

Proposed Zoning Text

Statement of Purpose: Dane County is seeking to expand the PD (Planned Development District) Zoning for 217 acres of land to allow for the expansion and continued operation of the Rodefild Landfill located in the northwestern quadrant of USH 12 & 18 and CTH AB.

Permitted Uses: The following uses shall be permitted in this PD zoning district:

1. Waste disposal, including the transfer and handling of hauled waste
2. Recycling and the storage, processing and transfer of recycled materials, including but not limited to yard waste/ compost, construction and demolition waste, tires, and shingles.
3. The handling, processing, trading and storage of household hazard waste (Clean Sweep).
4. Waste-To-Energy facilities.
5. Uses accessory to the permitted uses as listed above, including but not limited to fueling stations, a maintenance shop, scale house, perimeter roads, soil screening berms, and sedimentation basins.

Lot Area: As stated in Attachment 1 and 2, attached hereto.

Height and Floor Area Ratio: As shown on approved plans

Yard Requirements: Yard areas will be provided as shown on approved plans. Proposed waste limits will maintain a setback of at least 100-feet to property lines and road right-of-ways.

Landscaping: Site landscaping and screening will be provided as shown on the approved plans.

Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

Lighting: Site lighting will be provided as shown on approved plans.

Signage: Signage will be allowed as per Chapter 31 of Madison General Ordinances, as compared to the IL zoning district, and as approved by the Zoning Administrator and the Urban Design Commission or its secretary.

Alterations and Revisions: No alteration or revision of this planned development shall be permitted unless approved by the Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development in consultation with the alderperson of the district and are compatible with the concept approved by the Plan Commission.