DANE COUNTY DEPARTMENT OF
WASTE & RENEWABLES

LETTER OF INTENT
FOR A
MAJOR ALTERATION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT
(LNDUSE-2023-00077; ID 80222)
at
7103 Millpond Road & 4402 Brandt Road
Madison, WI 53718

Submitted to:
City of Madison – Planning Division

Submitted on:
August 25, 2025

Submitted by:
Dane County Department of Waste & Renewables

County Executive Melissa Agard
Director John Welch, PE

1919 Alliant Energy Center Way
Madison, Wisconsin 53713
(608) 266-401

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SECTION 1. PROJECT DESCRIPTION AND INTENT

With less than four 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 includes a modern municipal solid waste (MSW) landfill co-located with a Sustainability Business Park to divert waste and create local circular economies.

Initial development of the Sustainability Campus includes the following:

- Construction of an **Education & Administration Center** that will serve as office and breakroom facilities for W+R staff and include community space for educational programs. Facility may also include leasable space for other businesses.
- Construction of a **Scale Office and Scales** for tracking incoming and outgoing materials.
- Construction of a **Maintenance Facility** for servicing fleet vehicles and heavy equipment required for landfill operations and/or recycling activities. In the future, the Facility will have a **storage building** for housing spare parts and equipment required for operation.
- Construction of an **outdoor recyclable material drop-off area** where single stream recyclables from large vehicles can be collected for transfer to a recycling facility.
- Construction of a **landfill** and **accessory landfill infrastructure**.
- Construction of necessary stormwater management features, utilities, and roadways.

In 2023, W+R requested and received approval of a conditional use for a new landfill at 4402 Brandt Road (LNDUSE-2023-00077; ID 80222). **To satisfy various conditions of the aforementioned approval and incorporate initial development of the Sustainability Campus, W+R is submitting a major alteration to an approved conditional use to incorporate proposed buildings and extend the date of the landfill conditional use approval.** This letter of intent, land use application, and other associated attachments serve as a formal request to allow the development activities.

SECTION 2. PROJECT LOCATION

Address:	7103 Millpond Road & 4402 Brandt Road Madison, WI 53718
Alternate addresses:	4402 Brandt Road Madison, WI 53718
Parcel Numbers:	251/0710-254-0097-1 251/0710-254-0098-9

SECTION 3. PARTIES INVOLVED

City of Madison Alder (District 16):	Alder Sean O'Brien (pre-application notification was sent on July 18, 2025)
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 (Landfill):	SCS Engineers 2830 Dairy Drive Madison, WI 53718 Betsy Powers, P.E. (608) 333-5408
Consultant (Building and Civil Design)	Strang 811 E. Washington Ave., STE 200 Madison, WI 53703 Austen R. Conrad, AIA, NCARB (608) 720-1825
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. 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

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	68.2
Landfill	76.6
Accessory Landfill Infrastructure	29.9
Sustainable Business Park	13.4
W+R Infrastructure	28.9
Storage Areas & Landfill Gas Processing Area & Potential Compost Area	10.6
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 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 MSW (leachate). 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 renewable energy 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 (including clay for landfill liner or cap events), 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, visual screening, and the continued use of the golf course.

Subsection 5.2 W+R Infrastructure

Initial development of the Sustainability Campus will include 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. In the future, the Facility will have a storage building for housing spare parts and equipment required for operation.
- **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 may also include leasable space for other businesses.
- **Outdoor recyclable material drop-off area** where single stream recyclables from large vehicles can be collected for transfer to a recycling facility. This may include materials such as tires, shingles, metal, mattresses, yard or food waste, wood, or other recyclable material. Note, food waste may be in a covered unit.
- **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.

W+R anticipates the following uses as part of future phases of development at the Sustainability Campus:

- **Residential recycling and waste drop-off facility** 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. This may include materials such as tires, shingles, metal, mattresses, yard or food waste, wood, furniture, appliances, or other recyclable material. Note, food waste may be in a covered unit. Please note, not all materials placed in recycling facilities can technically or economically be recycled and some residual materials from recycling operations will require proper disposal in the landfill which would be considered waste transfer operations. Please note, the initial residential recycling and waste drop-off facility will be located at Rodefeld until moved to the Sustainability Campus.
- **Can storage & wood yard** for storage of customer containers and collection of wood material for recycling. These areas are anticipated to be located south of the proposed landfill. W+R assumes this is allowable under IG zoning as outdoor storage.

- **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 renewable energy resource and will continue to find new and innovative ways to manage landfill gas. This area is anticipated to be located south of the proposed landfill. W+R assumes this is allowable under IG zoning as limited processing.
- **Rest area** to provide safe access to restroom facilities for our customers and may be equipped with vending machines.
- **HHW recycling, collection, and transfer facility (Clean Sweep)** for materials that cannot be disposed of in the landfill.
- **Recycling or waste processing facility** where materials can be sorted for either reuse, recycling, or disposal. This may include a Construction & Demolition Material 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 some residual materials from the recycling operations will require proper disposal in the landfill which would be considered waste transfer operations.
- 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.

For future phases of development at the Sustainability Campus, 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 some residual materials from recycling operations will 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 facility
- Recycling facility
- Recycling collection center / drop-off station
- Scale and scale office
- Stormwater management ponds and structures
- Education and administrative center
- Parking for customers and County employees
- Outdoor wood storage and processing
- Organic material collection and processing
- Outdoor can storage
- Greenspace, screening, buffers, or open space

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

Subsection 5.3 Potential Compost Facility

W+R partnered with Purple Cow Organics in 2024 to provide composting services for yard and food waste through 2028. W+R rolled out community food waste drop-off kiosks in 2025 and added food and yard waste collection areas at Rodefeld Landfill. W+R anticipates offering these same services at the Sustainability Campus as part of the outdoor drop-off area and/or residential drop-off facility. Beyond 2028, and contingent on future proposals, there is a potential to have a composting facility located at the Sustainably 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. 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 has received responses back to Requests for Information (RFIs) to solicit potential tenants of the Sustainable Business Park for areas outside the W+R Infrastructure. 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 Rodefeld 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 50 W+R employees associated with activities at Rodefeld 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 - 50
Landfill Gas Operations	5-10
Total	58 - 120

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 site plan for W+R Infrastructure is included in the Development Plan Set and Table 3, below, lists the building sizes.

Table 3. W+R Buildings

Description of W+R Infrastructure	Estimated Area (sf)
Scale Office	769
Maintenance Facility	10,724
Education & Administration Center	23,818

SECTION 9. PHASING

W+R anticipates the landfill (& landfill accessory infrastructure) and W+R infrastructure to be constructed in phases. The landfill is anticipated to be constructed in seven (7) phases with the first phase of the landfill constructed in the northeast corner of the proposed landfill footprint. The second and third phases of the landfill are anticipated west and south of the first. The fourth phase is anticipated south of the second phase with subsequent phases to the south or east. 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. **W+R anticipates constructing segments of the perimeter berm, ahead of landfill construction, for stormwater management and screening purposes.**

W+R anticipates multiple phases of construction for the W+R Infrastructure, in the general sequence below:

1. Phase 1 (2026-2027): Construction of access roads, utility interconnects, initial build-out of the outdoor recyclable material drop-off area, education & administration center, maintenance facility, scale office and scales, and first phase of the landfill (including accessory infrastructure).
2. Phase 2 (estimated between 2028 and 2032): Storage building, continued build-out of the outdoor recyclable material drop-off area, can storage, wood yard, and one or two tenants in the Sustainable Business Park.
3. Phase 3 (estimated between 2033 and 2037): Rest area, residential recycling and waste drop-off facility, HHW recycling, collection, and transfer facility, landfill gas processing facility, and another one or two tenants in the Sustainable Business Park.

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 building backup generators, and electric to supply power to buildings and infrastructure. **W+R is working with MMSD to obtain an industrial wastewater discharge permit prior to interconnecting into the sanitary sewer.**

Due to an electrical service territory divide between MG&E and Alliant Energy, W+R will be amending the existing lot lines to ensure that Lot 1 of the Sustainability Campus can be serviced by MG&E while Lot 2 can be serviced by Alliant Energy. Proposed revisions to the lot line may be found in **Attachment A**. Lot 1 will be 25.9 acres while Lot 2 will be 203.3 acres for a total of 229.2 acres.

There will be an underdrain system as part of landfill construction, which directs groundwater away 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 existing storm sewer system. This would provide flexibility in where the collected groundwater is discharged. **W+R is working to obtain an easement with City Parks for the gravity drain discharge location.**

SECTION 11. NUMBER OF DWELLING UNITS

There are no dwelling units proposed at the Sustainability Campus.

SECTION 12. AUTO AND BIKE PARKING STALLS

The Education and Administration center will have 8 outdoor bike parking stalls, 84 parking stalls including 6 that will have EV charging capabilities, and 10 W+R fleet vehicle parking stalls. This amount of parking is necessary to accommodate staff and large groups for tours and educational programming.

SECTION 13. VISUAL SCREENING

Given the location of the landfill, visual screening is an important aspect of the Sustainability Campus 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 driveway 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.

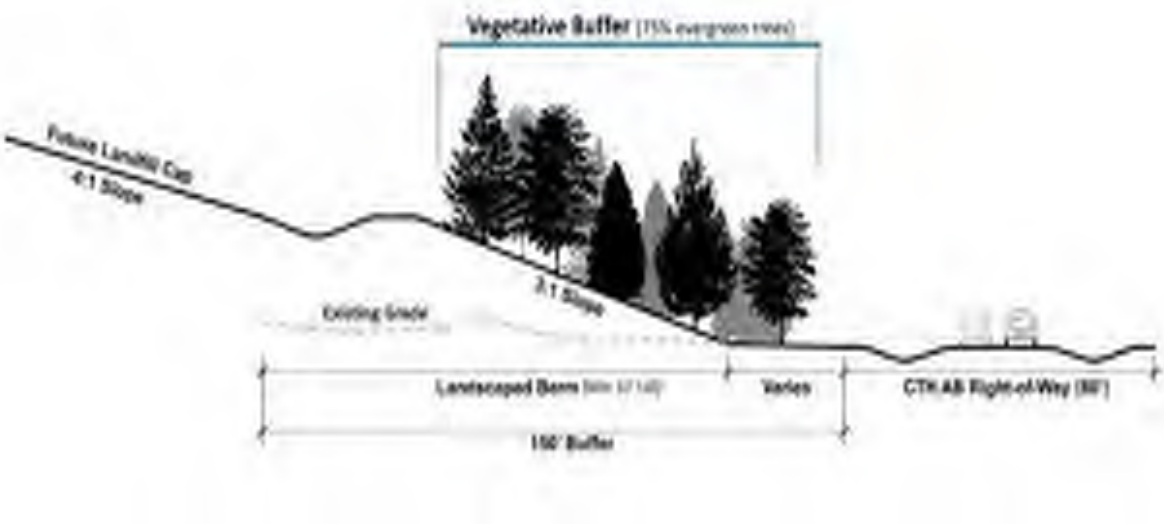

Figure 1. NDP Vegetative Buffer

Saiki Design, a registered landscape architect, designed the proposed screening plan. This major alteration includes additional screening around W+R Infrastructure, north of the landfill, and modifies the original landfill screening plan to ensure a cohesive plan for the entire property.

The landfill screening plan has been modified to make better use of existing mature vegetation and provide greater initial screening. Gaps in the existing vegetation will be filled by strategically placed plantings. The plantings intended to screen the landfill will be a minimum 75% evergreen species to be consistent with existing vegetation, provide year-round coverage, and comply with the Neighborhood Development Plan (NDP) approved under Legistar File ID #70654. **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.**

A perimeter 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 for W+R Infrastructure are shown in the Development Plan Set.

Additionally, a landfill litter fence is proposed around the perimeter of the landfill area to minimize windblown litter. 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. The functions of the property and litter fence may also be combined into a single fence in some areas of the landfill. **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 fire access plans in the Development Plan Set that details the anticipated property fencing, fire lanes, gates, and locations of lock boxes to grant the City's Fire Department access to the Sustainability Campus in the event of an emergency. **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 another entrance located at 7020 Maahic Way and receives between 300 and 500 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 100 and 200 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).

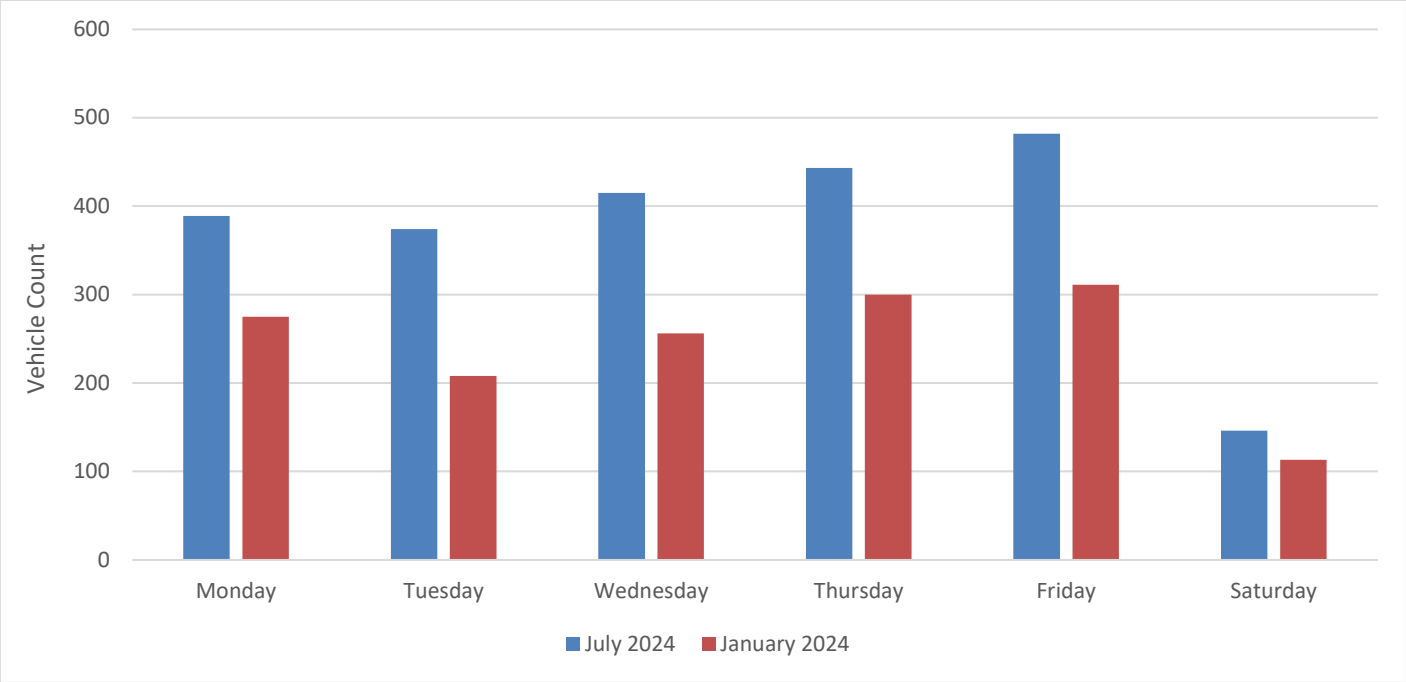

Figure 2. Daily Traffic Volumes

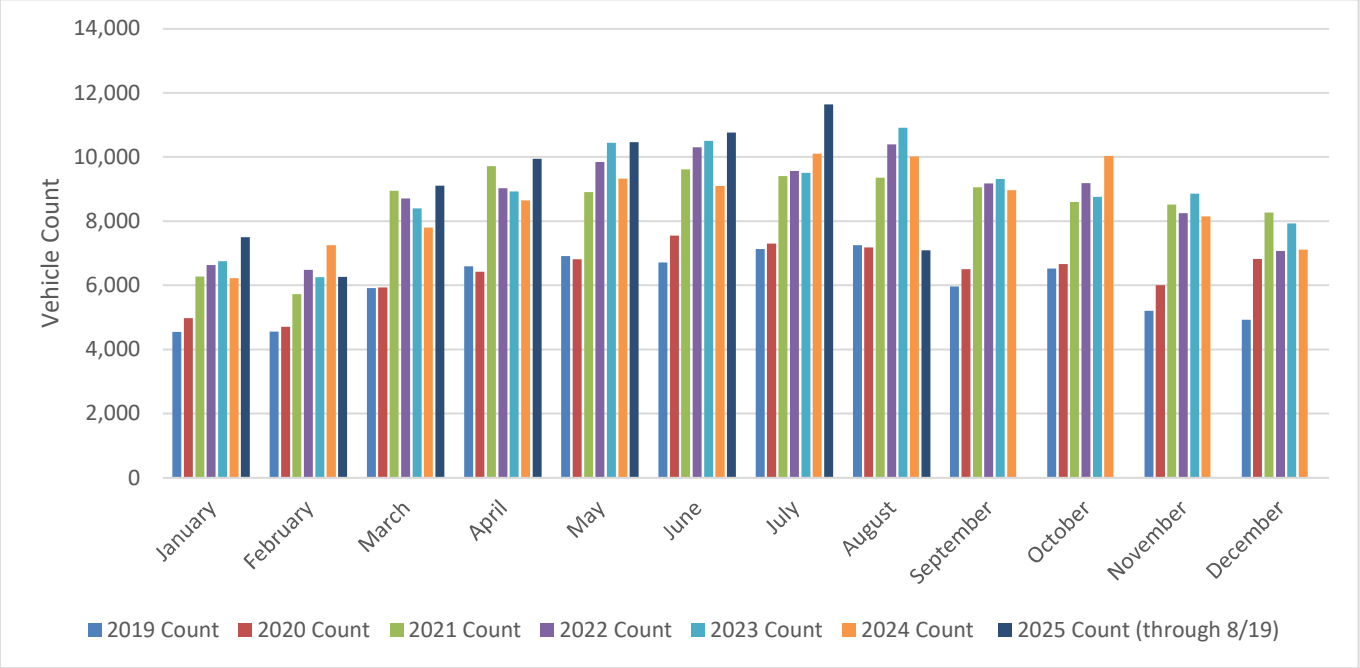

Figure 3. Seasonal Variation for Traffic Volumes

The vehicle types vary between contracted hauling vehicles and residential traffic. Approximately 47% of the vehicles entering Rodefeld Landfill would be considered small vehicles, generally associated with residential traffic while 53% would be considered large vehicles, generally associated with contracted haulers (Figure 4).

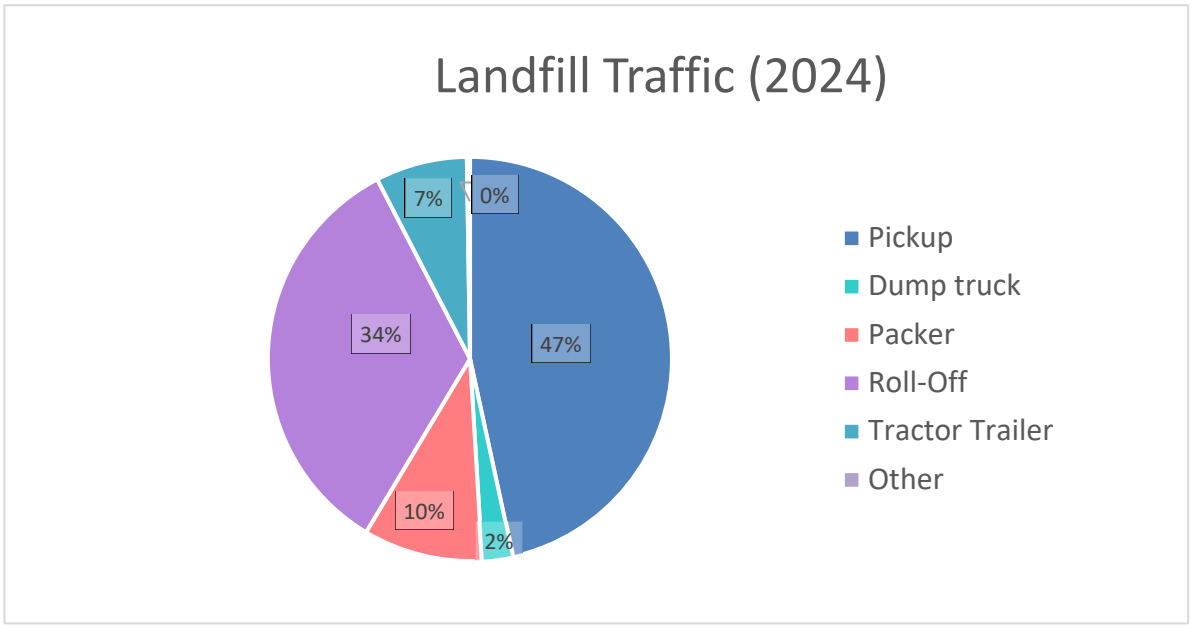

Figure 4. Vehicle Type Breakdown

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

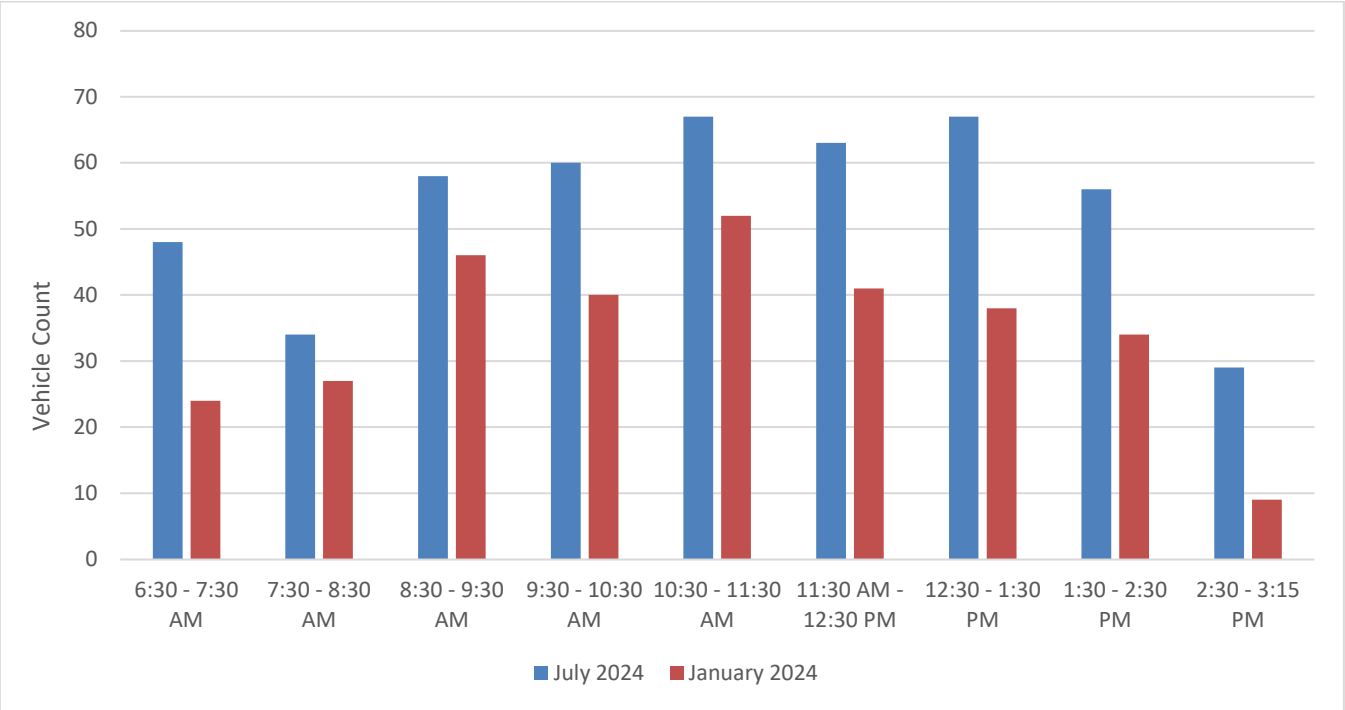

Figure 5. Peak Traffic Volumes on Busiest Weekday (Friday)

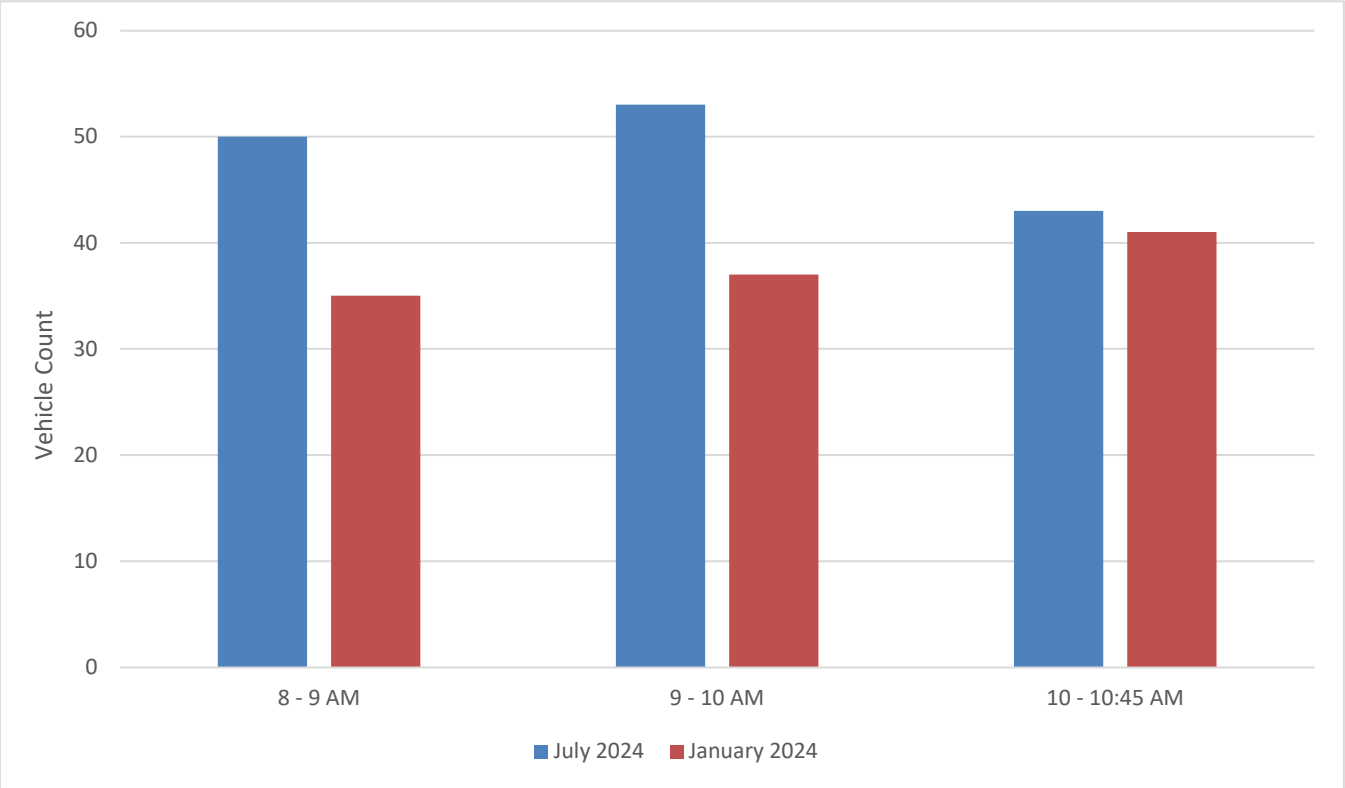

Figure 6. Peak Traffic Volumes on Saturday

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

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

Facility	Vehicle Count (2024)
C&D Recycling Facility	28,719
Recycling Operations (tires, shingles, brush)	9,283
Landfill	64,713
Clean Sweep Facility	10,125
Total	112,840

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. The intent is to keep small vehicles separate from large vehicles to limit impact to neighboring businesses and improve traffic flow and safety. **W+R understands that driveway approaches to Lot 1 of the Sustainability Campus will need to be approved by the Traffic Engineer under MGO Section 10.08.**

Small vehicles include residential customers with pickup trucks or passenger cars and would enter the Sustainability Campus off Millpond Road. **Note, the Residential Drop-off Facility will initially be located at Rodefeld until it's relocated in a future phase to the Sustainability Campus.** 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 two proposed access points. One is located downstream from the inbound scale location to ensure accurate weights are recorded for landfilled materials. Another access point is from the maintenance facility so heavy equipment and fleet vehicles can stay out of heavier trafficked areas.

W+R anticipates a HHW Facility (Clean Sweep), a Recycling or Waste Processing Facility, and a Residential Drop-Off Facility will be constructed in future phases to offer all services at one location and are anticipated to have similar traffic volumes as existing facilities. As such, W+R anticipates a similar number of customers will continue to use W+R's waste management services at the Sustainability Campus. **Anticipated volumes are subject to change based on population increase or diversion or recycling activities.**

Subsection 15.3. Remaining Rodefeld Landfill Traffic Patterns

Once landfill construction and operations begin at the Sustainability Campus, the traffic at Rodefeld Landfill will decrease as activities are relocated to the Sustainability Campus. Please note, the residential drop-off facility is anticipated to be initially located at Rodefeld Landfill until facility relocates 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 Rodefeld Landfill. The existing C&D Facility, Clean Sweep, and scale office will initially stay in use temporarily, and they may be leased to other businesses in the future. Table 5, below, outlines the anticipated traffic volumes to remain at Rodefeld Landfill.

Table 5. Estimated Remaining Traffic Volumes at Rodefeld 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
Clean Sweep (see Note 2)	30 – 60	Pickups or Passenger Cars
Residential Drop-off Facility (See Note 2)	100 - 200	Pickups or Passenger Cars
C&D Facility (see Note 2)	100 – 150	Roll-off or Tractor-Trailers

Total	250 - 450	

Note 1. Varies depending on soil quantities needed for construction
Note 2. Clean Sweep, C&D Facility (or another Recycling or Waste Processing Facility), and Residential Drop-off Facility will initially be located at Rodefeld until it's relocated in a future phase to the Sustainability Campus.

Please note, Rodefeld Landfill has an end use slated for recreation and/or green space. Estimated remaining traffic volumes at Rodefeld 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, as 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 B" in Development Plan Set. As part of this conditional use permit application, W+R is seeking a reduction of that pond to approximately 6.8 acres to allow an access road off Brandt Road / CTH AB. SCS Engineers and Strang/Foth performed an evaluation guided by the following desired outcomes:

- Accommodate upstream WisDOT interchange project drainage areas into the WisDOT pond.
- Accommodate approximately 2.5 acres of post-development drainage from the Sustainable Business Park and W+R Infrastructure into the WisDOT pond.
- Accommodate approximately 13.3 acres of drainage area within the footprint of the proposed landfill 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.
- Remove the existing v-notch weir in the primary outlet structure. Install a 48-inch-diameter standpipe (top of standpipe at elevation 875.40-MSL) connecting to the existing primary discharge culverts. The standpipe will include orifices at various elevations to control the discharge.

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 will be submitted as part of future stormwater permitting efforts.

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 initial development of the Sustainability Campus, there will need to be a basin near the west property line (refer to C-101 in the Development Plan Set). Subsequent phases of the Sustainability Campus may require modifications to the stormwater features or construction of additional stormwater features. Note, there may be a temporary sedimentation basin constructed as part of the initial development to assist in erosion control during construction.

As part of landfill construction, there will need to be additional basins (refer to C-101 in the Development Plan Set). Note, there will also be another basin located south of the proposed landfill, not shown on Drawing C-101. The basins are required for full build-out of the proposed landfill but may be built earlier 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. Similarly, there may be temporary sedimentation basins constructed as each phase of the proposed landfill is built to assist in additional stormwater management.

The construction of both basins, shown on Drawing C-101, will require construction of combined discharge pipes as well as overland drainage areas across City-owned property. **W+R is working to obtain an easement with City Parks for the proposed stormwater discharge locations.**

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 nearly 12 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	435,804
2024	436,217

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.

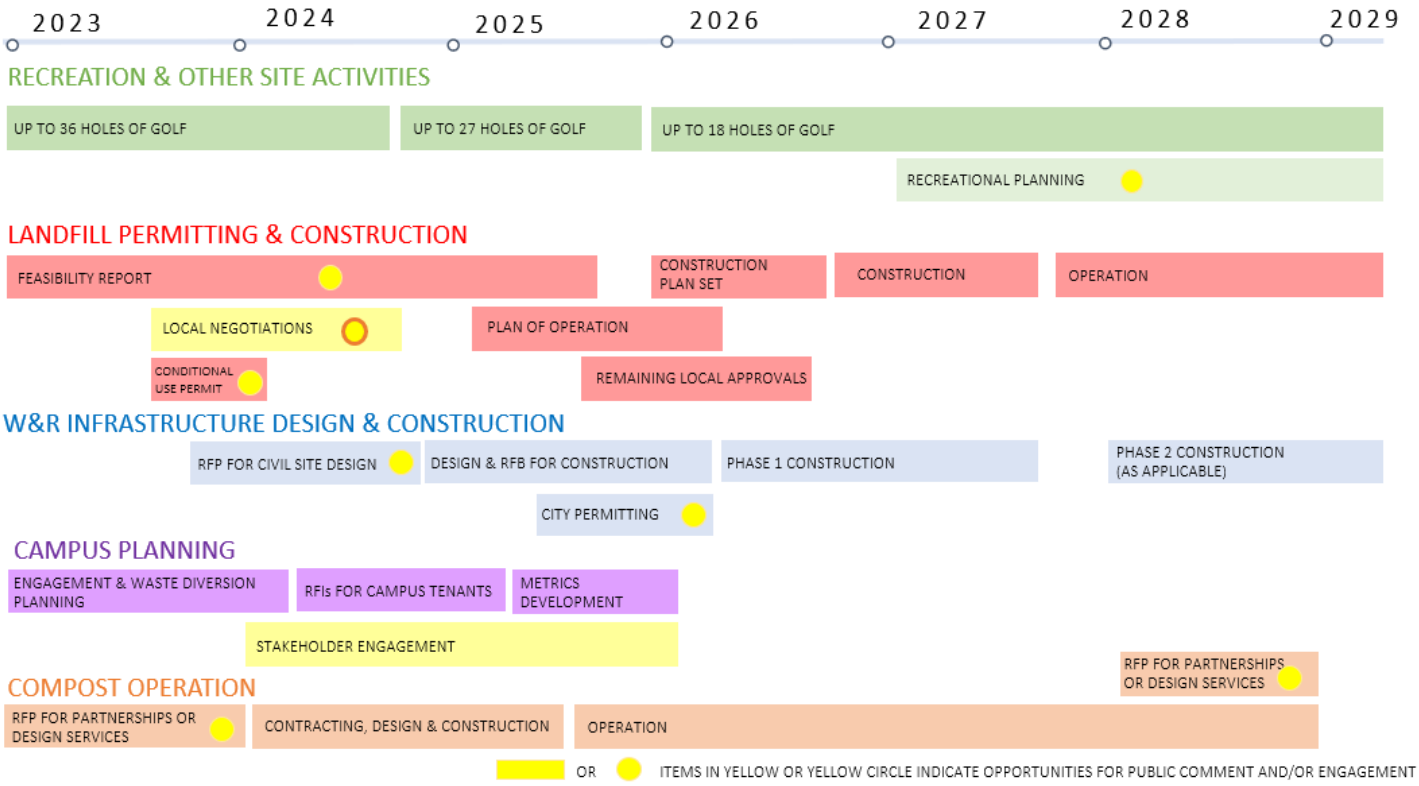

Figure 7. Sustainability Campus Development Timeline

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.

Landfill Design, Permitting, and Construction

Landfill permitting is a multiyear process, 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	Completed	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	Completed	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	Completed	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	Completed	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	2025 (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	2026/2027 (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 the initial W+R Infrastructure is underway 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.
- 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.

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.

Compost Operation

W+R partnered with Purple Cow Organics in 2024 to provide composting services for yard and food waste through 2028. W+R rolled out community food waste drop-off kiosks in 2025 and added food and yard waste collection areas at Rodefeld Landfill. W+R anticipates offering these same services at the Sustainability Campus as part of the outdoor drop-off area and/or residential drop-off facility. Beyond 2028, and contingent on future proposals, there is a potential to have a composting facility located at the Sustainably Campus.

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. Note, this Agreement has been amended to aid in continued golf course operations and landfill construction.
- 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 or compost operations. Note, this Agreement has been amended as part of the Negotiated Agreement Relating to Dane County Landfill Site No. 3.
- 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.
- Negotiated Agreement Relating To Dane County Landfill No. 3 (Contract #15546): Sets forth terms and conditions regarding landfill operations including but not limited to; access and haul routes, mitigation of nuisances, procedures for reporting and correcting excess nuisances, hours of operation, environmental monitoring, limitations to the site, final use of the site, and property compensation.

ATTACHMENTS

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

- Attachment A. Proposed Lot Line Revisions to CSM #16345

Attachment A. Proposed Lot Line Revisions to CSM #16345

PART OF LOT 1, CSM 16345, RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS ON PAGES 247-266 AS DOCUMENT NUMBER 5924987, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, AFORESAID, AND A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;
THENCE N 00°20'47" E ALONG SAID WEST LINE, 370.86 FEET TO THE CENTER OF SAID SECTION;
THENCE N 00°20'12" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 436.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 & 18 AND MILLPOND ROAD FRONTAGE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT 14 COURSES;
THENCE S 72°02'15" E, 445.53 FEET;
THENCE S 65°27'59" E, 156.63 FEET;
THENCE S 71°33'05" E, 400.03 FEET;
THENCE S 75°52'43" E, 318.21 FEET;
THENCE S 72°02'15" E, 80.04 FEET;
THENCE S 00°26'49" W, 95.01 FEET;
THENCE N 88°14'23" E, 268.49 FEET;
THENCE S 72°02'15" E, 396.29 FEET;
THENCE S 69°45'02" E, 196.57 FEET;
THENCE S 67°27'49" E, 179.16 FEET;
THENCE S 61°23'44" E, 100.00 FEET;
THENCE S 49°15'34" E, 100.00 FEET;
THENCE S 37°07'25" E, 100.00 FEET;
THENCE S 24°59'16" E, 49.83 FEET;
THENCE N 89°36'07" W, 644.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 1, AFORESAID;
THENCE N 52°28'02" W ALONG SAID LINE, 314.73 FEET;
THENCE N 89°36'07" W ALONG SAID LINE, 1,680.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND THE **POINT OF BEGINNING.**

SAID TERRITORY CONTAINS 1,128,313 SQUARE FEET OR 25.902 ACRES.

AYRES
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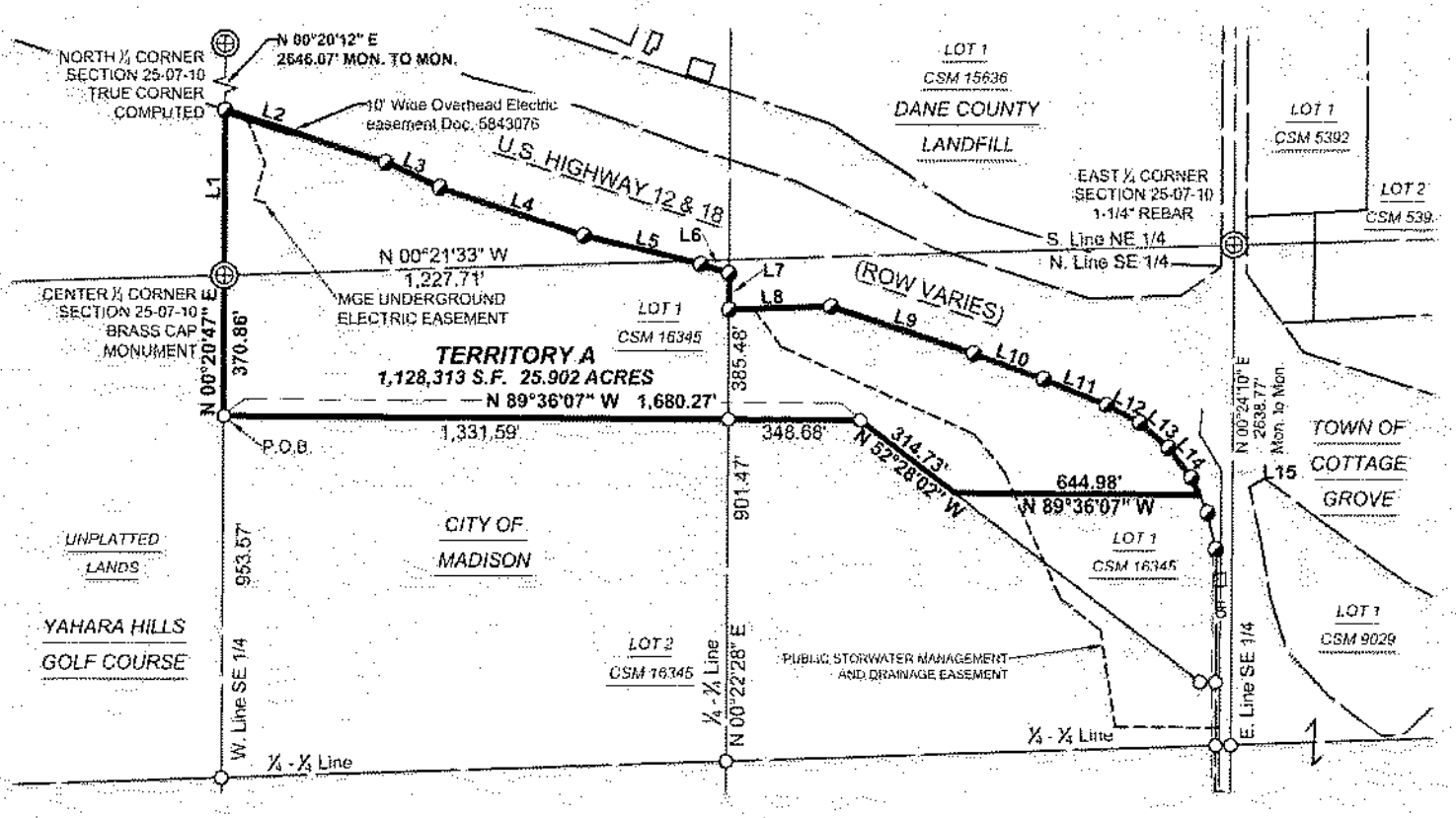
Madison, WI 53718
(608) 443-1200
AyresAssociates.com

SHEET TITLE:
TERRITORY A LEGAL DESCRIPTION

Drawn By: CJO
Date: 07/14/2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	436.32'	N 00°20'12" E
L2	445.53'	S 72°02'15" E
L3	156.63'	S 65°27'59" E
L4	400.03'	S 71°33'05" E
L5	318.21'	S 75°52'43" E
L6	80.04'	S 72°02'15" E
L7	95.01'	S 00°26'49" W
L8	268.49'	N 88°14'23" E

LINE TABLE		
LINE	LENGTH	BEARING
L9	396.29'	S 72°02'15" E
L10	196.57'	S 69°45'02" E
L11	179.16'	S 67°27'49" E
L12	100.00'	S 61°23'44" E
L13	100.00'	S 49°15'34" E
L14	100.00'	S 37°07'25" E
L15	49.83'	S 24°59'16" E

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
- 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
- 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN. FT
- PK NAIL

Bearings are referenced to the East line of the Northeast ¼ of Section 36, measured to bear S 00°14'45" W

0 250' 500'

SCALE: 1"=500'

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Madison, WI 53718
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SHEET TITLE:
TERRITORY A EXHIBIT MAP

Drawn By: CJO
Date: 07/14/2025

PART OF LOT 1 AND ALL OF LOT 2, CSM 16345, RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS ON PAGES 247-266 AS DOCUMENT NUMBER 5924987, BEING PART OF THE NORTHWEST, NORTHEAST, SOUTHWEST, AND SOUTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 25, AND PART OF THE NORTHWEST, AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, AFORESAID, AND A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;
THENCE S 89°36'07" E ALONG NORTHERLY LINE OF SAID LOT 2, 1,680.27 FEET;
THENCE S 52°28'02" E ALONG SAID LINE, 314.73 FEET TO A POINT ON SAID LINE;
THENCE S 89°36'07" E, 644.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 12 & 18 AND MILLPOND ROAD FRONTAGE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT 2 COURSES;
THENCE S 24°59'16" E, 50.17 FEET;
THENCE S 12°57'08" E, 98.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BRANDT ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT 3 COURSES;
THENCE S 06°59'06" E, 21.18 FEET;
THENCE S 00°24'10" W, 1,818.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 25;
THENCE S 00°14'45" W, 886.93 FEET TO THE SOUTHEAST CORNER OF LOT 2, AFORESAID;
THENCE S 70°11'29" W ALONG THE SOUTHERLY LINE OF SAID LOT 2, 1,366.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, AFORESAID;
THENCE S 87°59'24" W ALONG SAID SOUTHERLY LINE AND THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1,324.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE N 00°21'33" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,320.13 FEET TO THE NORTH QUARTER CORNER OF SECTION 36, AFORESAID;
THENCE N 00°20'47" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, 2,278.00 FEET TO THE NORTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP NUMBER 16345, AND THE **POINT OF BEGINNING.**

SAID TERRITORY CONTAINS 8,854,264 SQUARE FEET OR 203.266 ACRES.

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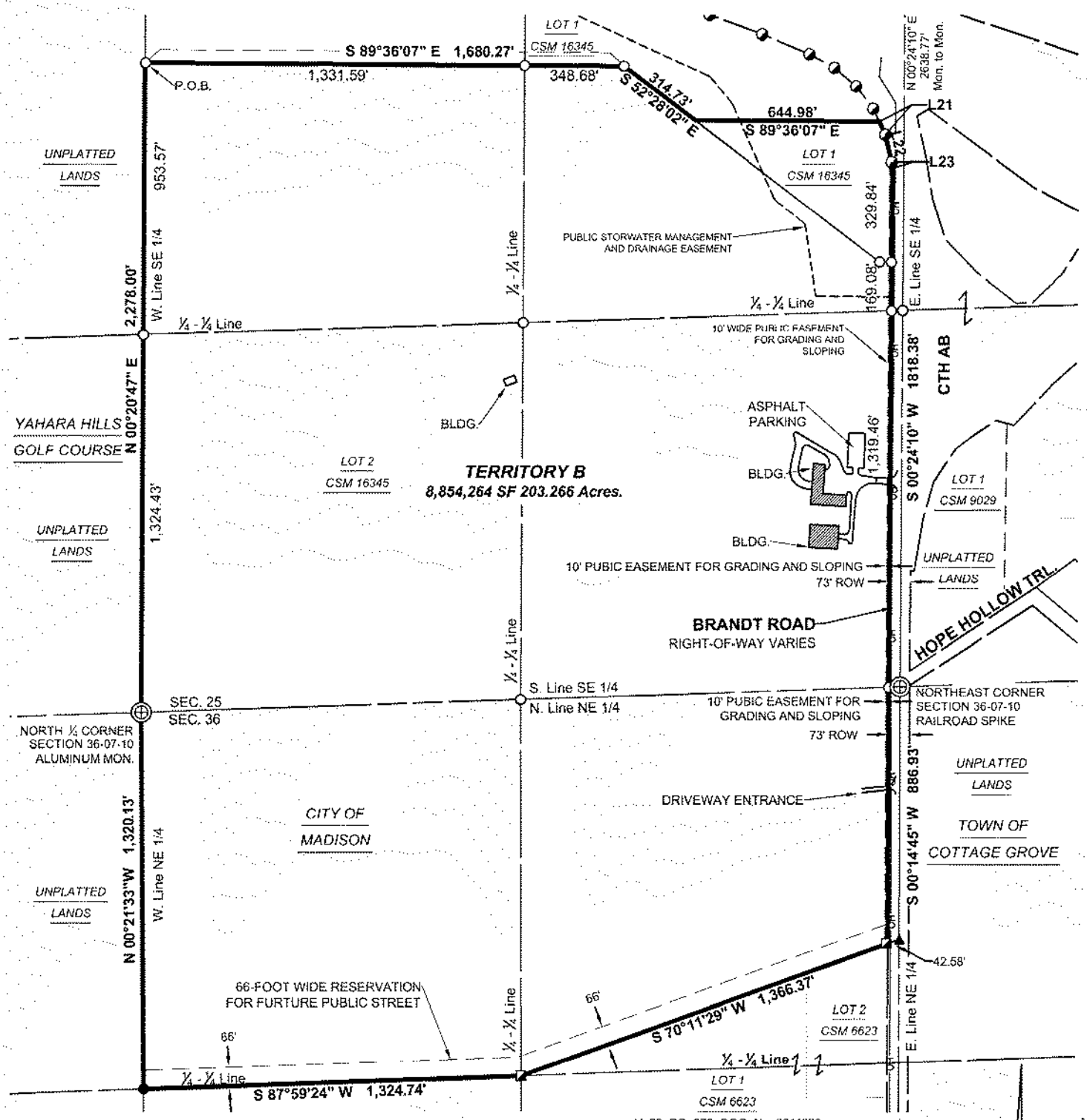
SHEET TITLE:
TERRITORY B LEGAL DESCRIPTION

Drawn By: CJO
Date: 07/14/2025



LEGEND

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- FOUND REBAR / WISDOT CAP
- FOUND 3/4" REBAR
- FOUND 1" IRON PIPE
- FOUND 1-1/2" IRON PIPE
- FOUND MAGNETIC NAIL
- 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
- 1-1/4" O.D. X 18" IRON REBAR @ 4.30 LBS / LIN. FT
- PK NAIL

LINE TABLE		
LINE	LENGTH	BEARING
L21	50.17'	S 24°59'16" E
L22	98.35'	S 12°57'08" E
L23	21.18'	S 06°59'06" E

Bearings are referenced to the East line of the Northeast ¼ of Section 36, measured to bear S 00°14'45" W

0 250' 500'

SCALE: 1"=500'

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TERRITORY B EXHIBIT MAP

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