buildings and accessory landfill infrastructure, and electric to supply power to buildings and accessory landfill infrastructure.

Sheet 3 of the Development Plan Set shows the anticipated MMSD sanitary sewer interconnects, pump houses, above or below ground vaults, lift stations (if needed), and areas for landfill gas processing, all of which require electric, internet, or natural gas for operation and monitoring. The exact route from lift stations to the MMSD interconnect will likely require a force main and will be determined after Feasibility Report determination from WDNR. **W&R understands that an industrial wastewater discharge permit would be required from MMSD prior to interconnecting into the sanitary sewer.**

As part of the landfill gas collection system, there will be header and lateral piping within the landfill footprint with piping to connect into the processing infrastructure. This piping may be above or below ground depending on permanency or accessibility needs.

There is anticipated to be an underdrain system, which directs groundwater way from the bottom of the landfill through a network of pipes and permeable layer, with a discharge location to the west of the proposed landfill. The underdrain system will gravity drain to the final discharge location but a lift station may be incorporated to allow pumping the collected groundwater to the newly constructed stormwater pond in the northeast corner of the property. This would provide flexibility in where the collected groundwater is discharged. **Final discharge location will be determined as part of WDNR's review of the proposed subbase included in the Feasibility Report.**

SECTION 11. NUMBER OF DWELLING UNITS

There are no dwelling units proposed at the Sustainability Campus.

SECTION 12. AUTO AND BIKE PARKING STALLS

Lot 1 and a portion of Lot 2 will include vehicle and bike parking facilities, with indoor parking where feasible. Auto and bike parking facilities will be incorporated as part of the W&R Infrastructure Design process anticipated to start in 2024.

SECTION 13. VISUAL SCREENING

Given the location of the landfill, visual screening is an important aspect of the landfill facility for W&R, City, and the Wisconsin Department of Natural Resources (WDNR). WDNR requires a screening plan if a landfill is developed within

1,000 feet of a state trunk highway, interstate highway, or public park under NR 504.04(3)(d). **As such, the screening plan will also be subject to approval by WDNR and subject to change.**

In accordance with the Neighborhood Development Plan, W&R will maintain a minimum buffer of 150 feet around all sides of the landfill with a minimum of a 10-foot tall perimeter berm to aid in screening (Figure 1). There is a 10-foot permanent limited easement (PLE) along Brandt Road / CTH AB, which is included in the 150 foot buffer. As part of the PLE, there are conditions that allow W&R to construct an access drive crossing and plant additional vegetation. Additionally, W&R understands that UDC approval is not required for landscaping or fencing plans under IG zoning.

W&R will protect and preserve existing trees outside of anticipated construction areas. W&R understands that if any trees located within the right-of-way need to be trimmed, pruned, or removed, approval from the City Forester under MGO Section 10.101 will need to be obtained.

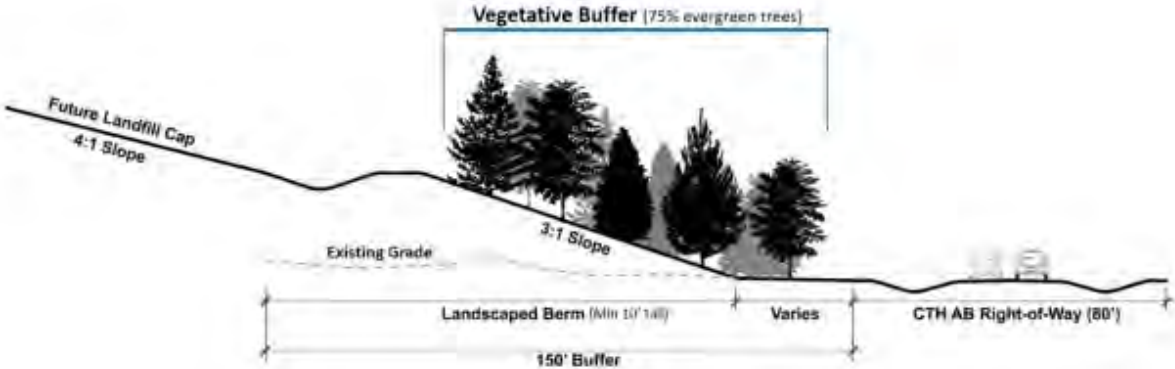


Figure 1. NDP Vegetative Buffer

Saiki Design, a registered landscape architect, designed the proposed screening plan illustrated in Sheet 4 of the Development Plan Set. The primary screening methods include the use of perimeter berms and trees, consisting of a minimum of 75% evergreen trees. This is consistent with existing vegetation and will provide year-round coverage and comply with the Neighborhood Development Plan (NDP) approved under Legistar File ID #70654. There is also a potential to have temporary or permanent screening berms if screening is not feasible with trees. **There is also an opportunity to collaborate with City for additional plantings strategically placed within the golf course, within the PLE, or along Millpond Road for additional coverage.**

To assess landfill screening, SCS Engineers prepared renderings to illustrate the potential impacts from five different viewpoints with a maximum landfill height of approximately 1,135 ft. above mean sea level (ft.-MSL) as shown in Attachment C. Renderings do not include the proposed landscaping plan and is based on existing vegetation. Each rendering also has a corresponding line-of-sight drawing (Development Plan Set, Sheets 6 & 7), which includes the proposed landscaping plan. Based on the line-of-sight drawings, the landscaping plan is able to effectively screen to elevations between 1,000 and 1,085 ft.-MSL, depending on the viewpoint.

Additional screening measures beyond the aforementioned elevations would be through the use of soil screening berms. Soil screening berms would be constructed on the outside edge of the waste mass when waste filling starts to provide a visual barrier for areas surrounding the landfill from waste placement operations. The line-of-sight drawings show the use of screening berms to aid in visual screening.

A perimeter or property fence is anticipated to be installed as part of landfill construction to ensure the safety and security of landfill operations. The anticipated property fence extents are shown on Sheet 3 of the Development Plan Set with a detail provided on Sheet 8.

Additionally, a landfill litter fence is proposed around the perimeter of the landfill area to minimize windblown litter. The anticipated litter fence extents are shown on Sheet 3 of the Development Plan Set with a detail provided on Sheet 8. As each landfill phase is constructed, new sections of the perimeter berm and litter fence will be constructed to enhance visual screening and minimize windblown litter. **There is an opportunity to collaborate with the City to construct segments of the perimeter berm, ahead of landfill construction, for stormwater management and screening purposes.**

SECTION 14. FIRE ACCESS PLAN

W&R has provided a preliminary fire access plan that details the anticipated property fencing, gates, and locations of knox boxes to grant the City’s Fire Department access to the Campus in the event of an emergency, and anticipated fire lanes (Development Plan Set Sheet 5). **W&R understands that City Fire Department approvals may be needed under MGO Chapter 34 and the International Fire Code.**

SECTION 15. TRAFFIC PATTERNS

As part of the traffic analysis, W&R reviewed the Rodefeld Landfill traffic volumes, anticipated traffic volumes at the Sustainability Campus, and remaining Rodefeld Landfill traffic volumes after Sustainability Campus development.

Subsection 15.1. Rodefeld Landfill Traffic Patterns

Rodefeld Landfill has one entrance located at 7102 Maahic Way (formerly 7102 U.S. Highway 12 & 18) and receives between 300 and 450 customers per day on weekdays with the majority being large vehicles (garbage trucks, roll-off trucks, pickup trucks with trailers, semis, etc.) contracted for waste hauling services (Figure 2). On Saturday, Rodefeld Landfill receives between 75 and 150 customers with the majority being smaller residential vehicles (pickup trucks, SUVs, cars, box trucks, etc.). Traffic patterns fluctuate seasonally with less customers in the winter months and more customers in the summer months (Figure 3).

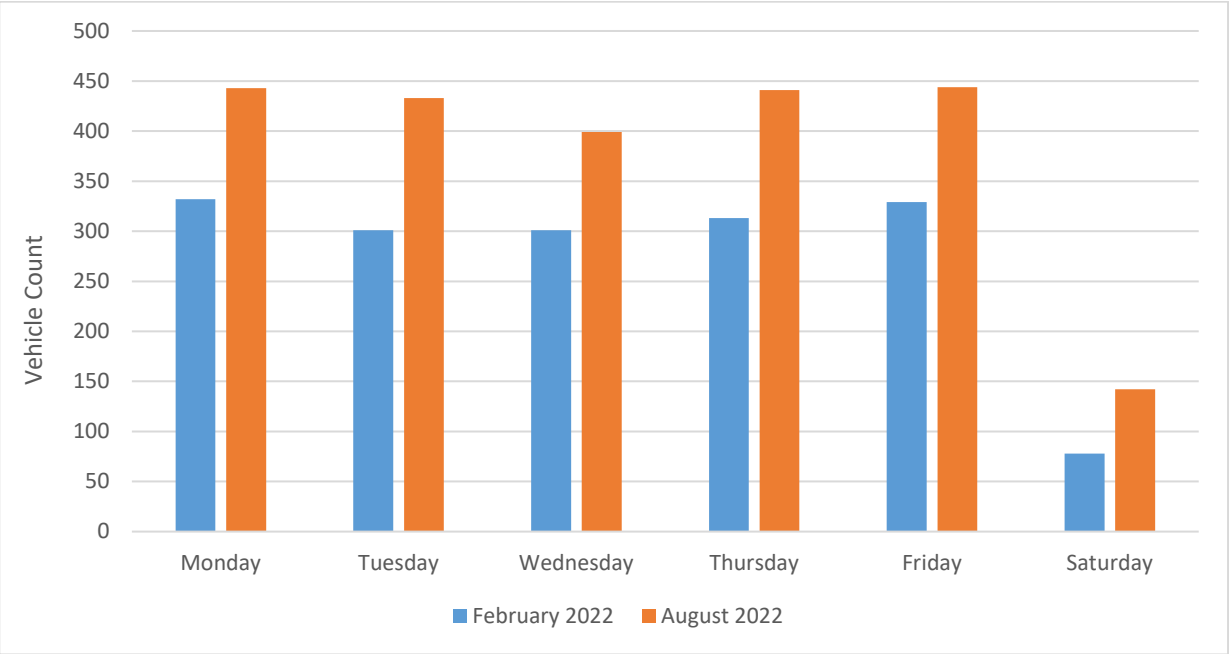


Figure 2. Daily Traffic Volumes

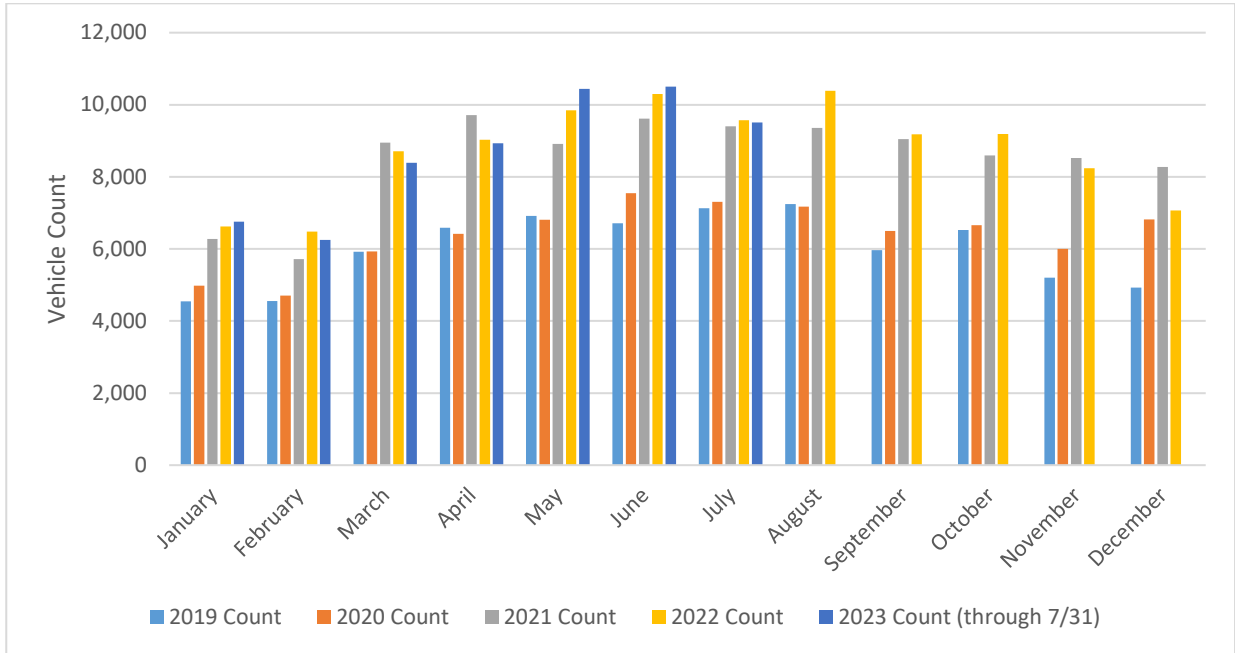


Figure 3. Seasonal Variation for Traffic Volumes

The vehicle types vary between contracted hauling vehicles and residential traffic. Approximately 40% of the vehicles entering Rodefild Landfill would be considered small vehicles, generally associated with residential traffic while 60% would be considered large vehicles, generally associated with contracted haulers (Figure 4).

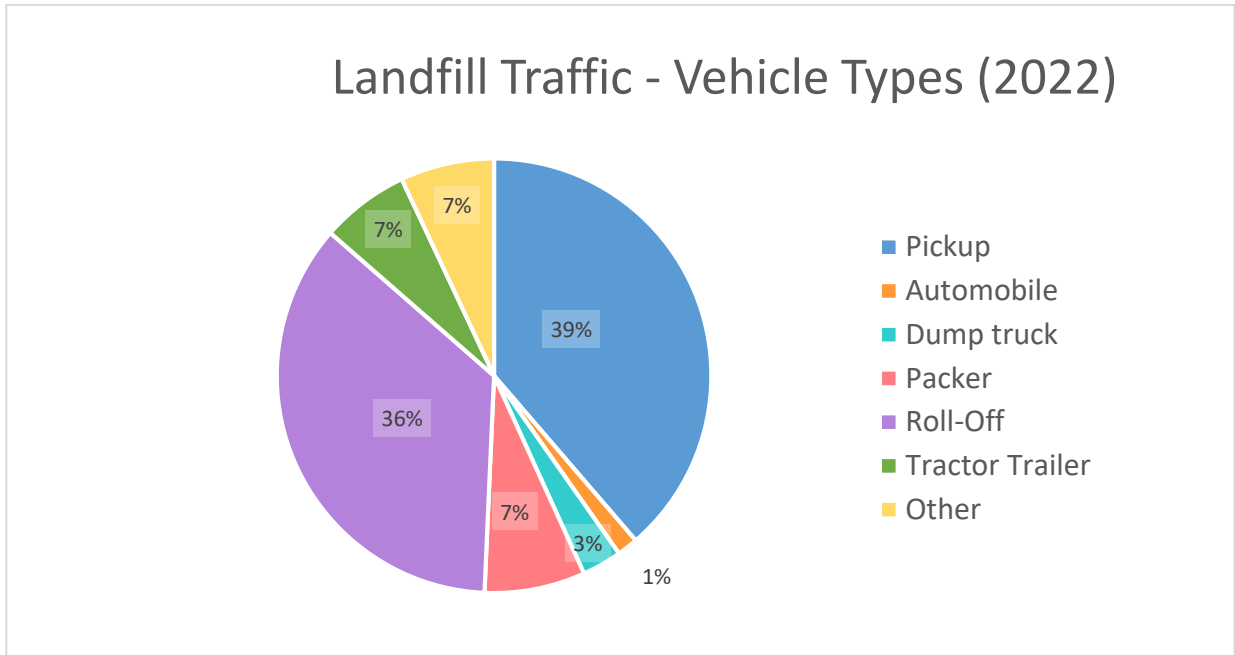


Figure 4. Vehicle Type Breakdown

The peak hours of traffic during the busiest weekday, Monday, is generally in the morning and around lunch time while Saturdays generally experience peak traffic in the morning (Figure 5 and 6).

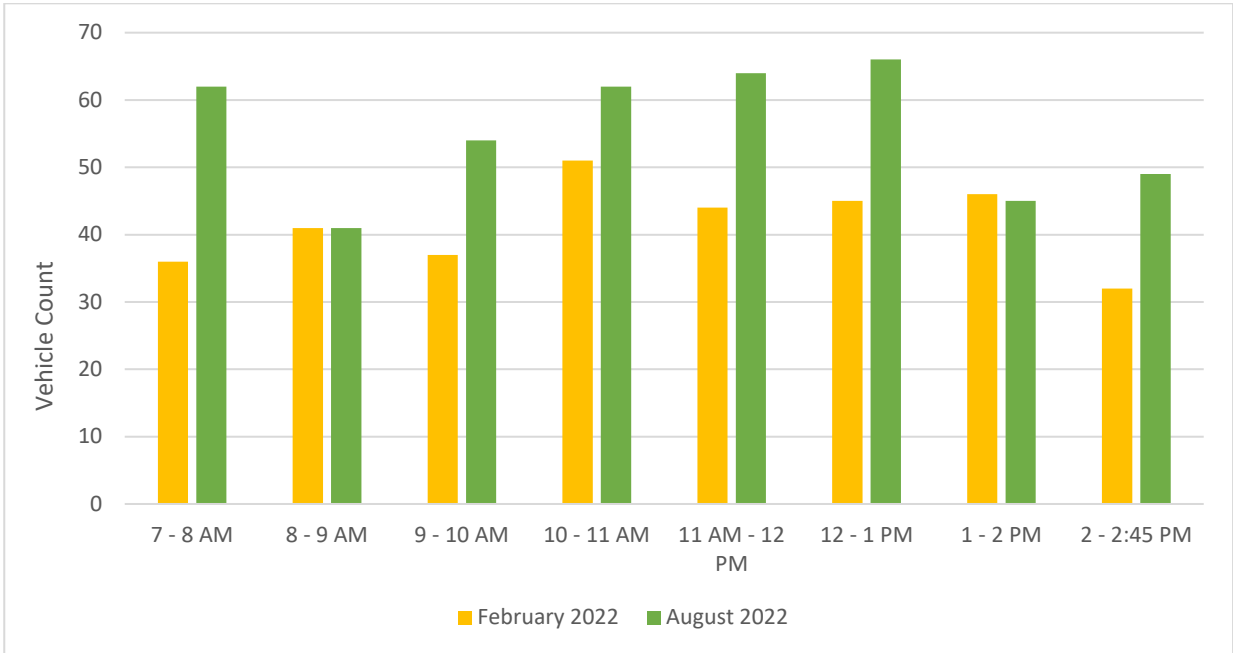


Figure 5. Peak Traffic Volumes on Busiest Weekday (Monday)



Figure 6. Peak Traffic Volumes on Saturday

Additionally, Rodefild Landfill customers may be broken down by Facility as shown in Table 4, below.

Table 4. Rodefild Landfill Traffic Volumes by Facility (inbound)

Facility	Vehicle Count (2022)
C&D Recycling Facility	34,019
Recycling Operations (tires, shingles, brush)	4,341
Landfill	56,154
Clean Sweep Facility	9,803
Total	104,317

Subsection 15.2. Anticipated Traffic Patterns at Sustainability Campus

W&R is proposing two separate entrances to the Sustainability Campus to separate the large and small vehicles as presented in the Development Plan Set, Sheet 3. The intent is to keep small vehicles separate from large vehicles to improve traffic flow and safety. **W&R understands that driveway approaches to the Sustainability Campus will need to be approved by the Traffic Engineer under MGO Section 10.08.** Vision triangles for each proposed entrance are included in Sheet 3 and 4 of the Development Plan Set.

Small vehicles include residential customers with pickup trucks or passenger cars and would enter the Sustainability Campus off Millpond Road. Large vehicles include commercial haulers that may have any of the following vehicle types; dump truck, packer, roll-off, tractor-trailer, or flat bed and would enter the Sustainability Campus off Brandt Road/CTH AB.

To enter into the landfill, there are three proposed access points. One would be located downstream from the anticipated inbound scale location to ensure accurate weights are recorded for landfilled materials. Another access point would be from the anticipated maintenance shop so heavy equipment and fleet vehicles can stay out of heavier trafficked areas. The third access point would be from the anticipated outbound scale, primarily for materials that cannot technically or economically be separated from a Recycling or Waste Processing Facility. All roadways are subject to change based on the more detailed W&R Infrastructure design and Business Park planning efforts. **W&R understands that all primary roadways through the Sustainability Campus will be constructed to the City standards in effect at the time of construction.**

W&R anticipates a HHW Facility (Clean Sweep) and a Recycling or Waste Processing Facility, with similar traffic volumes to the C&D Recycling Facility, to be relocated at the Sustainability Campus to offer all existing services at one location. As such, W&R anticipates a similar number of customers will continue to use W&R’s waste management services at the Sustainability Campus once the landfill is constructed. **Anticipated volumes are subject to change based on population increase or diversion or recycling activities.**

Subsection 15.3. Remaining Rodefild Landfill Traffic Patterns

Once landfill construction and operations begin at the Sustainability Campus, the traffic at Rodefild Landfill will decrease as activities are relocated to the Sustainability Campus. The remaining traffic streams are anticipated to be; construction vehicles for final capping events, off-load customers that bring renewable natural gas (RNG) from area digesters for injection into the interstate pipeline, biogas facility staff, other traffic associated with the biogas facility (deliveries, maintenance vendors, etc.), and any customers, staff, or deliveries for businesses that remain at Rodefild Landfill. The existing C&D Facility, Clean Sweep, and scale house have the potential to stay in use temporarily or be leased to other businesses. Table 5, below, outlines the anticipated traffic volumes to remain at Rodefild Landfill.

Table 5. Estimated Remaining Traffic Volumes at Rodefild Landfill

Description	Estimated Daily Counts (inbound)	Primary Vehicle Type
Potential Construction Vehicles	See Note 1	Dump trucks
Off-load Customers	5 - 10	Tractor-Trailers
Biogas Facility Staff	10 - 20	Pickups or Passenger Cars
Deliveries	5 - 10	Box Trucks or Tractor-Trailers
Recycling Businesses	10 - 100	Varies
Total	30 - 140	

Note 1. Varies depending on soil quantities needed for construction

Please note, Rodefild Landfill has an end use slated for recreation and/or green space. Estimated remaining traffic volumes at Rodefild Landfill does not include traffic associated with recreational purposes.

SECTION 16. SIGNAGE

W&R anticipates wayfinding signage along US Highway 12 & 18, Brandt Road/CTH AB, and Millpond Road to direct small vehicles to the Millpond Road entrance and large vehicles to the Brant Road/CTH AB entrance. A larger sign is anticipated to be placed at each entrance with smaller signs within the Sustainability Campus to direct traffic to the appropriate facility.

W&R understands a sign permit may be required under MGO Chapter 31 and intends to submit subsequent applications for approval if necessary. Additionally, Wisconsin Department of Transportation (WisDOT) and/or County coordination may be required for wayfinding signage along US Highway 12 & 18 and Brandt Road/CTH AB.

SECTION 17. STORMWATER

As part of the WisDOT Brandt Road / CTH AB interchange project, an approximately 8.0 acre pond was constructed, labeled “WisDOT Pond” on Development Plan Sheet 3. As part of this conditional use permit application, W&R is seeking a reduction of that pond to approximately 7.5 acres to allow an access road off Brandt Road / CTH AB. SCS Engineers performed an evaluation guided by the following desired outcomes:

- Accommodate upstream WisDOT interchange project drainage areas into the WisDOT pond.
- Accommodate approximately 5 acres of impervious area from the Sustainable Business Park and W&R Infrastructure into the WisDOT pond.
- Accommodate the existing drainage area within the footprint of the proposed landfill into the WisDOT pond. Please note, this reflects the largest anticipated drainage area throughout the construction of the Sustainability Campus. As the proposed landfill is constructed, less area will drain into the WisDOT pond.

Using the HydroCAD model, the WisDOT pond would need the following modifications to accommodate the desired outcomes:

- Raise the perimeter berm that extends around the entire WisDOT pond by one foot from an elevation of 877.0 ft.-MSL to an elevation of 878.00 ft.-MSL
- Raise the emergency spillway by 0.40 feet from an elevation of 876.00 ft.-MSL to an elevation of 876.40 ft.-MSL.

As part of the Sustainability Campus and Landfill Development Agreement (Contract #14742) between the City and County, Lot 1 of the CSM is under the City jurisdiction for stormwater and erosion control while Lot 2 is under the County jurisdiction. The modified WisDOT pond spans between Lot 1 and Lot 2 and therefore falls under both the City and County jurisdiction. The modifications to the WisDOT pond meet the City and County stormwater management requirements. The full stormwater evaluation and report to support these modifications can be found in Attachment D.

Additionally, W&R understands that any modifications to the WisDOT pond will require approval by the City Engineer per the Sustainability Campus and Landfill Development Agreement (Contract #14742) between the City and County. Revisions to the CSM will be required to amend the Public Stormwater Management and Drainage Easement area.

As part of the landfill construction, there will also need to be an additional sedimentation basin as conceptually shown on Sheet 3 of the Development Plan Set. The conceptual sedimentation basin is required for full build-out of the proposed landfill but would be built as part of the first landfill construction phase to assist in stormwater management of the property and create the “Alternate Recreation or Naturalized Area” shown in the [Master Concept Plan for the Yahara Hills Golf Course](#).

Additionally, there may be temporary sedimentation basins constructed as each phase of the proposed landfill is built to assist in additional stormwater management. **W&R understands that Lot 2 is under the County jurisdiction for obtaining stormwater and erosion control permits.**

W&R understands the importance of stormwater management on this property and will design systems to meet or exceed the requirements of the City, County, and WDNR.

SECTION 18. LANDFILL CAPACITY

W&R is in the process of finalizing design capacity of the proposed landfill but is estimated to be around 12.5 million cubic yards. Below are the historical Rodefeld Landfill volumes for the past five years (Table 6).

Table 6. Historical Rodefeld Landfill Volumes

Year	Incoming Volume (CY)
2019	319,081
2020	318,208
2021	360,631
2022	390,977
2023 (estimated)	432,435

Assumes density of compacted waste is 1,500#/CY

Under Wis. Stat. 289.29(d), when permitting a new landfill the capacity must be a minimum of 10 years but no more than 15 years. It is important to note that any changes made to the footprint or maximum height of the landfill has a direct impact to capacity and likely results in a loss of volume and life of this facility. **Ultimately, capacity is reviewed and determined by WDNR as part of the Feasibility Report with additional review and input from the Local Negotiation process.**

SECTION 19. SUPPLEMENTAL REQUIREMENTS

W&R has prepared responses for supplemental requirements as part of the Conditional Use Permit process.

Subsection 19.1. Project Schedule

The Sustainability Campus involves several components, which will advance at timelines specific to the approvals, regulatory authorities, and permit requirements specific to each item. Therefore, the current schedule is subject to change. Figure 7 provides an overview of the schedule for various elements of the project.

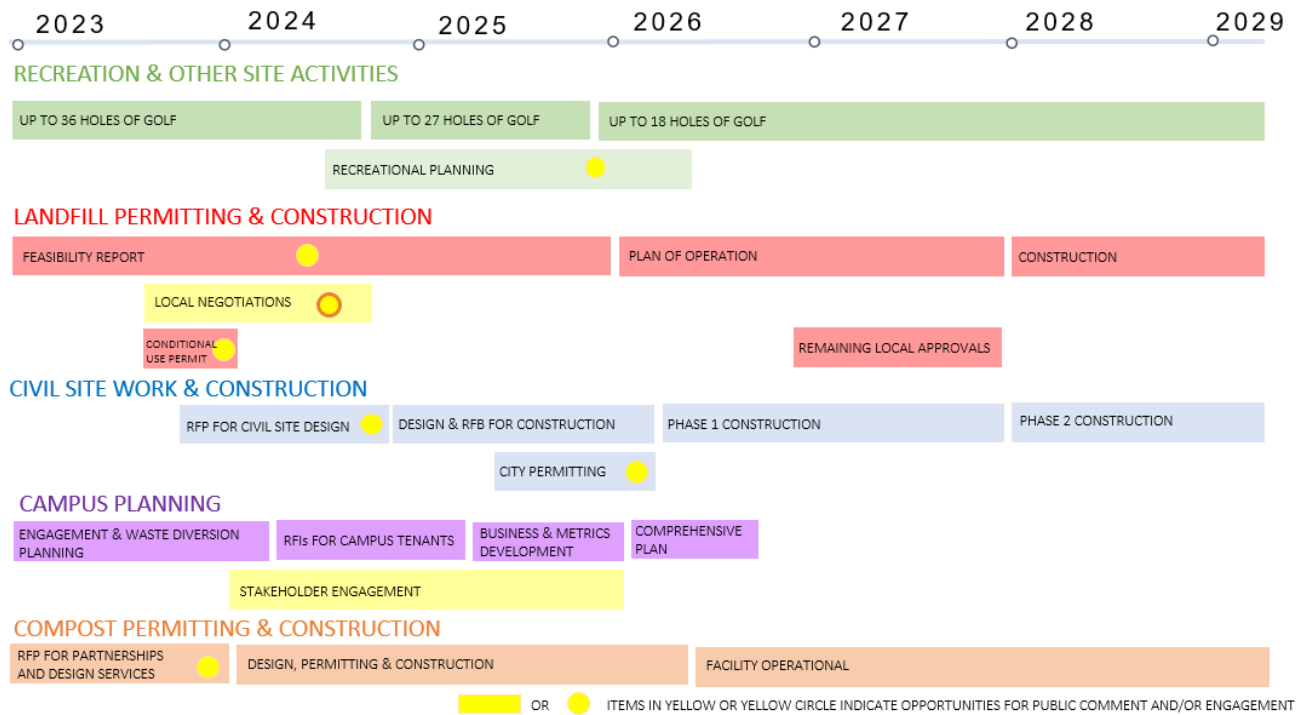


Figure 7. Sustainability Campus Development Timeline

Recreation & Other Site Activities

As part of the lease agreements between the County and the City, the Sustainability Campus will accommodate 36, 27, and 18 holes of golf immediately west of the development until the end of the 2024 golf season, 2025 golf season, and through at least 2042, respectively. Dane County anticipates recreational planning for the Sustainability Campus to occur in 2024/2025 to align with the aforementioned golf course schedule.

Landfill Design, Permitting, and Construction

Landfill permitting is multiyear processes, which is prescribed by State Statute and Wisconsin Department of Natural Resources (WDNR) code. It consists of several iterations of design and public comment periods. W&R has awarded a contract to SCS Engineers, an environmental engineering firm with local offices in Madison Wisconsin, for design and permitting of the landfill. The design and permitting process for the proposed landfill is outlined in Table 7.

Table 7. Landfill Permitting Timeline

Permitting Step	Estimated Timeline	Description
Initial Site Inspection (ISI)	Completed	WDNR representatives determine whether the proposed landfill location is suitable relative to waterbodies, parks, roads and other physical features of the landscape as well as endangered resources and their habitat, water supply systems, historical structures and the like.
Initial Site Report (ISR)	Completed	Applicant provides information on the regional geology and land use as well as the basic layout of the proposed landfill. In response to the ISR, WDNR staff provide the applicant with an opinion on the suitability of the site for landfill development.
Geotechnical Investigation	Completed	Applicant performs a comprehensive geotechnical investigation, prescribed in NR 512, to evaluate subsurface conditions (water table, bedrock surface, soil analyses, etc.) for use in the Feasibility Report.

Borrow Source Identification	Ongoing	Borrow sources may be necessary if the proposed landfill location is anticipated to have a soil balance shortage or if clay, necessary for liner or cap construction, is not available at the proposed landfill location. Permitting steps require an initial site inspection, conducted by WDNR, and subsequent zoning, construction, and restoration permitting.
Local Negotiations	October 2023 – October 2024	Opportunity for potentially affected municipalities (counties, villages, cities and towns within 1,500 feet of the proposed waste filling boundaries) to negotiate directly with applicant on a variety of topics around the proposed landfill site including but not limited to: hours of operation, landfill design elements, and local compensation for potentially affected parties. Includes a public hearing prior to Agreement execution.
Local Approval Process & Subsequent Applications	October 2023	Notifications sent to potentially affected municipalities as an opportunity to require additional local approvals. The City of Madison submitted a response to the notification, dated May 18, 2023.
Feasibility Report (FR) Submittal	January 2024	Applicant presents a comprehensive and detailed investigation of the proposed landfill site for WDNR review. The feasibility report contains field information on the surface features, geology and hydrogeology of the site, the amounts and types of waste to be disposed of, the basic design of the facility including a proposed monitoring program, an evaluation of the need for the landfill, and an analysis of alternatives to the landfill. The WDNR must first ensure that the feasibility report is complete before issuing a determination on the feasibility of the landfill proposal. Includes a public comment period following submittal and prior to WDNR determination.
Plan of Operation (POO) Submittal	2026 (estimated)	Applicant provides a detailed design, construction specifications, operational procedures, monitoring requirements, and a plan for constructing and financing the landfill's closure and long-term maintenance.
Start of Landfill Construction	2028 (estimated)	Once an applicant completes the above steps in the process, construction can proceed, subject to obtaining any other necessary state and local permits (such as an air quality permit, permits for surface water alterations under ch. 30, Wis. Stats., and local conditional use permits). The WDNR reviews and inspects the constructed landfill to ensure that it was built in accordance with the approved plans, and issues an operating license which allows a landfill to begin receiving waste for disposal.

W&R Infrastructure Design & Construction

Design of W&R Infrastructure is anticipated to start in 2024 with construction anticipated to start in 2026. Dane County understands that the following design and permitting criteria shall be met:

- Roads designed to meet City design standards at the time of construction.
- Erosion control and stormwater permits for Lot 1 will be under City jurisdiction while Lot 2 will be under County jurisdiction.
- Conditional use permits to ensure lands are zoned appropriately for anticipated uses, where necessary.
- Additional modifications to the Wisconsin Department of Transportation (WisDOT) stormwater pond is subject to approval by the City Engineer.
- Enter into a Developer’s Agreement to construct any public facilities needed to serve the Campus and obtain necessary permits.
- Urban Design Commission approval will be required for any new buildings constructed to serve the Campus.

- Building permits will need to be issued for the construction or demolition of any buildings.
- Driveway approaches and on-site parking facilities will need to be approved by the City Traffic Engineer.
- City Fire Department approvals may be needed.

There will likely be two phases of construction, the first being the construction of access roads, utility interconnects, and the Waste Education Center & Administrative Building (anticipated to start in 2026). The second phase being the remaining W&R Infrastructure (anticipated to start in 2028 to align with landfill construction).

Campus Planning

Planning for the campus began in early 2023. Per Agreements, the City will remain involved in this process. This process includes the following activities:

- Stakeholder engagement with neighbors, community groups, and other interested parties to establish guiding principles for the project.
- Identification of potential waste streams for future diversion from the landfill and recycling or reuse
- Recruitment of business park tenants.
- Development of goals and metrics for the campus.
- Assessment of potential economic, environmental and social impact of campus.

Compost Site Design, Permitting, and Construction

W&R is in the process of seeking proposals for potential compost partnerships. That partnership may include working with a private entity for processing food or yard waste, private operation of a County-owned compost facility, or design and construction assistance for a County-owned and operated compost facility. The schedule provided in Figure 7 assumes design and construction of a County-owned and operated compost facility. Schedule is subject to change based on the proposal responses. Table 8, below, outlines the steps necessary to permit a compost facility.

Table 8. Compost Permitting Timeline

Permitting Step	Estimated Timeline	Description
Initial Site Inspection (ISI)	Spring 2024	WDNR representatives determine whether the proposed compost location is suitable relative to waterbodies, parks, roads and other physical features of the landscape.
Plan of Operation (POO) Submittal	Spring 2025	Applicant provides a detailed design, construction specifications, operational procedures, monitoring requirements, and a plan for constructing and financing the compost facility’s closure and long-term maintenance.
Compost Construction Begins	Fall 2025 (estimated)	Once a compost proposal makes it through the above steps in the process, construction can proceed, subject to obtaining any other necessary state and local permits (such as permits for surface water alterations under ch. 30, Wis. Stats., and local conditional use permits). The WDNR reviews and inspects the constructed compost facility to ensure that it was built in accordance with the approved plans, and issues an operating license, which allows a compost facility to begin operations.

Subsection 19.2. Agreements

Dane County and the City of Madison entered into several Agreements, further described and outlined below:

- Intergovernmental Agreement (Contract #14739): Sets mutual understandings and expectations from the City’s sale of a portion of the Yahara Hills Golf Course for the development of a landfill, Sustainability Campus, and development of adjacent county-owned land.

- Lease Agreements (Contract #14740 and #14746): To ensure continued golf course operations and use of maintenance facilities.
- Easements (Contract #14741): To allow access to the golf course irrigation systems.
- Sustainability Campus and Landfill Development Agreement (Contract #14742): Sets mutual understandings and expectations for the development of the landfill, compost site, and Sustainable Business Park in regards to property conveyance, land use approvals, permitting, environmental considerations, and specifics to Sustainable Business Park development. This Agreement also discusses the conditions for additional land sale in the future.
- Solid Waste Agreement (Contract #14743): Sets forth terms and conditions regarding the City's solid waste stream, tipping fees, acceptance of daily cover and other City materials, and other items associated with the County's landfill operations and to-be-developed County compost site.
- Right of First Refusal (Contract #14744): For the potential sale of future land, approximately 80 acres.
- Land Sale (Contract #14745): For the sale of approximately 230 acres.

SECTION 20. ATTACHMENTS

Below is a list of attachments referenced in this Letter of Intent

- Attachment A. CSM #16345
- Attachment B. Sustainable Business Park Declaration of Covenants, Conditions, and Restrictions
- Attachment C. Landfill Renderings
- Attachment D. Stormwater Report

ATTACHMENT B. SUSTAINABLE BUSINESS PARK DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

15116

**THE DANE COUNTY SUSTAINABLE BUSINESS
PARK DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS**

This Declaration of Covenants, Conditions, and Restrictions is made effective on the signature date, by County of Dane, as the Declarant, with approval from the City of Madison.

WITNESSETH:

WHEREAS, the County has operated a solid waste landfill located at 7102 U.S. Hwy 12 & 18 in the City of Madison, Dane County, Wisconsin since 1985, but its current capacity is only projected to last until approximately 2030; and,

WHEREAS, the County has preliminary plans to develop a landfill, compost site, and Sustainable Business Park (hereinafter collectively referred to as the "Sustainability Campus") with the intent to divert waste and create local circular economies; and,

WHEREAS, the City and County desire to cooperate in the development of the Sustainability Campus, including the future landfill, to allow for continued waste management options for the City and County and advance the region towards a circular economy; and,

WHEREAS, the City has sold real property further defined in Exhibit A, to the County on terms set forth in a Purchase and Sale Agreement entered into on June 1, 2022; and,

WHEREAS, the City and the County previously executed a Development Agreement on June 1, 2022 that sets mutual understandings and expectations for the development of the landfill, compost site, and Sustainable Business Park; and,

WHEREAS, the Development Agreement stipulates that the County will file with the Dane County Register of Deeds, a declaration of restrictive covenants, approved by the City, that establishes the purpose of the development, a project review board and process, allowable uses, and standards for development of the Sustainable Business Park; and,

WHEREAS, the Development Agreement requires that the declaration include a list of the types of property uses that will be allowable within the Sustainable Business Park to ensure the use is consistent with the underlying goals of the City and the County regarding the Sustainability Campus; and,

WHEREAS, the Development Agreement requires the declaration state that the County is solely responsible for the administration and enforcement of the Covenants, and that the City shall be provided with a mechanism to enforce the allowable property uses established by the Declaration.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5926406
09/28/2023 02:05 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 37

RETURN TO: *Dane County Waste+Renew.*
1919 Alliant Energy Center Way
Madison, WI 53713 Attn: Traci

Tax Parcel No.: See Exhibit A

0710-254-0097-1

NOW, THEREFORE, the Declarant hereby declares that the real estate described in Exhibit A is and shall be held, improved, developed, transferred, sold, conveyed, dedicated, leased, subleased, and otherwise utilized and occupied subject to and in compliance with the terms and provisions of this Declaration.

I. DEFINITIONS

The following definitions shall apply within this Declaration:

Applicant: A person, entity, business owner, or representative of a business owner (such as a developer or architect) who formally submits plans and specifications for a Project to the Project Review Board for approval.

Business Professional: All economic development, finance, or accounting professionals licensed or certified to practice in the State of Wisconsin, or an individual in the allied professions, such as business administration, or the like.

Circular Economy: A system that is based on the principles of designing out waste and pollution, keeping products and materials in use, and renewing and restoring natural systems.

City: The City of Madison, Wisconsin.

City's Designated Representatives: Representatives designated by the City of Madison to review and approve property uses permissible by this Declaration. The City's Designated Representatives shall be the Department of Planning, Community & Economic Development-Planning Division Director, or designee.

County: The County of Dane, Wisconsin.

Declarant: The County - and its successors and assigns.

Declaration: This Declaration of Covenants, Conditions, and Restrictions for the Sustainable Business Park, as it may from time to time be amended or supplemented.

Design Professional: All architects or engineers licensed to practice in the State of Wisconsin, or an individual in the allied professions, such as planning, urban design, landscape architecture, or the like.

Development Site: A Lot, combination of Lots or subplot on which improvements are proposed.

Director: The Director of the Dane County Department of Waste & Renewables.

Local Negotiated Agreement Process: Process administered by the State of Wisconsin Waste Facility Siting Board required as part of landfill permitting and governed by State Statutes ss. 289.33.

Lot: A platted parcel of land that is contained within the Sustainable Business Park.

Master Site Plan: The County-developed overall site plan that incorporates and illustrates multiple phases of the Campus at varying time periods as it may from time to time be amended or supplemented.

Occupant: A lessee or licensee of a Property Owner, or any other person or entity other than a Property Owner, in lawful possession of a lot with the permission of the Owner.

Plans: Documents that discuss and illustrate the intended development scheme; drawings, diagrams, scaled-map, a detailed formulation of a program of action, designs for improvements, buildings, or development site.

Project: A development, business, operation, organization, educational campaign or otherwise that meets the requirements of this Declaration and is approved or adopted by the Project Review Board as affiliated with the Sustainability Campus.

Project Review Board: The Project Review Board established under Article IV. Also referred to as the Design Review Board in prior Agreements between City and County.

Project Representative: A business owner, business owner's representative, or individual designated as the authorized representative for a Project.

Property Owner: Any person or entity that is the record owner of fee simple title to any Lot, excluding any entity or person who holds such interests as security for the payment of an obligation, but including land contract purchasers and any mortgagee in actual possession of a Lot.

Record: To file a document with the Office of the Register of Deeds, Dane County, Wisconsin.

Site Improvements: Includes, but is not limited to, buildings, outbuildings, roads, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, docks, water lines, sewers, electrical and gas distribution facilities, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, loading areas, and all other structures, installations, and landscaping of every type and kind, whether above or below the land surface.

Sustainable Business Park: The portion of the Sustainability Campus further defined in Article II that will be further divided into lots or sublots and available for long term lease and development for the uses defined in this Declaration.

Sustainability Campus: Overarching Property, owned by County, that is proposed to be developed into a landfill, supporting infrastructure for the landfill, organics management facility, and Sustainable Business Park.

Violation: An act or omission that results in a violation of any term of this Declaration.

II. PROPERTY SUBJECT TO THIS DECLARATION

This Declaration shall apply to the real property, known as the Dane County Sustainable Business Park, located in the City of Madison, Dane County, Wisconsin, identified as Lot 1 (30.34 acres) on CSM 16345 included as Exhibit A.

III. STATEMENT OF PURPOSE

This Declaration is made with the intention of promoting an integrated land use plan that includes sustainable and accessible design and ensures an effective, safe, and appropriate physical environment while helping to divert waste, promote circular economies, and educate the public about sustainability and waste minimization. This Declaration is made to ensure that Property within the Sustainable Business Park is used consistent with the City's and County's goals to promote waste diversion, reuse, and recycling, and advance circular economies.

IV. PROJECT REVIEW BOARD

A. Creation

There shall be created a Project Review Board that shall be responsible for reviewing and approval of proposed Projects, including building plans and specifications, and for enforcing the provisions of this Declaration.

B. Functions

1. **General.** The Project Review Board shall cooperate with Property Owners, Occupants, Project Representatives, and Applicants to assure the orderly and quality development of the Project and has the right to enforce compliance with this Declaration.
2. **Administration of Project Review Process.** The Project Review Board shall administer the plan submission process described in Article V.
3. The Project Review Board shall review only for compliance with this Declaration. The Declarant or future Property Owner shall be solely responsible for negotiating any sale or lease of property subject to this Declaration.

C. Project Review Board Structure

1. The Project Review Board shall consist of three (3) members appointed by the Director of the Dane County Department of Waste & Renewables, and one (1) member subsequently appointed pursuant to Paragraph IV.C.2. Three members shall be appointed by the Director as follows:
 - a. One (1) member, who will represent the County or the majority Property Owner.

- b. One (1) member, who shall be a business professional who shall have the ability to review business plans, waste and recycling markets, job creation potential, economic impact, and financial viability.
 - c. One (1) member who shall be a design or engineering professional who shall have the ability to review safety standards, design standards, and consistency with the Master Site Plan of the Campus.
 - d. The Project Review Board members appointed by the Director may be County staff.
 - e. Project Review Board members appointed by the Director shall be appointed - within ninety (90) days of initial recording of this Declaration and within ninety (90) days of any future vacancy.
2. Project Review Board shall adopt bylaws that allow for the appointment of one (1) additional Project Review Board member as follows:
- a. Upon execution of three or more Project lease agreements or contracts, the designated Project Representatives shall be allowed to elect one (1) member to the Project Review Board.
 - b. Each Project Representative shall be entitled to a minimum of one (1) vote to select a member of the Project Review Board. The Project Review Board may develop additional bylaws that grant additional voting rights to Projects that meet or exceed established waste diversion criteria.

D. Term

Each member of the Project Review Board shall serve for a three (3) year term.

E. Removal

Director can remove a board member upon death, incapacitation or malfeasance in office.

F. Organization and Notice of Meetings

The Chair of the Project Review Board shall be appointed by the Director, and the Chair shall schedule and preside over the Project Review Board meetings. The Project Review Board's meetings are open to the public and will be publicly noticed. A quorum shall consist of simple majority of members. The Project Review Board shall adopt bylaws governing the structure, manner of business, and meeting times and places of the Project Review Board. In the absence of adopted by-laws or procedures, the Board shall follow Robert's Rules of Order.

G. Voting Structure

A simple majority vote of members attending shall constitute a decision by the Project Review Board. If a Project Review Board member is unable to serve due to absence or conflict of interest the Director may appoint a temporary substitute member to serve.

V. PLAN SUBMISSION PROCESS

A. General

Each Applicant is required to follow the plan submission and approval process set forth in this Article V. The Applicant is responsible for providing all documents and plans necessary to submit a completed application.

B. Application Submittal and Requirements

1. The application and review process shall generally involve three (3) steps:
 - a. Preliminary Concept and Business Plan. This step may be initiated by issuance of a Request for Proposals or Request for Information by the Declarant.
 - b. Site Plan. This step may be waived for an Application that does not include site Improvements.
 - c. Construction Plan. This step may be waived for an Application that does not include site Improvements.
2. The Preliminary Concept and Business Plan shall be submitted to the Project Review Board and include the following:
 - a. Name and description of the Project
 - b. Name, address, and contact information of the Applicant
 - c. Name, address, and contact information of the Project Representative
 - d. Project Schedule and Timeline
 - e. Detailed description of how the Project will advance the local circular economy including, as applicable:
 - i. Types and quantities of materials diverted from landfill disposal

- ii. Plans for collection, transportation, and processing of materials
 - iii. Byproducts or residuals of process
 - iv. Number of jobs created and estimated economic impact
 - v. Summary of how the Project will advance public education and awareness of waste diversion or other stated goals of the Sustainability Campus.
- f. Estimated costs and revenues including, as applicable:
- i. Capital costs (infrastructure, buildings, equipment, etc.)
 - ii. Operating costs (utilities, staff, fuel, etc.)
 - iii. Operating revenues (tipping fees, sale of products, etc.)
 - iv. Sources of financing or funding (loans, grants, subsidies, investors, etc.)
- g. Description of how the Project will utilize or create renewable energy, incorporate green building standards, minimize or reduce carbon emissions, or further incorporate safety, sustainability, or environmental stewardship
- h. Description of how the Project will incorporate diversity, equity and inclusion in planning and execution.
- i. Application shall also include the following for Projects that include Site Improvements:
- i. Proposed design and engineering team
 - ii. Size and requirements of lot or subplot, if applicable
 - iii. Required improvements including the necessary square footage of building space, outdoor storage, required zoning, utilities or other infrastructure
 - iv. Generalized process flow and relationships of buildings, adjacent properties, streets and other infrastructure
 - v. Preliminary stormwater plan
 - vi. The Project Review Board may require the Applicant to submit additional detail including renderings that will illustrate the design and development concept, if deemed necessary at this stage of review

3. Upon Project Review Board approval of the Preliminary Concept and Business Plan, an Applicant shall submit a "Site Plan" for the proposed Project. The Site Plan shall include the following, as applicable:
 - a. Site survey, including existing topography, easements and utilities
 - b. Building location(s) and footprint(s)
 - c. Building setbacks
 - d. Circulation, including waste streams, residuals, shipping/receiving, customers, pedestrian, tour guests, and other vehicular traffic
 - e. Proposed future grades and drainage
 - f. Proposed storm water infiltration measures and runoff calculations and modelling
 - g. Utility locations, including telephone, electricity, gas, sewer, water, storm sewer systems and water quality and quantity management
 - h. Parking layout and number of spaces, and number of employees
 - i. Outdoor staging areas, equipment, and waste collection areas
 - j. Other site amenities
 - k. Building and Landscape Plans:
 - i. Floor plans
 - ii. Building elevations and renderings
 - iii. Building materials, including use, colors and samples
 - iv. Roof lines
 - v. Color conceptual landscape plan indicating plant material, location, quantity, species and initial size

4. Upon Project Review Board approval of the Site Plan, an Applicant shall submit "Final Construction Plans" for the proposed Project. The Final Construction Plans shall include the following, as applicable:
 - a. Engineering and construction plans, specifications, and grading plans for the site, parking areas, signage, lighting, and landscaping
 - b. Erosion control plans during construction

- c. Storm water infiltration plan and storm water management plan including required oil and grease interceptor plans
- d. Construction plans, specifications and elevations for the Improvements as required for engineering and construction for all aspects of a Development Site

C. Basis for Approval

All plans shall be in compliance with the standards set forth in Articles III, VI, and VII, and subject to approval by a majority vote of the Project Review Board.

VI. PERMITTED USES

A. Permitted Uses

The following business activities or uses are considered consistent with the intent of the Development and are permitted uses:

- 1. Entities that divert materials from the waste stream and prevent landfill disposal, including but not limited to:
 - a. Materials Recovery Facilities (MRFs) and supporting infrastructure
 - b. Waste Collection and Sorting Facilities and supporting infrastructure
 - c. Recycling Facilities (i.e scrap metal, tires, shingles, plastics, fiber, mattresses, paper, electronics, textiles, glass)
 - d. Untraditional or Emerging Recycling or Waste Management Technologies (i.e. electric car battery, drywall, solar panel, or wind turbine recycling)
 - e. Wood Processing
 - f. Upcyclers
 - g. Food Recovery Operations (food pantries, commercial refrigerators or freezers)
 - h. Surplus, Swap, or Trade Shops or Auctions
 - i. Thrift or Reuse Stores

2. Entities that implement and operate alternatives to landfill disposal, including but not limited to the following processes and any necessary supporting infrastructure:
 - a. Anaerobic Digestion
 - b. Biomass and Biofuel Production
 - c. Pyrolysis
 - d. Gasification
 - e. Mechanical Biological Treatment (mechanical sorting with biological processing)
 - f. Indoor or Outdoor Composting Facilities (i.e wind rows, aerated static piles, in-vessel composting)
 - g. Vermicomposting, bokashi composting, or other emerging composting practices
 - h. Aerobic Digestion
 - i. Soil or Sediment Treatment
3. Entities that operate systems to utilize energy or resources from Campus operations, including but not limited to the following processes and any necessary supporting infrastructure:
 - a. Carbon (CO₂) and/or Nitrogen (N₂) Capture, Processing, Distribution or Beneficial Reuse
 - b. Biogas Collection, Processing, Distribution or Beneficial Reuse
 - c. Renewable Energy Production
 - d. Cogeneration Facilities and Infrastructure
 - e. Electrical Vehicle Charging Stations
4. Entities that offer services that extend the life of materials, including but not limited to:
 - a. Repair or Refurbish Shops (i.e appliance repair, bike repair, clothing, electronics)
 - b. Tool, Equipment, or Supplies Sharing Programs or Businesses
 - c. Reupholsters

- d. Artists and Craftspeople
 - e. Maker Spaces and Community Workshop Spaces
 - f. Commercial Dishwashers
 - g. Reprocessing Facilities
 - h. Deconstruction or Demolition Services
5. Entities that research or develop new waste technologies, recycling processes, renewable energy, or use or production of post-consumer materials, including but not limited to:
- a. Academic Research Institutions
 - b. Research Companies
 - c. Materials Testing Laboratories
 - d. Start-up Companies
 - e. Product Life Cycle Assessment Focused Organizations or Consultancies
6. Entities that use recovered or recycled materials as the primary feedstock for the production of goods or products including but not limited to:
- a. Composite Decking Manufacturers
 - b. Recycled Gypsum Processors
 - c. Sustainable Fertilizer Manufacturing
 - d. Post-Consumer Product Manufacturers
7. Entities that provide education or program management services that advance the goals of the Campus and promote circular economy, renewable energy, and regenerating natural systems, including but not limited to:
- a. STEAM Educators (Schools, Museums, Nature Centers)
 - b. Environmental Clubs and Organizations
 - c. Community Groups

- d. Businesses that provide consulting on operating with minimal waste
- e. Vocational Trainers
- f. Wellbeing or Mindfulness Practitioners

B. Accessory Uses

The following activities or uses that support Campus tenants or embody circular economy goals including are considered consistent with the intent of the Development and are permitted accessory uses:

1. Renewable Energy Infrastructure (geothermal, wind, solar, or otherwise)
2. Administrative Offices
3. Scaling/Weighing Infrastructure
4. Maintenance Facilities
5. Retail Activities that support or sell products of Campus Occupants.
6. Wastewater Treatment Facilities
7. Stormwater Management Facilities
8. Food Service Operations that use recovered food or food grown onsite

C. Other Uses

Other uses consistent with the purposes of the Sustainable Business Park as set forth in Article III may be allowable with approval of the Project Review Board and approval from the City's Designated Representatives.

VII. DEVELOPMENT STANDARDS

Projects shall not be approved unless they meet the following standards:

A. Development Standards

Projects shall comply with all applicable building codes, zoning requirements and other applicable federal, state and local regulations, standards and codes. Project specific development standards for building materials, landscaping and screening, parking, signage, pedestrian access, educational displays, and other items may be established by the Declarant through amendments to this Declaration, conditions of project approvals, a Master Site Plan, or through lease agreements or contracts with Project Representatives.

B. Operational Standards.

Project Representatives and Property Owners shall be responsible for maintaining premises and improvements in such a manner that promotes a safe, clean, inclusive and attractive environment for employees, visitors, and adjacent property owners.

Projects shall comply with the applicable ordinances and regulations. Additional standards for hours of operation, noise limits, traffic patterns, or other items may be established by the Declarant through an amendment to this Declaration, conditions of project approvals, the Local Negotiated Agreement Process, or through lease agreements or contracts with Project Owners and Developers.

VIII. ENFORCEMENT

- A. Any violation of this Declaration that continues for a period of thirty (30) days following delivery of notice of violation to the Project Representative shall be enforceable by Declarant and any other Owner, or the City as provided for in Section B, by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of the Declaration, either to restrain or cure the violation or to recover damages, or both.
- B. The City may enforce any violation of the permitted uses set forth in Article VI within the Sustainable Business Park. In enforcing these permitted uses, the City has the same rights and responsibilities as the Declarant under Section A.
- C. Nothing herein shall be deemed to limit the rights of the City of Madison to enforce any zoning codes, ordinances, regulations or other requirements which may be identical or similar to the requirements of this Declaration.
- D. The Declarant shall have the right to correct any violation of this Declaration itself and recover reimbursement by the party who has been in violation of the Declaration for all costs incurred, including but not limited to the costs of correction, legal fees, costs of enforcement and all other costs whether direct or indirect.

IX. ADDITIONAL PROVISIONS

A. Duration, Modification, and Termination

This Declaration may be amended by the Declarant and recorded with the Dane County Register of Deeds. Amendments to Articles VI and VIII shall require approval from the City's Designated Representatives. This Declaration shall expire after a period of twenty five (25) years from the date this Declaration is initially recorded, or such time that the landfill that is part of the Sustainability Campus is no longer accepting solid waste, whichever occurs later. Declarant shall have the unilateral right, exercisable by executing and recording a document exercising such right, to subject additional lands to this Declaration.

B. Variances

The Project Review Board may grant a variance from any of the prescribed criteria herein, from time to time where such variances will assist in carrying out the intent and spirit of this Declaration. Approval of any variance request requires a unanimous affirmative vote by the Project Review Board. Approval of any variance regarding allowable uses in Article VI shall have approval from City's Designated Representatives.

C. Severability

The provisions of this Declaration are severable. If one or more provisions of this Declaration is ruled invalid by judgment or court order, the remaining provisions shall not be affected and shall remain in full force.

D. Notices

Any notices or other communications to the Project Review Board required by this Declaration shall be given via registered or certified mail, to the Project Review Board at the following address:

Attn: Dane County Sustainability Campus Project Review Board
Dane County Department of Waste & Renewables
1919 Alliant Energy Center Way
Madison, WI 53713

or such other address as may be designated in a document recorded by Project Review Board with the Dane County Register of Deeds. Notices to any Project Representative shall be given to the address listed in the Project Application. All notices shall be deemed given three (3) days after the same have been sent, via registered or certified mail, to the party.

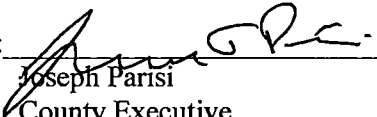
E. Successors and Assigns

This Declaration shall benefit, and be binding upon, Declarant, Project Representatives, and Property Owners, and their respective successors and assigns as owners of any lands within the Project, and shall run with the land.

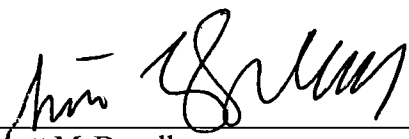
IN WITNESS OF ALL THE ABOVE, Declarant has executed this Declaration as of the Effective Date with approval of the City of Madison.

(Signatures begin on next page)

COUNTY OF DANE, WISCONSIN,
a municipal corporation

By: 
Joseph Parisi
County Executive

Date: 6-26-23

By: 
Scott McDonell
County Clerk

Date: 7-10-23

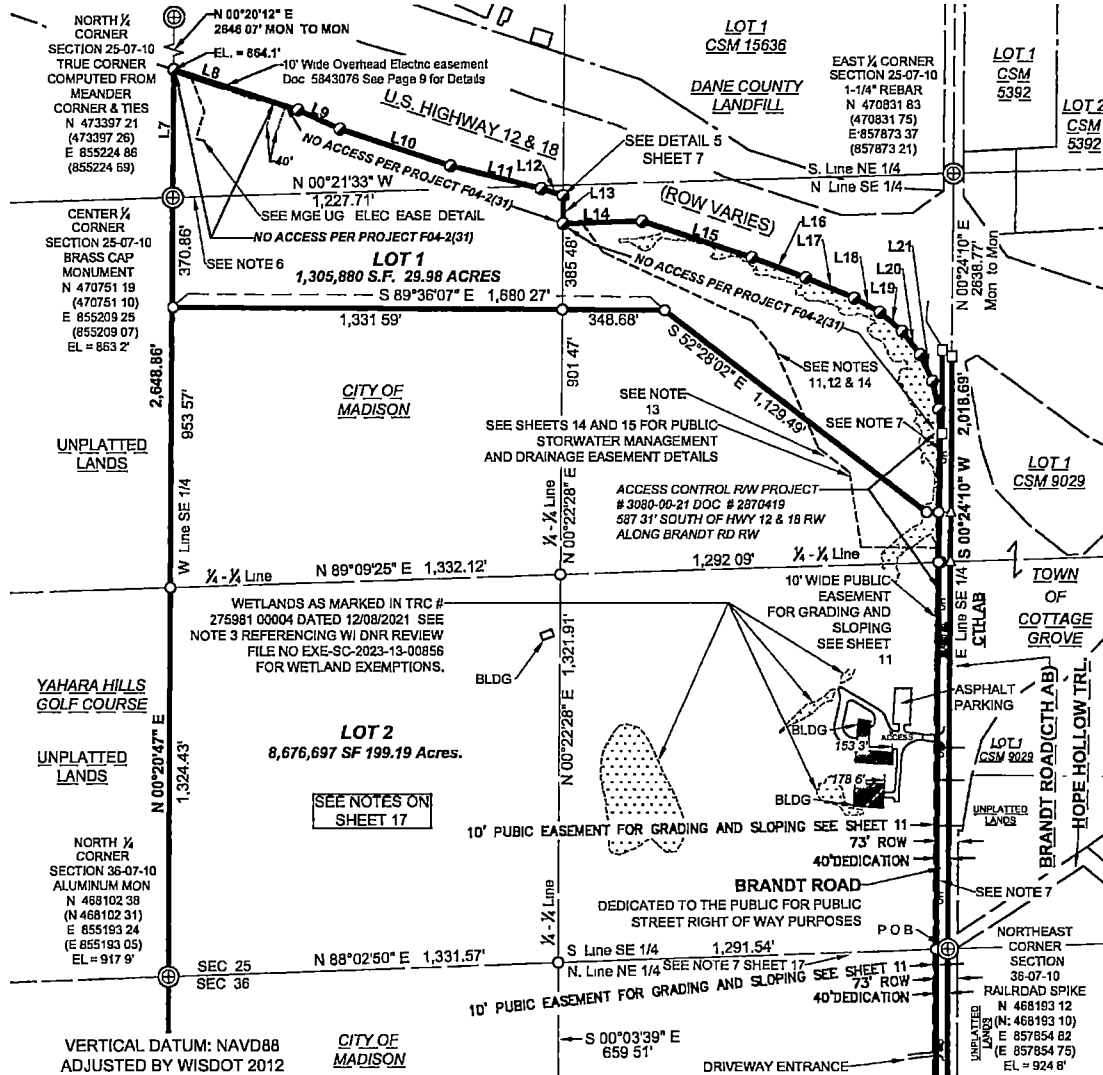
The execution of this Agreement by County officials was authorized by Enactment No. 2023 RES-059 file No. _____, adopted June 15, 2023

EXHIBIT A
Certified Survey Map

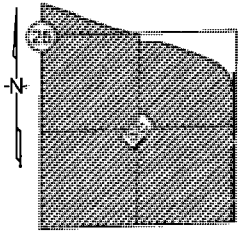
Document # 5924987

CERTIFIED SURVEY MAP NO. 16345

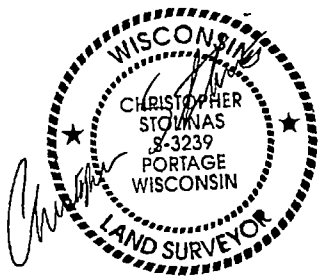
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VERTICAL DATUM: NAVD88 ADJUSTED BY WISDOT 2012

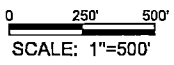


SEC 25-7-10 VICINITY MAP SCALE: 1" = 2000'



- LEGEND**
- ⊕ FOUND SECTION CORNER
 - FOUND REBAR / WISDOT CAP
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - ▣ FOUND 1-1/2" IRON PIPE
 - ▲ FOUND MAGNETIC NAIL
 - SET 3/4" O.D. X 18" IRON REBAR W/CAP
 - "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
 - SET 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN FT
 - △ SET PK NAIL
 - (100.00') RECORD BEARING OR DISTANCE

Bearings are referenced to the East line of the Northeast 1/4 of Section 36, measured to bear S 00°14'45" W



SCALE: 1" = 500'

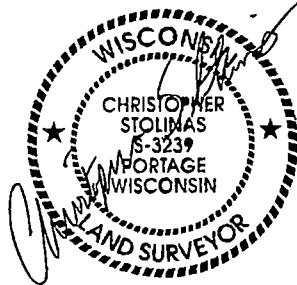
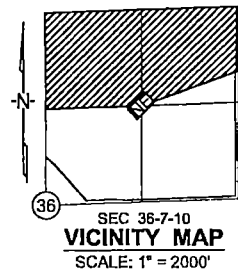
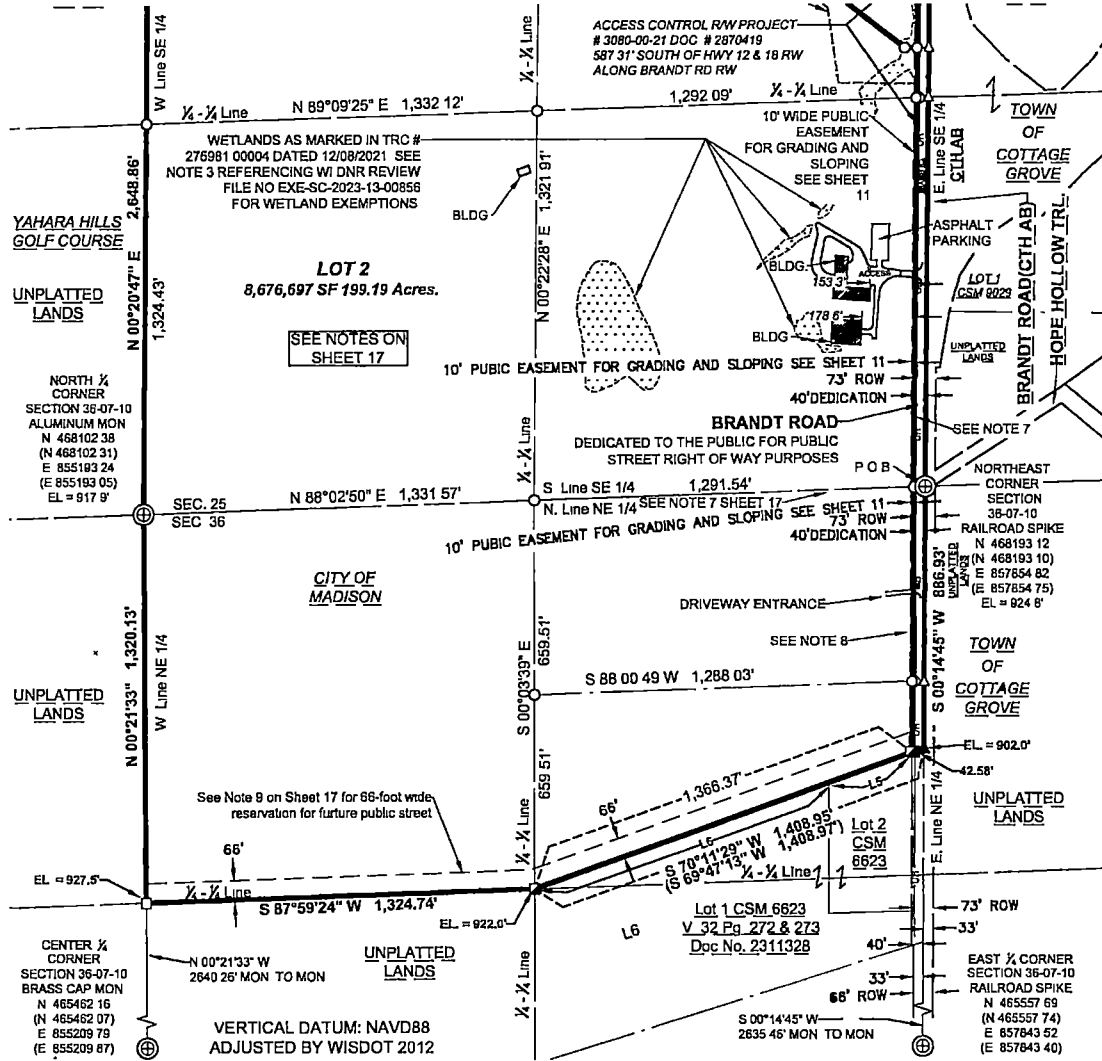
AYRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

THIS SURVEY HAS BEEN MADE BY THE DIRECTION OF:
DANE COUNTY DEPARTMENT OF WASTE & RENEWABLES
1919 ALLIANT ENERGY CENTER WAY
MADISON, WI. 53713

Drawn By: CJS
Date: 06/16/2023

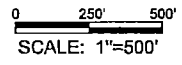
CERTIFIED SURVEY MAP NO. 16345

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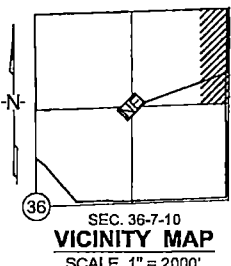
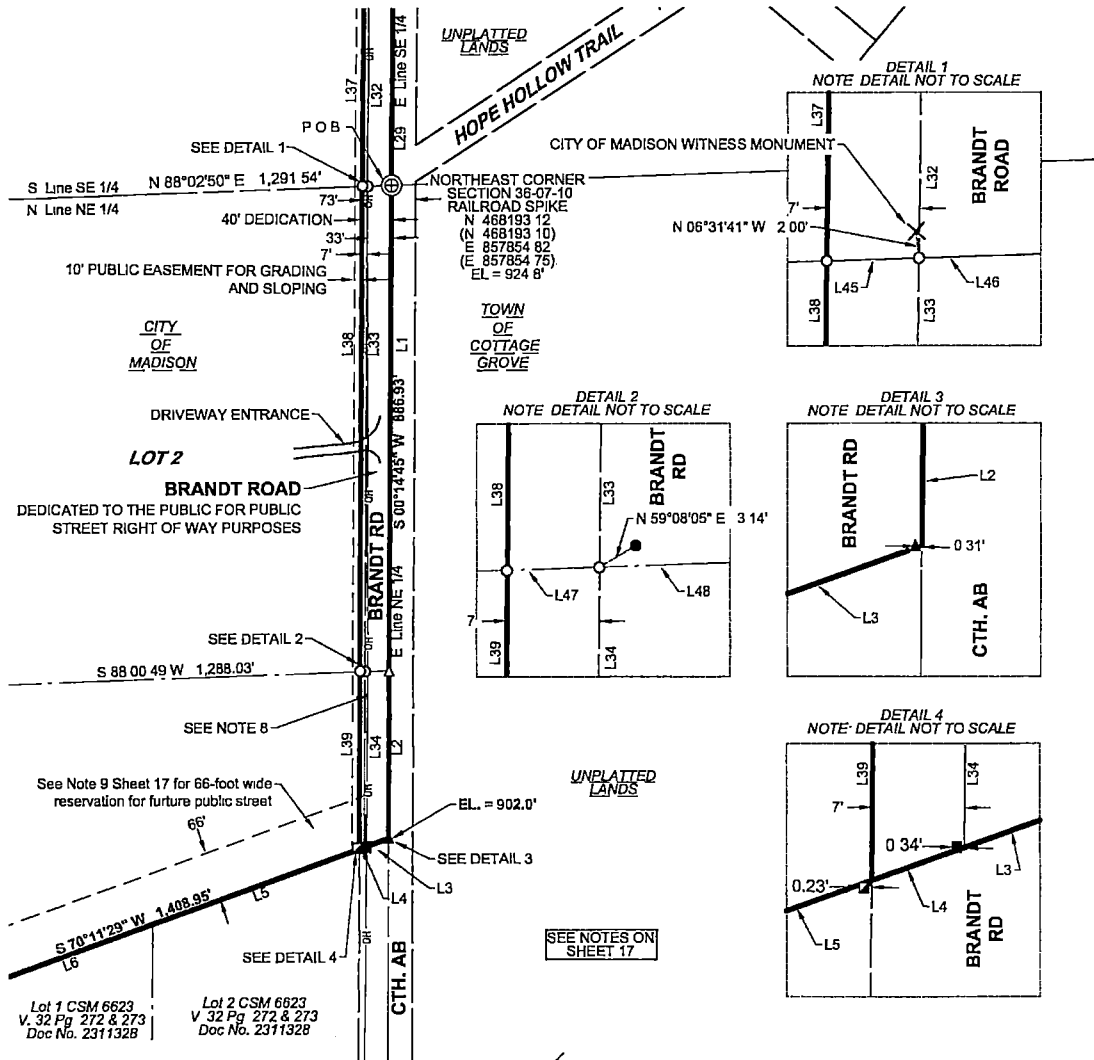
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1919 ALLIANT ENERGY CENTER WAY
MADISON, WI. 53713

Drawn By: CJS
Date: 06/16/2023
Sheet 2 of 20

CERTIFIED SURVEY MAP NO. 16345

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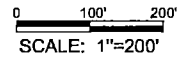


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AYRES
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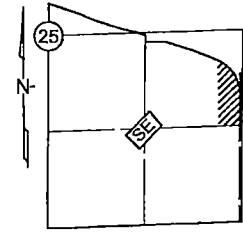
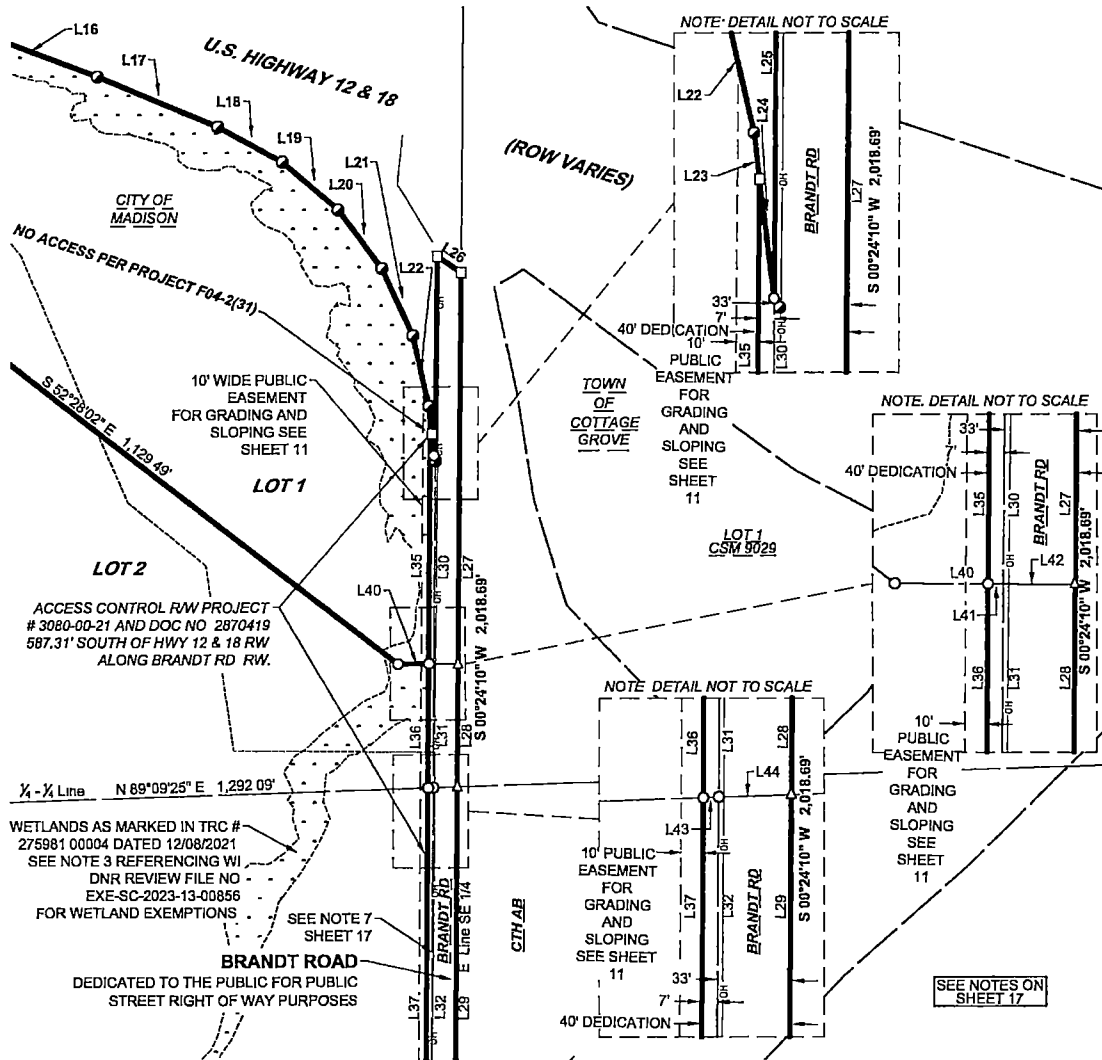
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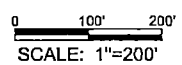
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Drawn By: CJS
Date 06/16/2023

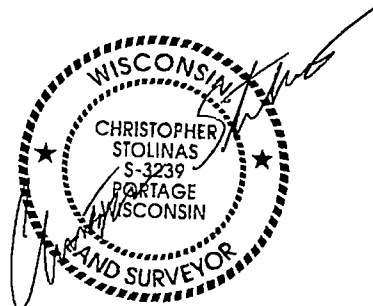
AYRES

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LINE TABLE			LINE TABLE		
Line	Length (Recorded)	Bearing (Recorded)	Line	Length (Recorded)	Bearing (Recorded)
L1	658.86'	S 00°14'45" W	L28	167.51'	S 00°24'10" W
L2	228.08'	S 00°14'45" W	L29	1319.38'	S 00°24'10" W
L3	35.13'	S 70°11'29" W (N 69°47'13" E)	L30	275.85'	S 00°24'10" W
L4	7.45'	S 70°11'29" W (N 69°47'13" E)	L31	168.80'	S 00°24'10" W
L5	300.29'	S 70°11'29" W (N 69°47'13" E)	L32	1319.45'	S 00°24'10" W
L6	1066.08' 1066.10'	S 70°11'29" W (N 69°47'13" E)	L33	658.88'	S 00°14'45" W
L7	436.32'	N 00°20'12" E	L34	238.84'	S 00°14'45" W
L8	445.53'	S 72°02'15" E (N 72°02'15" W)	L35	329.84'	S 00°24'10" W
L9	156.63'	S 65°27'59" E (N 65°27'59" W)	L36	169.08'	S 00°24'10" W
L10	400.03'	S 71°33'05" E (N 71°33'05" W)	L37	1319.46'	S 00°24'10" W
L11	318.21'	S 75°52'43" E (N 75°52'43" W)	L38	658.88'	S 00°14'45" W
L12	80.04'	S 72°02'15" E (N 72°02'15" W)	L39	241.12'	S 00°14'45" W
L13	95.01'	S 00°26'49" W (N 00°26'49" E)	L40	42.36'	S 89°35'50" E
L14	268.49'	N 88°14'23" E (S 88°14'23" W)	L41	7.00'	S 89°35'50" E
L15	396.29'	S 72°02'15" E (N 72°02'15" W)	L42	33.00'	S 89°35'50" E
L16	196.57'	S 69°45'02" E (N 69°45'02" W)	L43	7.01'	S 89°09'25" E
L17	179.16'	S 67°27'49" E (N 67°27'49" W)	L44	33.02'	S 89°09'25" E
L18	100.00'	S 61°23'44" E (N 61°23'44" W)	L45	7.01'	N 88°02'50" E
L19	100.00'	S 49°15'34" E (N 49°15'34" W)	L46	33.02'	N 88°02'50" E
L20	100.00'	S 37°07'25" E (N 37°07'25" W)	L47	7.01'	S 88°00'49" W
L21	100.00'	S 24°59'16" E (N 24°59'16" W)	L48	33.03'	S 88°00'49" W
L22	98.35'	S 12°57'08" E (N 12°57'08" W)			
L23	21.18' (83.59')	S 06°59'06" E (N 06°59'06" W)			
L24	54.44' (83.59')	S 06°59'06" E (N 06°59'06" W)			
L25	277.75'	N 00°24'10" E			
L26	39.55'	S 56°08'06" E			
L27	531.80'	S 00°24'10" W			



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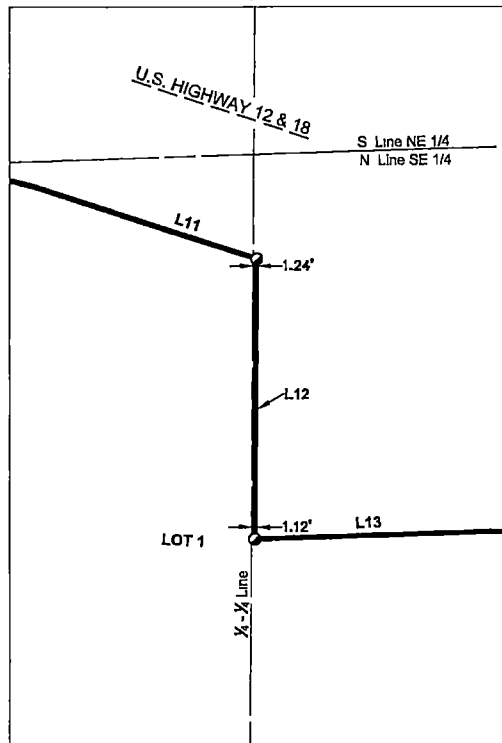
Sheet 6 of 20

6/16/2023

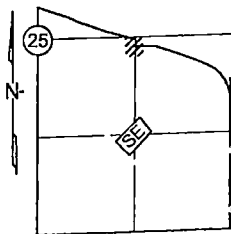
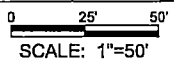
CERTIFIED SURVEY MAP NO. 16345

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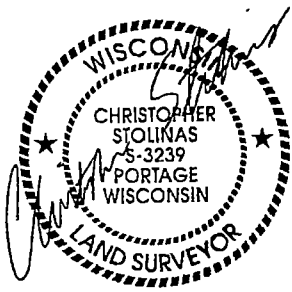
DETAIL 5



SEE NOTES ON SHEET 17



SEC. 25-7-10
VICINITY MAP
SCALE 1"=2000'



LEGEND

- ⊕ FOUND SECTION CORNER
- FOUND REBAR / WISDOT CAP
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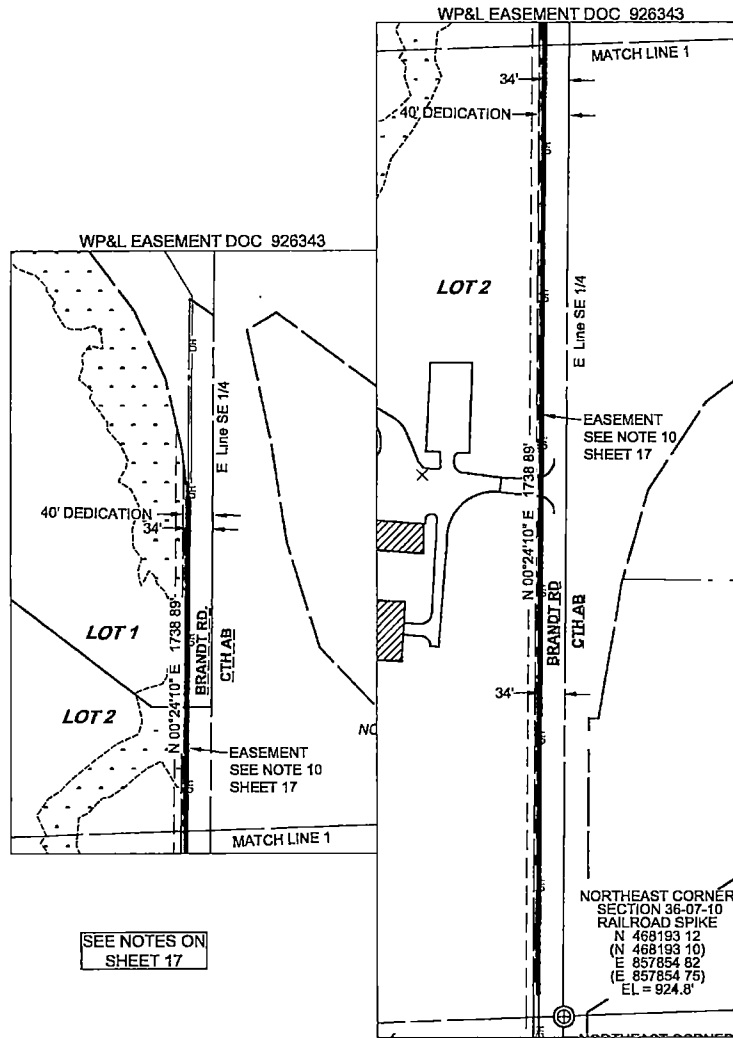
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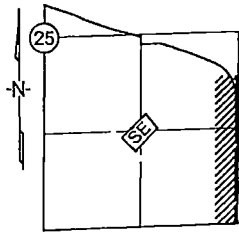
Drawn By CJS
Date. 06/16/2023
Sheet 7 of 20

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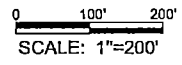
SEE NOTES ON SHEET 17



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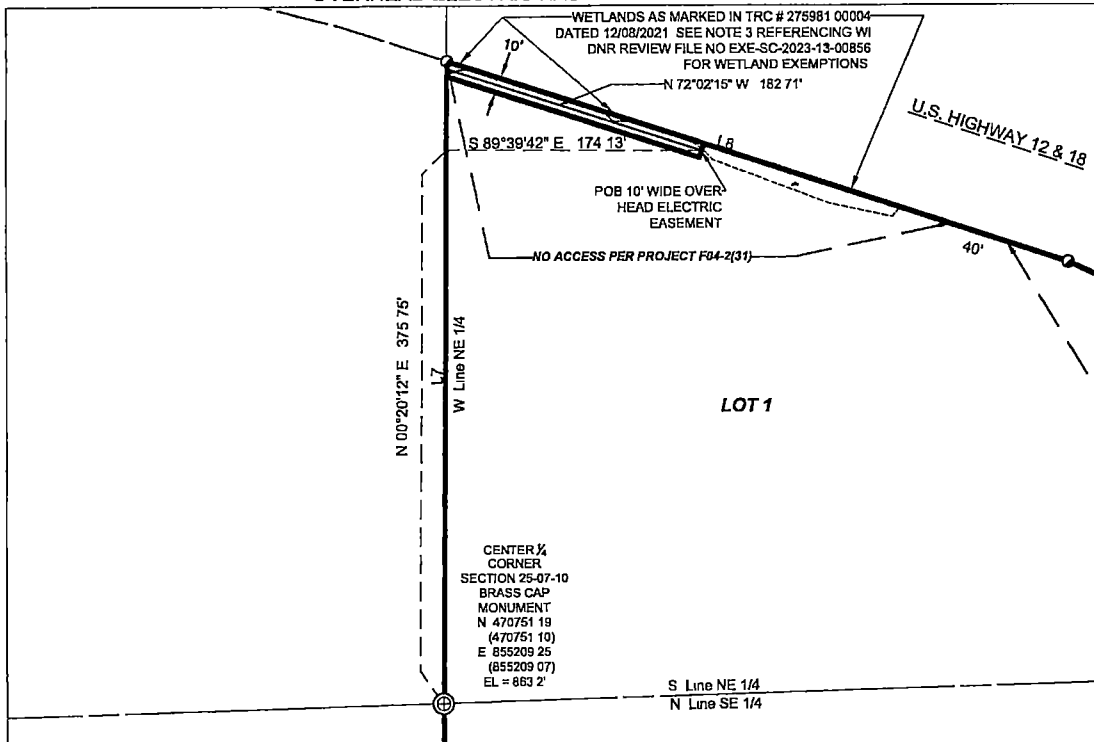
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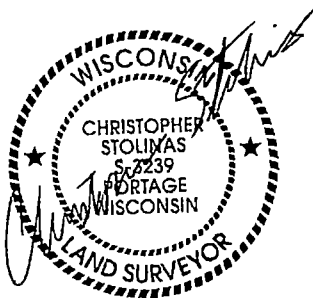
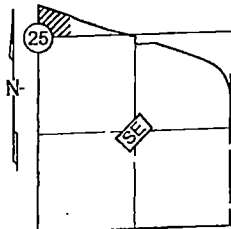
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OVERHEAD ELECTRIC EASEMENT DOC. 5843076



0 50' 100'
SCALE: 1"=100'

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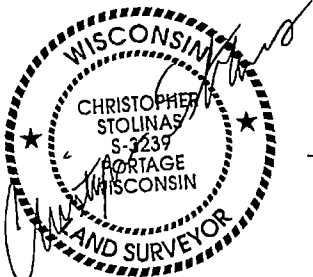
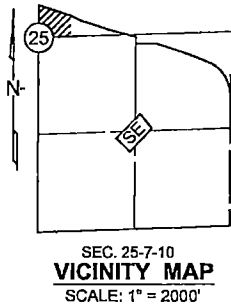
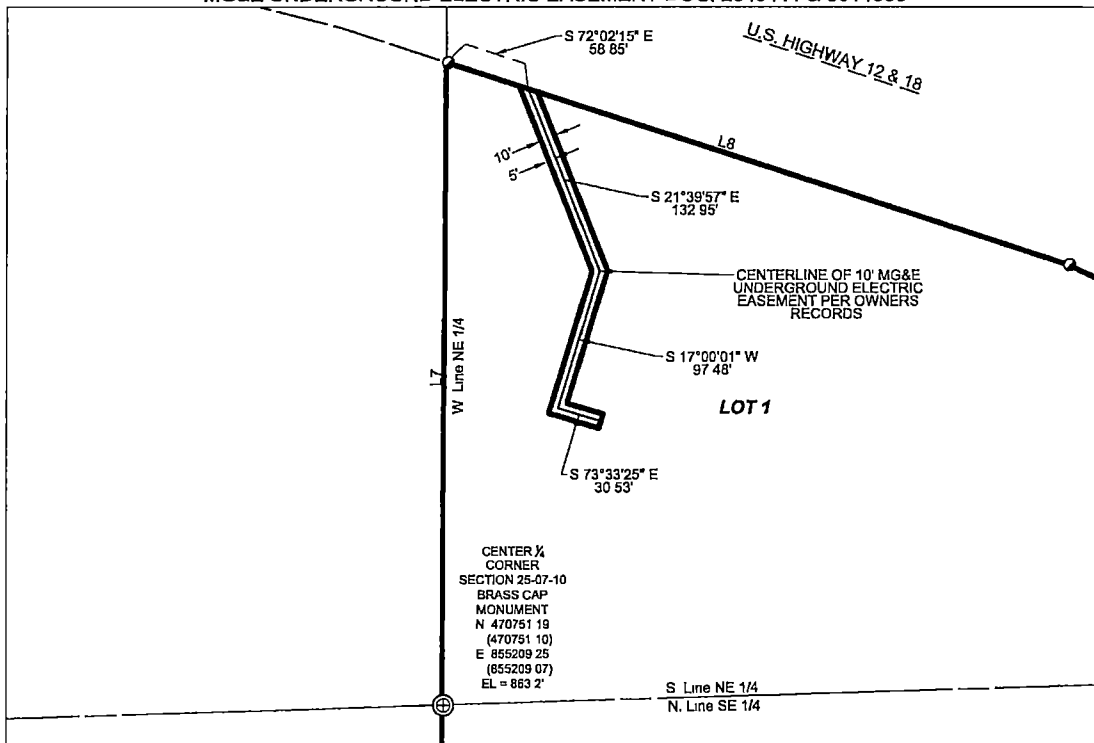
AYRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

Drawn By CJS
Date: 06/16/2023
Sheet 9 of 20

CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MG&E UNDERGROUND ELECTRIC EASEMENT DOC. 2349411 & 5014336



SEE NOTES ON SHEET 17

- LEGEND**
- ⊕ FOUND SECTION CORNER
 - FOUND REBAR / WISDOT CAP
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - ▣ FOUND 1-1/2" IRON PIPE
 - ▲ FOUND MAGNETIC NAIL
 - SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
 - SET 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN. FT
 - △ SET PK NAIL
 - (100.00') RECORD BEARING OR DISTANCE

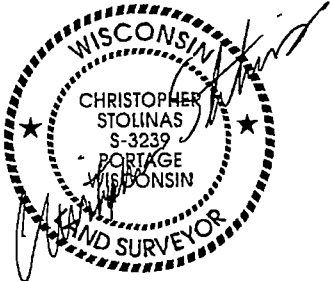
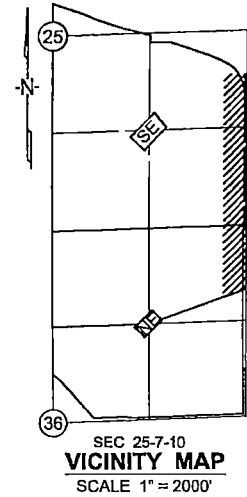
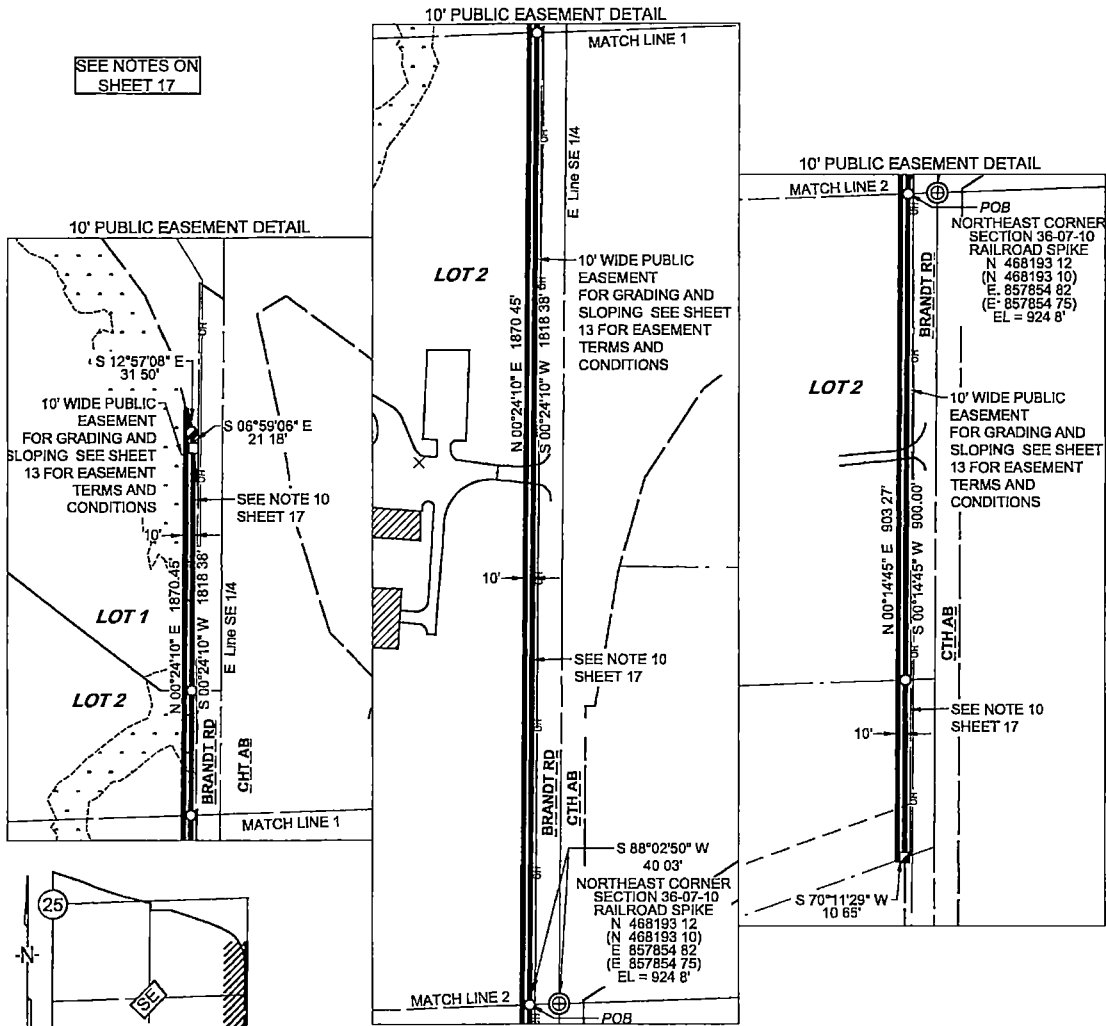
Bearings are referenced to the East line of the Northeast 1/4 of Section 36, measured to bear S 00°14'45" W

AYRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

Drawn By: CJS
Date 06/16/2023
Sheet 10 of 20

CERTIFIED SURVEY MAP NO. 16345

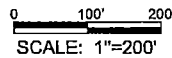
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- ⊙ FOUND SECTION CORNER
 - FOUND REBAR / WISDOT CAP
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - ▣ FOUND 1-1/2" IRON PIPE
 - ▲ FOUND MAGNETIC NAIL
 - SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
 - SET 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN FT
 - △ SET PK NAIL
 - (100 00') RECORD BEARING OR DISTANCE

Bearings are referenced to the East line of the Northeast 1/4 of Section 36, measured to bear S 00°14'45" W

**THIS SURVEY HAS BEEN
MADE BY THE DIRECTION
OF:**
DANE COUNTY DEPARTMENT OF
WASTE & RENEWABLES
1919 ALLIANT ENERGY CENTER WAY
MADISON, WI 53713



Drawn By CJS
Date: 06/16/2023
Sheet 11 of 20

AYRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

CERTIFIED SURVEY MAP NO. 14345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

10' WIDE PUBLIC EASEMENT FOR GRADING AND SLOPING LEGAL DESCRIPTION

Located in the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter of Section 25, the Northeast Quarter of the Northeast Quarter of Section 36, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin described as:

Commencing at the Northeast Corner of said Section 36;

thence South 88°02'50" West, along the North line of said Section, 40.03 feet to the West right of way line of Brandt Road, and the **Point of Beginning**;

thence South 00°14'45" West, 900.00 feet to the North line of Lot 2 of Certified Survey Map 6623, Recorded in Volume 32 of Certified Survey Maps, on Pages 272 and 273, as Document 2311328;

thence South 70°11'29" West, along said North line, 10.65 feet,

thence North 00°14'45" East, 903.27 feet to said North line,

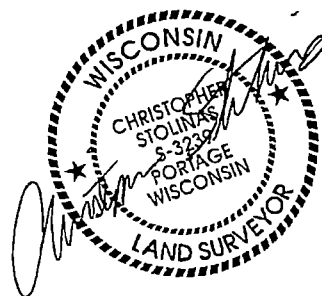
thence North 00°24'10" East, 1870.45 feet to the Southerly right of way line of United States Highway 12 and 18;

thence South 12°57'08" East, along said Southerly right of way line, 31.50 feet;

thence South 06°59'06" East, along said Southerly right of way line, 21.18 feet;

thence South 00°24'10" West, 1818.38 feet to the **Point of Beginning**.

The described land as, shown on Sheet 11 of 20 hereof, contains 27,495 square feet or 0.63 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of records.



CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT TERMS AND CONDITIONS

10' Wide Public Easement for Grading and Sloping:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sloping and grading purposes. The City of Madison and its employees, agents and contractors shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes. Prior to removing any trees, vegetation or other impediments, City of Madison shall notify Dane County's Waste & Renewables Director at least 30 days prior to planned removal.

Property Restoration: City of Madison shall repair any damage caused to any pavement, turf, or vegetation required under associated permits located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the required final grade and surface condition including the repair or replacement of pavement, turf, and vegetation required under associated permits.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No above-ground improvements (other than driveway access crossing or planting of additional vegetation) shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

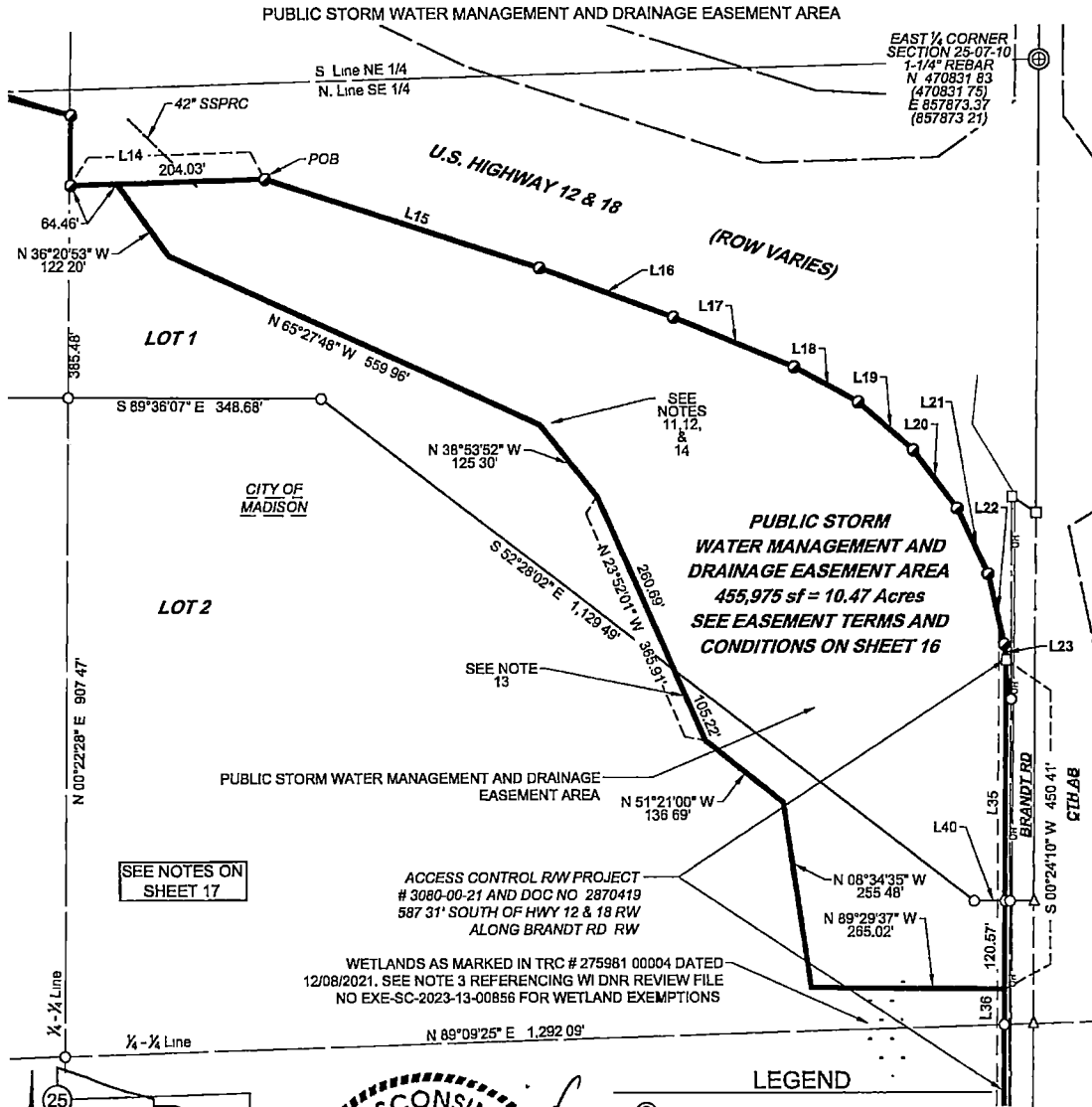
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.



CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

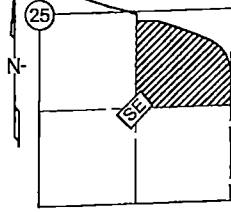


SEE NOTES ON SHEET 17

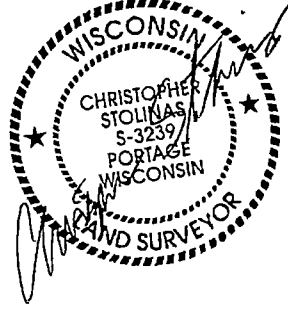
ACCESS CONTROL RW PROJECT
3080-00-21 AND DOC NO 2870419
587 31' SOUTH OF HWY 12 & 18 RW
ALONG BRANDT RD RW

WETLANDS AS MARKED IN TRC # 275981 00004 DATED 12/08/2021. SEE NOTE 3 REFERENCING WI DNR REVIEW FILE NO EXE-SC-2023-13-00856 FOR WETLAND EXEMPTIONS

PUBLIC STORM WATER MANAGEMENT AND DRAINAGE EASEMENT AREA
455,975 sf = 10.47 Acres
SEE EASEMENT TERMS AND CONDITIONS ON SHEET 16



SEC 25-7-10
VICINITY MAP
SCALE: 1" = 2000'

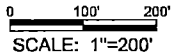


- LEGEND**
- ⊕ FOUND SECTION CORNER
 - FOUND REBAR / WISDOT CAP
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - FOUND 1-1/2" IRON PIPE
 - ▲ FOUND MAGNETIC NAIL
 - SET 3/4" O.D. X 18" IRON REBAR W/CAP
 - "AYRES ASSOC" @ 1 50 LBS. / LIN FT.
 - SET 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN FT
 - △ SET PK NAIL
 - (100 00') RECORD BEARING OR DISTANCE

Bearings are referenced to the East line of the Northeast 1/4 of Section 36, measured to bear S 00°14'45" W

THIS SURVEY HAS BEEN MADE BY THE DIRECTION OF:

DANE COUNTY DEPARTMENT OF WASTE & RENEWABLES
1919 ALLIANT ENERGY CENTER WAY
MADISON, WI. 53713



Drawn By: CJS
Date: 06/16/2023

AYRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC STORMWATER MANAGEMENT AND DRAINAGE EASEMENT LEGAL DESCRIPTION

Located in the Northeast Quarter of the Southeast Quarter of Section 25, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin described as:

Beginning at a Wisconsin Department of Transportation capped rebar, between line courses 14 and 15 of the course table, on the Southerly right of way line of United States Highway 12 and 18;

- thence South 72°02'15" East, 396.29 feet;
- thence South 69°45'02" East, 196.57 feet;
- thence South 67°27'49" East, 179.16 feet;
- thence South 61°23'44" East, 100.00 feet;
- thence South 49°15'34" East, 100.00 feet;
- thence South 37°07'25" East, 100.00 feet;
- thence South 24°59'16" East, 100.00 feet;
- thence South 12°57'08" East, 98.35 feet;
- thence South 06°59'06" East, 21.18 feet;
- thence South 00°24'10" West, 450.41 feet;
- thence North 89°29'37" West, 265.02 feet;
- thence North 08°34'35" West, 255.48 feet;
- thence North 51°21'00" West, 136.69 feet;
- thence North 23°52'01" West, 365.91 feet;
- thence North 38°53'52" West, 125.30 feet;
- thence North 65°27'48" West, 559.96 feet;
- thence North 36°20'53" West, 122.20 feet;
- thence North 88°14'23" East, 204.03 feet to the **Point of Beginning**.

The described land as, shown on Sheet 14 of 20 hereof, contains 455,975 square feet or 10.47 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of records.



CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC STORMWATER MANAGEMENT AND DRAINAGE EASEMENT TERMS AND CONDITIONS

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison and Dane County for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison and Dane County for public storm water management and drainage purposes. City of Madison, Dane County and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Management and Drainage Facilities within the Easement Area. City of Madison and Dane County shall have the further right of ingress and egress to and from the Easement Area in order to exercise their rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Jurisdiction: Per the Sustainability Campus and Landfill Development Agreement (Contract #14742), Section 3.2(b) titled Erosion Control and Stormwater Management, the portion of Lot 1 shall be under City of Madison jurisdiction for erosion control and stormwater management permits. The portion of Lot 2 shall be under Dane County jurisdiction for erosion control and stormwater management permits.

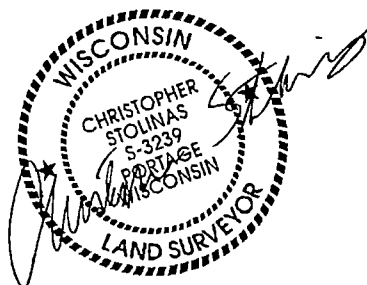
Property Restoration: City of Madison and Dane County shall repair any damage caused to any pavement, concrete, turf, or vegetation required under associated permits located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison or Dane County as provided herein. Following completion of any excavation work, City of Madison or Dane County shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete, turf, and vegetation required under associated permits.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison and Dane County hereunder. No buildings or structures or fences unrelated to the Storm Water Management and Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer or Dane County. Written consent by either City Engineer or Dane County shall not be unduly withheld.

Amendment: This Agreement may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest. Dane County has the ability to modify pond subject to the approval of City Engineer per the Sustainability Campus and Landfill Development Agreement (Contract #14742), Section 3.2(c) titled Erosion Control and Stormwater Management. Written consent or objection by City Engineer shall be received within 30 days of County received modification request, or said approval shall be assumed.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.



AYRES
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Madison, WI 53718
(608) 443-1200

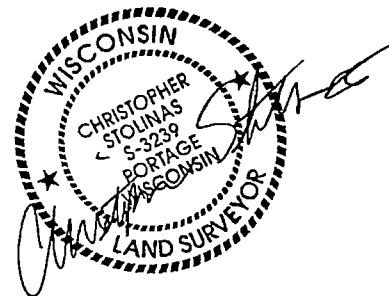
Drawn By CJS
Date: 06/16/2023

CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) United States Highway 12 & 18 right of way determined by Right of Way Project Number 3080-00-21
- 2) County Highway "AB" right of way Determined by Certified Survey Map 9029, Certified Survey Map 6623, Right of Way Project Number 3080-00-21, and Town of Blooming Grove Road Order Dated September 16th, 1854, and Recommendations from the City of Madison Planning Division Staff report dated October 3rd, 2022
- 3) Wetlands as shown are from TRC Report # 275981.00004 dated 12/08/2021. Wisconsin Department of Natural Resources determined wetlands were artificial under Review File No. EXE-SC-2023-13-00856 and the pond was also artificial in nature. Therefore no regulator authority regarding Chapter 30 or 281 applies to the water body or wetlands.
- 4) Survey Field Work performed on 02/22/2022
- 5) The East 40 feet of this CSM shall be dedicated to the public for public street right of way purposes
- 6) NOTE 6 - Wisconsin Power and Light - Privilege to erect and maintain poles, wire, anchors, and appliances along the North line of the Northwest Quarter of the Southeast Quarter of Section 25. Doc. 460798
- 7) NOTE 7 - Wisconsin Power and Light - Privilege to erect and maintain poles, wire, anchors, and appliances along East line fence of the Northeast Quarter of the Southeast Quarter, and the East and South line fence of the Southeast Quarter of the Southeast Quarter of Section 25. Lands Previously owned by Henry Brandt. Doc. 460790
- 8) NOTE 8 - Wisconsin Power and Light - Privilege to erect and maintain poles, wire, anchors, and appliances across lands in the East half of the Northeast Quarter of Section 36. Doc. 460808
- 9) NOTE 9 - 66-foot wide reservation for a future public street. No Buildings or above ground structures shall be permitted within the reservation area. the 66-foot wide reservation area shall be dedicated to the City for public street purposes at no cost to the City of Madison upon action by the Common Council requesting the dedication of the lands for public street puposes.
- 10) NOTE 10 - Wisconsin Power and Light - Privilege to erect and maintain poles, wires, anchors, and other necessary Equipment - 34 feet West of the Section Line and from the North right of way line of the road on the South limits of Section 25 (Vacated per Doc 1126460) running North to the North property limits of previous owner Ervin Brandt Doc. 926343
- 11) NOTE 11 - Per the Sustainability Campus and Landfill Development Agreement (Contract #14742), Section 3.2(c) titled Erosion Control and Stormwater Management, Dane County has the ability to modify pond subject to the approval of City Engineer. Written consent by City Engineer shall not be unduly withheld.
- 12) NOTE 12 - Madison Genral Ordinance Chapter 37 (Public Stormwater System) compliance required prior to development of Lot 1.
- 13) NOTE 13 - Per the Sustainability Campus and Landfill Development Agreement (Contract #14742), Section 3.2(a) titled Erosion Control and Stormwater Management, Lot 2 shall be under Dane County jurisdiction for erosion control and stormwater management permits.
- 14) NOTE 14 - Per the Sustainability Campus and Landfill Development Agreement (Contract #14742), Section 3.2(b) titled Erosion Control and Stormwater Management, Lot 1 shall be under City of Madison jurisdiction for erosion control and stormwater management permits



CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Surveyor's Certificate:

That I have surveyed, divided, dedicated and mapped part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Northeast Quarter, the Southwest Quarter of the Southeast Quarter of Section 25, part of the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter of Section 36, all located in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin described as:

Beginning at the Northeast Corner of Section 36;
thence South 00°14'45" West, along the East line of the Northeast Quarter of Section 36, 886.93 feet to the Northeast corner of Certified Survey Map 6623 recorded in Volume 32 of Certified Survey Maps on Pages 272 and 273 as Document 2311328;
thence South 70°11'29" West, along the North line of said Certified Survey Map 6623, 1,408.95 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;
thence South 87°59'24" West, along the South line of said Northwest Quarter of the Northeast Quarter, 1,324.74 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter;
thence North 00°21'33" West, along the West line of said Northwest Quarter of the Northeast Quarter, 1,320.13 feet to the South Quarter Corner of said Section 25;
thence North 00°20'47" East, along the West line of the Southeast Quarter of said Section 25, 2,648.86 feet to the Center Quarter Corner of said Section 25;
thence North 00°20'12" East, along the West line of the Northeast Quarter of said Section 25, 436.32 feet to the Southerly right of way line of United States Highway 12 and 18 as described in the State of Wisconsin Transportation Project Plat 3080-01-26;
thence along said Southerly right of way line for the next 16 courses:
South 72°02'15" East, 445.53 feet;
South 65°27'59" East, 156.63 feet;
South 71°33'05" East, 400.03 feet;
South 75°52'43" East, 318.21 feet;
South 72°02'15" East, 80.04 feet;
South 00°26'49" West, 95.01 feet;
North 88°14'23" East, 268.49 feet;
South 72°02'15" East, 396.29 feet;
South 69°45'02" East, 196.57 feet;
South 67°27'49" East, 179.16 feet;
South 61°23'44" East, 100.00 feet;
South 49°15'34" East, 100.00 feet;
South 37°07'25" East, 100.00 feet;
South 24°59'16" East, 100.00 feet;
South 12°57'08" East, 98.35 feet;
South 06°59'06" East, 75.62 feet to the West right of way line of Brandt Road;
thence North 00°24'10" East, along the old West right of way line of Brandt Road, 277.75 feet to the Southerly right of way line of United States Highway 12 & 18 as described in the State of Wisconsin Transportation Project Plat F04-2(31);
South 56°08'06" East, along said Southerly right of way line, 39.55 feet to the East line of the Southeast Quarter of said Section 25;
thence South 00°24'10" West, along said East line, 2,018.69 feet to the **Point of Beginning**.



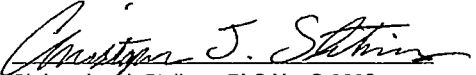
Said Parcel contains 10,097,846 square feet or 231.81 acres more or less, or 9,982,577 square feet or 229.17 acres, more or less excluding the area dedicated to the public.

That I have made such survey, land division, dedication, and map by the direction of the Dane County Department of Waste and Renewables, Owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Sections 16.23 (7)(a) and (d) of the Madison General Ordinances for surveying and mapping the same.

Dated this 11th day of August, 2023.


Christopher J. Stolin, PLS No. S-3239

AVRES
5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200
Sheet 18 of 20

CERTIFIED SURVEY MAP NO. 14345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Owner's Certificate:

The County of Dane, a quasi-municipal corporation duly organized and existing under virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map

The County of Dane does further certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for Approval

In witness hereof, Joe Parisi, have caused these presents to be signed:

Dated this 11th day of August, 2023.

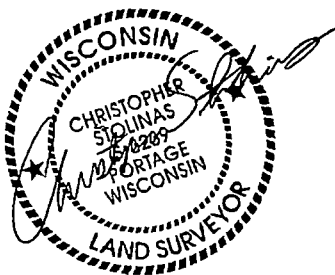
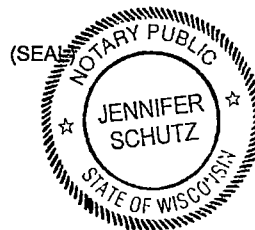
By: [Signature]
Joe Parisi, Dane County Executive

State of Wisconsin)
Dane ss)
County)SS

Personally care before me this 11th day of August, 2023 the above named OWNER, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Jennifer Schutz Notary Public, Dane County, WI

My Commission Expires: April 27, 2024



AYRES

5201 E Terrace Dr, Suite 200
Madison, WI 53718
(608) 443-1200

Sheet 19 of 20

6/16/2023

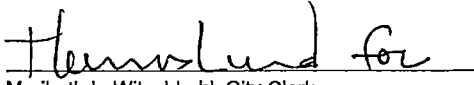
CERTIFIED SURVEY MAP NO. 16345

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL LOCATED IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number 22-00712 File ID Number 73194, adopted on the 11th day of OCTOBER, 20 22, and that said enactment further provided for acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 20th day of September, 20 23


Maribeth L. Witzel-behl, City Clerk
City of Madison, Dane County Wisconsin

City of Madison Plan Commission Certificate

Approved for recording per City of Madison Plan Commission Action of 20SEP, 2023.


Matthew Wachter, Secretary, City of Madison Planning Commission

20SEP 2023
Date

Certificate of Register of Deeds:

Received for record the 20th day of September, 2023 at 12:16 o'clock p.m. and recorded in Volume 121 of Certified Survey Maps on Pages 247-2466


Kristi Chlebowski, Dane County Register of Deeds

Received 9/20/23 11:50am



AVRES

5201 E Terrace Dr., Suite 200
Madison, WI 53718
(608) 443-1200

Sheet 20 of 20
6/16/2023

2023 RES-059

AUTHORIZING ADOPTION OF THE DANE COUNTY SUSTAINABLE BUSINESS
PARK DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Dane County's Rodefild Landfill, located on US Highway 12/18 and County Highway AB, has an estimated 10 years of capacity remaining, and a new location is needed for the County to continue to provide local waste management services. Dane County (County) and the City of Madison (City) have mutual interests in managing solid waste locally, which is a more environmentally sustainable and cost effective approach.

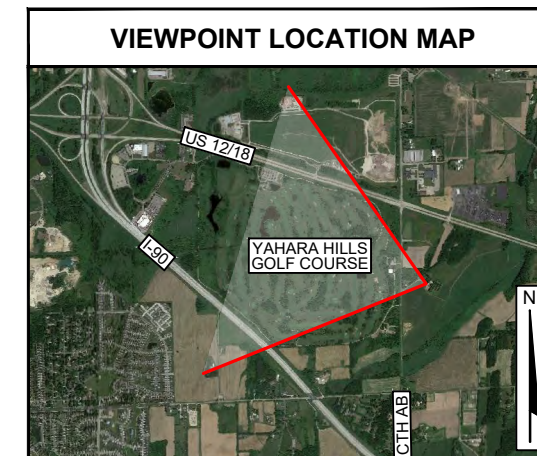
The County and the City negotiated a purchase of a portion of the Yahara Hills Golf Course, located directly south of the existing landfill across US Highway 12/18. This property provides approximately 232 acres of land to accommodate a Sustainability Campus which will include: a future landfill, composting operation, and a sustainable business park. The intent of the Sustainability Campus is to create opportunities for education, reuse, repair, recycling,

The City and the County previously executed a Development Agreement on June 1, 2022 that sets mutual understandings and expectations for the development of the landfill, compost site, and Sustainable Business Park. This Development Agreement stipulates that the County will file with the Dane County Register of Deeds, a declaration of restrictive covenants, approved by the City that establishes the purpose of the development, a project review board and process, allowable uses, and standards for development of the Sustainable Business Park.

Additionally, the Development Agreement requires that the declaration include a list of the types of property uses that will be allowable within the Sustainable Business Park to ensure the use is consistent with the underlying goals of the City and the County regarding the Sustainability Campus. This Development Agreement requires the declaration state that the County is solely responsible for the administration and enforcement of the Covenants, and that the City shall be provided with a mechanism to enforce the allowable property uses established by the Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the adoption of the Dane County Sustainable Business Park Declaration of Covenants, Conditions, and Restrictions.

ATTACHMENT C. LANDFILL RENDERINGS

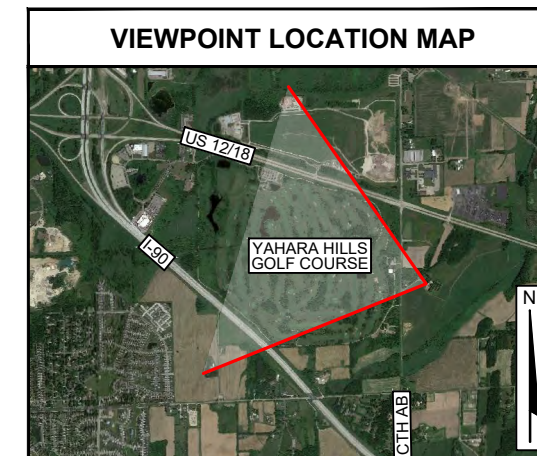


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	378,140
EASTING	2,170,470
LOCATION	HOPE HOLLOW TRAIL
VIEWER EYE ELEV.	894.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 2:05pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
PHOTO LOCATION #1 (EXISTING CONDITIONS)
HOPE HOLLOW TRAIL**

SCS
ENGINEERS
environmental consultants and contractors

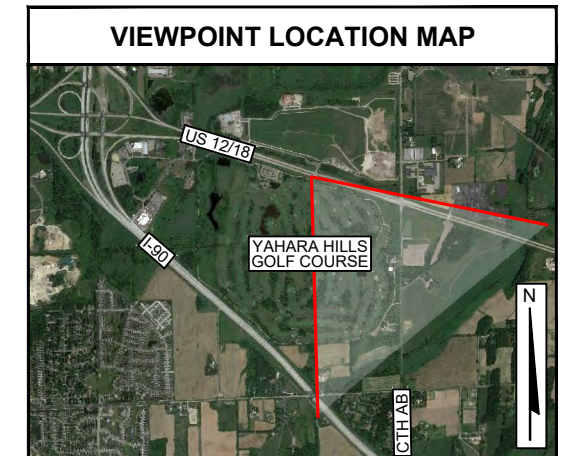


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	378,140
EASTING	2,170,470
LOCATION	HOPE HOLLOW TRAIL
VIEWER EYE ELEV.	894.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 2:05pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
 PHOTO LOCATION #1 (PROPOSED FINAL COVER GRADES
 4:1 SLOPES - MAX. ELEVATION 1135.0)
 HOPE HOLLOW TRAIL**



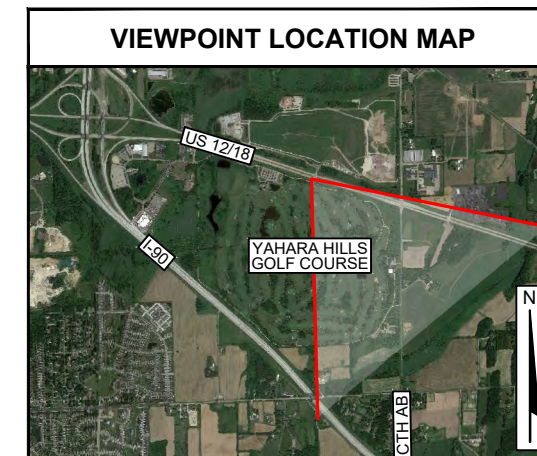


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	380,878
EASTING	2,167,480
LOCATION	US HIGHWAY 12 / 18
VIEWER EYE ELEV.	881.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 4:33pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
PHOTO LOCATION #2 (EXISTING CONDITIONS)
US HIGHWAY 12 / 18**

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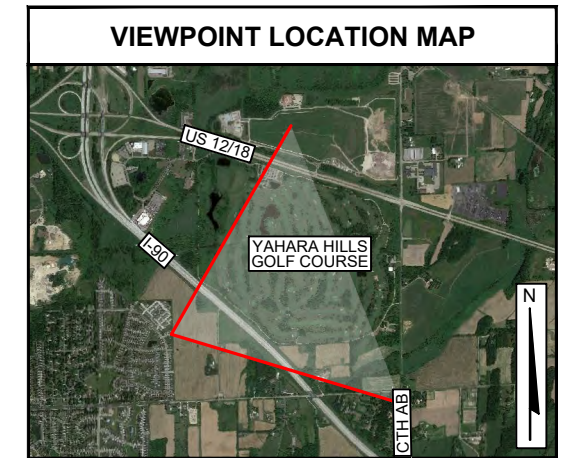


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	380,878
EASTING	2,167,480
LOCATION	US HIGHWAY 12 / 18
VIEWER EYE ELEV.	881.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 4:33pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
 PHOTO LOCATION #2 (PROPOSED FINAL COVER GRADES
 4:1 SLOPES - MAX. ELEVATION 1135.0)
 US HIGHWAY 12 / 18**



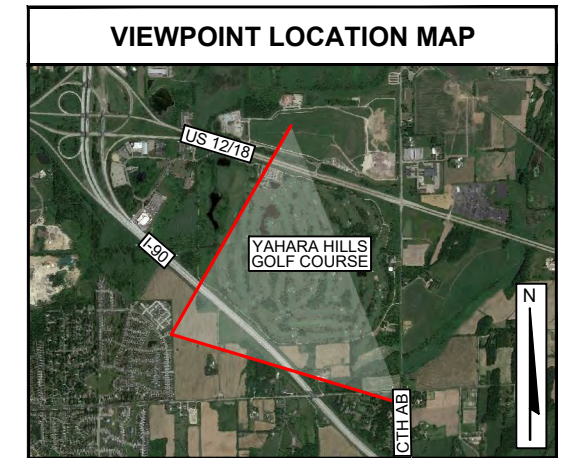


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	376,775
EASTING	2,163,825
LOCATION	PENNOCK LANE
VIEWER EYE ELEV.	887.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 1:58pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
PHOTO LOCATION #3 (EXISTING CONDITIONS)
PENNOCK LANE (SECRET PLACES NEIGHBORHOOD)**

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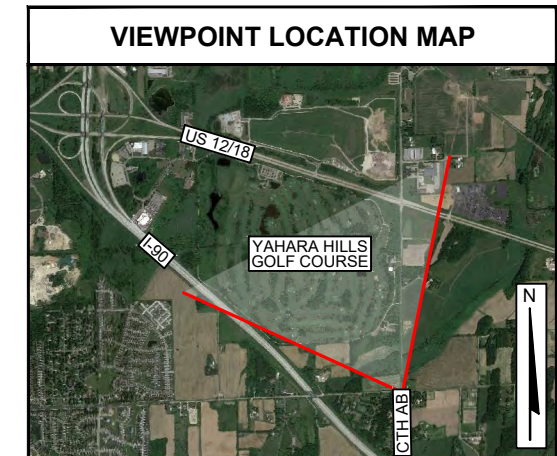


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	376,775
EASTING	2,163,825
LOCATION	PENNOCK LANE
VIEWER EYE ELEV.	887.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 1:58pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
 PHOTO LOCATION #3 (PROPOSED FINAL COVER GRADES
 4:1 SLOPES - MAX. ELEVATION 1135.0)
 PENNOCK LANE (SECRET PLACES NEIGHBORHOOD)**



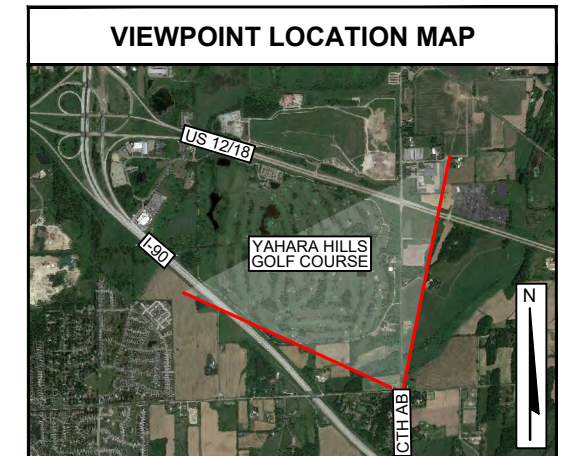


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	375,260
EASTING	2,169,850
LOCATION	SIGGELKOW / CTH AB
VIEWER EYE ELEV.	901.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 2:09pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
PHOTO LOCATION #4 (EXISTING CONDITIONS)
SIGGELKOW RD / CTH AB**

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TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	375,260
EASTING	2,169,850
LOCATION	SIGGELKOW / CTH AB
VIEWER EYE ELEV.	901.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 2:09pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
 PHOTO LOCATION #4 (PROPOSED FINAL COVER GRADES
 4:1 SLOPES - MAX. ELEVATION 1135.0)
 SIGGELKOW RD / CTH AB**



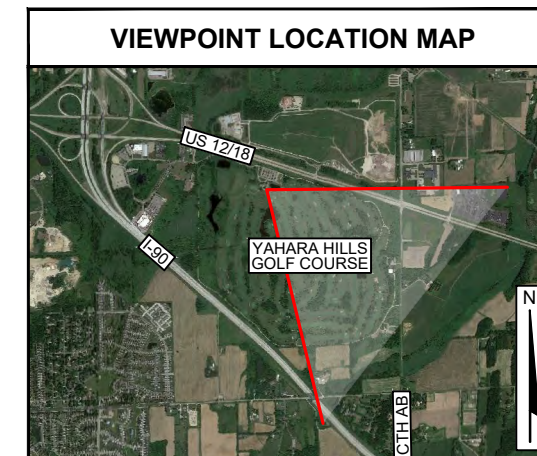


TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	380,600
EASTING	2,166,310
LOCATION	YAHARA CLUBHOUSE
VIEWER EYE ELEV.	881.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 12:08pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
PHOTO LOCATION #5 (EXISTING CONDITIONS)
YAHARA HILLS GOLF COURSE CLUBHOUSE**

SCS
ENGINEERS
environmental consultants and contractors



TECHNICAL INFORMATION	
VIEWPOINT COORDINATES (NAD83 WISCONSIN STATE PLANE, SOUTH ZONE, US FT)	
NORTHING	380,600
EASTING	2,166,310
LOCATION	YAHARA CLUBHOUSE
VIEWER EYE ELEV.	881.0 FT MSL
CAMERA MODEL	SAMSUNG SM-S906U
DATE / TIME	09-11-2023 / 12:08pm

DRAFT

**DANE COUNTY LANDFILL SITE NO. 3
 PHOTO LOCATION #5 (PROPOSED FINAL COVER GRADES
 4:1 SLOPES - MAX. ELEVATION 1135.0)
 YAHARA HILLS GOLF COURSE CLUBHOUSE**

