



Department of Planning & Community & Economic Development

Planning Division

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May 8, 2014

John Welch
Dane County Public Works Department
Solid Waste Division
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

RE: Approval of a request to rezone 7102 US Highway 12 & 18 from Temp. A (Agricultural District), CN (Conservancy District) and PD (Planned Development District) to PD and approval of a general development plan and specific implementation plan to allow expansion of Rodefild Landfill.

Dear Mr. Welch;

At its May 6, 2014 meeting, the Common Council **conditionally approved** your application to rezone property located at 7102 US Highway 12 & 18 from A, CN and PD to PD (GDP-SIP) subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the specific implementation plan and the issuance of any City permits for the project:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following ten (10) items:

1. An application for the proposed Certified Survey Map shall be submitted to the City of Madison Planning Department. The CSM shall be completed and recorded with the Dane County Register of Deeds (ROD). Conveyances of parcels along the north and east side of the landfill from the City of Madison to Dane County will be required prior to the recording of the final approved Certified Survey Map.
2. The proposed new soil screening berm along Highway 12 & 18 as shown will be on lands to be leased by Dane County from the City of Madison. Any use within the proposed leased lands will be subject to the terms of the proposed lease.
3. Prior to approval, provide a detail of the leachate collection piping and additional discharge to the sanitary sewer system.
4. Provide a drawing with the proposed HWY 12/CTH AB interchange and ramps and proposed improvements to the landfill, showing that landfill improvements will not preclude the proposed highway project improvements.

5. This project falls in the Rock River TMDL Zone and is subject to increased erosion control enforcement as authorized by Resolution 14-00043 passed by the Common Council on January 21, 2014. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR).
6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
7. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
8. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.
9. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
10. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering sign-off.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:

11. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the 2 feet overhang on a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.

12. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four (4) items:

13. Pursuant to MGO Section 28.142(3)&(6), Landscape Plan and Design Standards: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.

14. If additional parking is proposed, parking requirements for persons with disabilities must comply with MGO Section 28.141(4)(e). The final plans shall show the required accessible stalls, including van-accessible stalls.

15. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code prior to sign installations. Sign permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development

16. If exterior lighting is provided, it shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

17. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

18. The proposed landscape plan (Figure 2) shall provide further information clarifying the location and spread/size of the proposed trees. The proposed landscape plan is encouraged to use species native to Wisconsin. The following trees listed on the landscape plan are not native to Wisconsin: Turkish Filbert, Ginkgo, Northern Catalpa, Black Gum, Sycamore, or Bald cypress. Emphasis should be on the use of coniferous trees to provide effective screening. Please reference ID# 14114 when contacting Parks Division staff about this project.

Please contact my office at 261-9632 if you have any questions about the following three (3) items:

19. Prior to final recording of the amended and expanded Planned Development zoning district and issuance of permits for the landfill expansion, Dane County shall complete acquisition of the 55 acres of City-owned property or receive the necessary approvals from the City to undertake the landfill expansion on the City-owned property. The final wording of the PD narrative, zoning text and plan graphics shall be revised as needed to reflect the final ownership of the property.

20. The "Alterations and Revisions" section of the zoning text shall be revised for final Planning Division approval prior to recording and the issuance of building permits to allow that any future building less than 3,000 square feet in gross floor area may be approved as a minor alteration following a

recommendation by the district alder and approval by the Urban Design Commission or its secretary and the Director of the Planning Division.

21. The proposed landscaping plan (Figure 2) shall provide further information clarifying the location and spread/size of the proposed trees. The proposed landscaping plan is encouraged to use species native to Wisconsin. The following trees listed on the landscape plan are not native to Wisconsin: Turkish Filbert, Ginkgo, Northern Catalpa, Black Gum, Sycamore, or Bald cypress. Emphasis should be on the use of coniferous trees to provide effective screening. Final approval of the landscaping plan by the Planning Division and Parks Division is required prior to recording and issuance of permits.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department

| For Official Use Only, Re: Final Plan Routing | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Planning Div. (T. Parks) | <input checked="" type="checkbox"/> | Engineering Mapping Sec. |
| <input checked="" type="checkbox"/> | Zoning Administrator | <input checked="" type="checkbox"/> | Parks Division |
| <input checked="" type="checkbox"/> | City Engineering | <input checked="" type="checkbox"/> | Urban Design Commission |
| <input checked="" type="checkbox"/> | Traffic Engineering | <input type="checkbox"/> | Recycling Coord. (R&R) |
| <input checked="" type="checkbox"/> | Fire Department | <input type="checkbox"/> | Other: |