



## Report to the Plan Commission

February 8, 2010

Legistar I.D. #17310

Rodefeld Landfill – 7102 US Highway 12 & 18

Alteration to Approved PUD-SIP

Report Prepared By:  
Timothy M. Parks, Planner  
Planning Division Staff

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**Requested Action:** Approval of a minor alteration to an approved planned unit development–specific implementation plan at 7102 US Highway 12 & 18 to allow construction of a combined waste transfer and household hazardous waste facility at Rodefeld Landfill.

**Applicable Regulations & Standards:** Section 28.07 (6)(9)4.d. provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission **approve** a minor alteration to the approved PUD-SIP for 7102 US Highway 12 & 18 to allow construction of a combined waste transfer and household hazardous waste facility at Rodefeld Landfill, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

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### Background Information

**Applicant & Property Owner:** Dane County Public Works Department; 1919 Alliant Energy Center Way; Madison; John Welch, representative.

**Proposal:** The Dane County Public Works Department wishes to construct a 26,276 square-foot waste transfer and household hazardous waste facility on the west side of Rodefeld Landfill. Construction will commence on May 1, 2010, with completion anticipated in December 2010.

**Parcel Location:** Rodefeld Landfill comprises approximately 169 acres of land that generally extends along the north side of US Highway 12 & 18 from Long Road on the west to CTH AB on the east. The proposed construction will occur on approximately 4.9 acres of the larger site, which is located in Aldermanic District 16 and the Madison Metropolitan School District.

**Existing Conditions:** Rodefeld Landfill is zoned PUD-SIP and W (Wetlands District). The area of the larger landfill to be developed with the proposed waste handling facility is located near a pond, gas/energy plan, truck scale and existing operations building.

### Surrounding Land Use and Zoning:

North: McAllen 120 Business Park located in the City of Madison in M1 (Limited Manufacturing District); undeveloped lands in the Town of Blooming Grove;

South: Yahara Hills Golf Course in the City of Madison, zoned C (Conservancy District);

West: America's Best Value Inn, located in the Town of Blooming Grove;

East: City of Madison Streets Division wood processing facility (7401 US Highway 12 & 18), zoned C; the Crossroads Inn, single-family residences on town parcels, mini-storage

warehouses and undeveloped land located in the Town of Cottage Grove east of CTH AB.

**Adopted Land Use Plan:** The Comprehensive Plan identifies all of Rodefild Landfill for park and open space uses.

**Environmental Corridor Status:** The property is not located within the Central Urban Service Area or a mapped environmental corridor. The corridor map that includes Rodefild Landfill identifies the site as public land and identifies the wetland and pond that are located near the proposed building.

**Public Utilities and Services:** The property is not served by City water or sewer facilities, though water and sanitary sewer are located west of the westernmost edge of the landfill property.

**Zoning Summary:** The site is zoned PUD-SIP. The proposed specific implementation plan alteration will be reviewed in the following section.

Other Critical Zoning Items	
Yes:	Urban Design, Adjacent to Park
No:	Floodplain, Wellhead Protection, Landmark, Historic District, Barrier Free, Utility Easements
Prepared by: Pat Anderson, Asst. Zoning Administrator	

## Project Review, Analysis & Conclusion

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The Dane County Public Works Department is requesting Plan Commission approval of a minor alteration to an approved planned unit development-specific implementation plan to allow a 26,276 square-foot waste transfer and household hazardous waste facility to be constructed on the west side of Rodefild Landfill. The proposed facility will occupy approximately 4.9 acres of the larger 169-acre landfill property that generally extends along the north side of US Highway 12 & 18 from Long Road on the west to CTH AB on the east. The new facility will be located approximately 400 feet north of the southern property line of the landfill adjacent to US Highway 12 & 18, and adjacent to an onsite pond and wetlands that extend along the western edge of the landfill. Access to the new building will be provided by the existing network of internal roads that enter the larger landfill from US Highway 12 & 18 and CTH AB.

The proposed facility will be comprised of a 21,776 square-foot split-level waste transfer building and an attached single-level 4,500 square-foot household hazardous waste building. The waste transfer facility will be used to separate recyclable materials from the regular waste stream, with incoming trucks dumping their loads on the upper level tipping floor using entrances along the eastern façade. The contents will be loaded either onto transfer vehicles or into compactors located on the lower level. Two loading docks and five total compactor bays will be located along the southern façade of the waste transfer building. The new facility will handle up to 1,800 tons of waste daily.

The 4,500 square-foot building will be attached to the southwestern corner of the waste transfer facility and will serve as the new home of Clean Sweep, the City-County program that accepts materials from County residents such as oil-based paints and paint-related products, fertilizers, pesticides and poisons, aerosols, and rechargeable batteries. The hazardous waste building will include separate solvent and product storage areas and a product exchange and will operate year-round similar to the facility currently in operation at the Dane County Department of Public Works, Highways & Transportation yard.

on Fish Hatchery Road, which only operates during summer months. Loading docks with overhead doors are shown on the western and southern walls of this portion of the facility.

The new building complex will be built into the grade of the site and will stand 45 feet in height along its most visible elevations along the north and west. The facility will be constructed with metal standing-seam walls located above an exposed concrete foundation. The metal siding will be supplemented with translucent wall panels, which will provide day-lighting for both components of the facility.

Given the size of the proposed facility, Planning staff felt it would be appropriate to refer approval of the minor alteration for this building to the Plan Commission for consideration. Staff believes that the new facility is generally well-designed and comports to the larger purpose of the PUD zoning for Rodefeld Landfill, which was originally established circa 1985 and subsequently amended to provide a unified plan for building placement, access and operation for the 169-acre facility. Well the new facility will be set back 400 feet from the US Highway 12 & 18 right of way, which includes a berm along most of its length to partially screen the landfill, staff requests final approval of a landscaping and screening plan for the new building to ensure that there is sufficient screening of the facility from the highway corridor and surrounding properties.

The Urban Design Commission reviewed the proposed waste transfer and household hazardous waste facility and granted initial approval on January 20, 2010 (see attached report).

In conclusion, staff believes that the Plan Commission can find the planned unit development standards met to approve the subject alteration.

#### Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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##### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission **approve** a minor alteration to the approved PUD-SIP for 7102 US Highway 12 & 18 to allow construction of a combined waste transfer and household hazardous waste facility at Rodefeld Landfill, subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That the applicant receive final approval from the Urban Design Commission prior to final approval and recording of the minor alteration.
2. That the applicant submit a final landscaping and screening plan for this portion of Rodefeld Landfill for approval by the Director of the Planning Division prior to final approval and recording of the minor alteration that ensures the proposed waste transfer and household hazardous waste facility will be adequately screened from surrounding properties and from US Highway 12 & 18.
3. That the applicant submit an updated drawing of the entire landfill for inclusion in the PUD file that accurately depicts and identifies all existing facilities and roads through the landfill, including the location of the proposed waste transfer and household hazardous waste facility. The boundaries of this drawing shall be CTH AB on the east, US Highway 12 & 18 on the south, the City limits on the north and the southerly prolongation of Meier Road on the west (adjacent to the motel).

The following conditions have been submitted by reviewing agencies:

**City Engineering Division** (Contact Janet Dailey, 261-9688)

4. The applicant proposes pavement within 75 feet of a delineated wetland. Approval of this encroachment by the Capital Area Regional Planning Commission is required. Please provide written documentation that this is approved.
5. Please provide a copy of the wetland delineation report to City Engineering.
6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 Department of Commerce's authority to permit commercial sites, with over one acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151, but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.  
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 Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.
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: detain the 2 & 10-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide oil & grease control from the first 1/2" of runoff from parking areas, and; 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 the Madison General Ordinances.
9. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
10. 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).

11. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
12. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.

**Traffic Engineering Division** (Contact John Leach, 267-8755)

This agency submitted a response with no conditions of approval for this project.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

This agency did not submit a response for this project.

**Parks Division** (Contact Kay Rutledge, 266-4714)

13. Access to Kettle Field is provided using the access roads within the Rodefild Landfill property. During construction of the new waste transfer station, access to the field should remain open at all times.

**Fire Department** (Contact Scott Strassburg, 261-9843)

This agency did not submit a response for this project.

**Water Utility** (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this project.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this project.