

# Dane County Contract Cover Sheet

Revised 01/2025

Res 268

<b>Dept./Division</b>	Dane County Department of Waste and Renewables		
<b>Vendor Name</b>	Kenneth Mertens	<b>MUNIS #</b>	
<b>Brief Contract Title/Description</b>	RESIDENTIAL PROPERTY VALUE GUARANTEE PAYMENT RELATED TO THE DANE COUNTY LANDFILL SITE NO. 3		
<b>Contract Term</b>	1/1/2026-6/1/2026		
<b>Contract Amount</b>	\$49,000		

<b>Contract #</b> Admin will assign	16048
<b>Type of Contract</b>	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	County Lessee
<input type="checkbox"/>	County Lessor
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Grant
<input checked="" type="checkbox"/>	Other

<b>Department Contact Information</b>		<b>Vendor Contact Information</b>	
<b>Name</b>	Roxanne Wienkes	<b>Name</b>	Marty Whitcomb
<b>Phone #</b>	608-509-6681	<b>Phone #</b>	608.712.4399
<b>Email</b>	wienkes.roxanne@danecounty.gov	<b>Email</b>	thewhitcombgroup.madison@gmail.com
<b>Purchasing Officer</b>	Pete Patten		

<b>Purchasing Authority</b>	<input type="checkbox"/> \$13,000 or under – Best Judgment (1 quote required)		
	<input type="checkbox"/> Between \$13,000 – \$45,000 (\$0 – \$25,000 Public Works) (3 quotes required)		
	<input type="checkbox"/> Over \$45,000 (\$25,000 Public Works) (Formal RFB/RFP required)	<b>RFB/RFP #</b>	
	<input type="checkbox"/> Bid Waiver – \$45,000 or under (\$25,000 or under Public Works)		
	<input type="checkbox"/> Bid Waiver – Over \$45,000 (N/A to Public Works)		
	<input type="checkbox"/> Cooperative Contract	<b>Contract Name &amp; #</b>	
	<input checked="" type="checkbox"/> N/A - Grants, Leases, Intergovernmental, Property Purchase/Sale, Other		

<b>MUNIS Req.</b>	<b>Req #</b>	<b>Org:</b> SWLNDFLL	<b>Obj:</b> 51040	<b>Proj:</b>	\$ 49,000.00
	<b>Year</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	\$
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	\$

<b>Budget Amendment</b>	
<input type="checkbox"/>	A Budget Amendment has been requested via a Funds Transfer or Resolution. Upon addendum approval and budget amendment completion, the department shall update the requisition in MUNIS accordingly.

<b>Resolution</b> Required if contract exceeds \$100,000	<input type="checkbox"/> Contract does not exceed \$100,000	<b>Res #</b>	268
	<input type="checkbox"/> Contract exceeds \$100,000 – resolution required.	<b>Year</b>	2025
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.		

<b>CONTRACT MODIFICATIONS – Standard Terms and Conditions</b>		
<input type="checkbox"/> No modifications.	<input checked="" type="checkbox"/> Modifications and reviewed by: Dave Gualt	<input checked="" type="checkbox"/> Non-standard Contract

<b>APPROVAL</b>	
<b>Dept. Head / Authorized Designee</b>	
Wienkes, Roxanne	Digitally signed by Wienkes, Roxanne Date: 2025.12.11 09:07:21 -06'00'

<b>APPROVAL – Contracts Exceeding \$100,000</b>	
<b>Director of Administration</b>	<b>Corporation Counsel</b>

<b>APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached</b>			
<b>DOA:</b>	<b>Date In:</b> 12/11/25	<b>Date Out:</b>	<input checked="" type="checkbox"/> Controller, Purchasing, Corp Counsel, Risk Management

## Goldade, Michelle

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**From:** Goldade, Michelle  
**Sent:** Thursday, December 18, 2025 10:28 AM  
**To:** Hicklin, Charles; Patten, Peter; Gault, David; Cotillier, Joshua  
**Cc:** Stavn, Stephanie; Oby, Joe  
**Subject:** Contract #16048  
**Attachments:** 16048.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 12/18/2025 11:04 AM	Approve: 12/18/2025 11:05 AM
	Patten, Peter		Approve: 12/18/2025 11:54 AM
	Gault, David	Read: 12/18/2025 10:48 AM	Approve: 12/18/2025 10:51 AM
	Cotillier, Joshua	Read: 12/18/2025 10:42 AM	Approve: 12/18/2025 10:44 AM
	Stavn, Stephanie	Read: 12/18/2025 3:05 PM	
	Oby, Joe		

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Contract #16048  
Department: Waste & Renewables  
Vendor: Kenneth Mertens  
Contract Description: Residential Property Value Guarantee for Landfill Site No. 3 (Res 268)  
Contract Term: 1/1/26 – 6/1/26  
Contract Amount: \$49,000.00

*Michelle Goldade*

Administrative Manager  
Dane County Department of Administration  
Room 425, City-County Building  
210 Martin Luther King, Jr. Boulevard  
Madison, WI 53703  
PH: 608/266-4941  
Fax: 608/266-4425  
TDD: Call WI Relay 711

Please Note: I currently have a modified work schedule...I am in the office Mondays and Wednesdays and working remotely Tuesdays, Thursdays and Fridays.

The Dane County Department of Waste & Renewables is the owner of land located at 7103 Millpond Road/4402 Brandt Road, in the City of Madison on which it intends to construct and operate a landfill. In 2024, Dane County, City of Madison, Town of Cottage Grove, and Village of McFarland approved an agreement that outlines annual compensation and property value guarantees for residential properties in close proximity to the site.

The property owner accepted an offer of \$310,000 after listing the home for \$359,000 and supplying an appraisal that supported the listing price. In an effort to be a good neighbor, the Department of Waste & Renewables recommends payment of \$49,000 to the property owner. The property owner and buyer have agreed that payment to the current property owner will waive any future ability for the buyer receive the property value guarantee in the future.

**BE IT FINALLY RESOLVED** that the Department of Waste and Renewables be directed to remit payment to the property owner.

## PROPERTY VALUE GUARANTEE AGREEMENT

This Agreement is made and entered into between the County of Dane (hereinafter referred to as “County”) Kenneth Mertens (hereinafter referred to as “Owner”) and Julio Cesar Granados (hereinafter referred to as “Buyer”).

### WITNESSETH:

1. The County is the owner of land located at 7103 Millpond Road/4402 Brandt Road, in the City of Madison on which it intends to construct and operate a landfill.
2. Owner is the record title holder of real estate located at 3187 Siggelkow Rd., in the Village of McFarland, (hereinafter referred to as “the Property”).
3. Buyer is interested in purchasing the Property.
4. As part of the licensing process for the aforementioned landfill, County has entered into a Local Negotiated Agreement with the City of Madison, the Town of Cottage Grove, and the Village of McFarland.
5. The Local Negotiated Agreement provides for Residential Property Compensation and a Residential Property Value Guarantee for eligible properties listed on Attachment D to the Local Negotiated Agreement.
6. The Property is in Group C of eligible properties on Attachment D to the Local Negotiated Agreement.
7. Only owners of record of an eligible property as of the date of approval of the Plan of Operations of the landfill by Wisconsin DNR are eligible to receive the Residential Property Value Guarantee. It is estimated that the Plan of Operations will be approved by WDNR during the summer of 2026.
8. Residential Property Compensation payments under the Negotiated Agreement only apply to owners of eligible property as of the date of approval of the Plan of Operation for the landfill.
9. Since the Plan of Operations for the landfill has not been approved, the property is not currently eligible under the terms of the Local Negotiated Agreement for Residential Property Compensation or the Residential Property Value Guarantee. However, the County is willing to offer the Residential Property Value Guarantee, under certain conditions.
10. The County is willing to pay the Residential Property Value Guarantee, as calculated under the terms of the Local Negotiated Agreement, to the Owner prior to approval of the Plan of Operations upon the agreement by both Owner and Buyer that the Property will not be eligible for future payments under the Residential Property Value Guarantee.

11. If Buyer is the record title holder of the Property prior to the approval of the Plan of Operations, the Buyer will be eligible to receive the Residential Property Compensation under the terms of the Local Negotiated Agreement.

NOW, THEREFORE, in consideration of the above recitals and mutual covenants, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. If the Owner sells the Property to Buyer, the County agrees to pay to Owner the Property Value Guarantee as calculated by Article VII, Section B of the Local Negotiated Agreement.
2. If payment is made to Owner pursuant to Paragraph 1 above, the Buyer agrees that County shall not be obligated to make any future payment of Property Value Guarantee for the Property.
3. If Owner sells the Property to Buyer prior to the approval of the Plan of Operations for the landfill, the Buyer shall be eligible to receive Residential Property Compensation under Article VII, Section A of the Negotiated Agreement for the Property.

IN WITNESS WHEREOF, the County, Owner and Buyer have caused this Agreement to be executed, effective as of the date by which all parties have affixed their respective signatures.

\_\_\_\_\_  
Melissa Agard, County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Scott McDonell, County Clerk

\_\_\_\_\_  
Date

Signed by:

*Kenneth Mertens*

\_\_\_\_\_  
BDC1E47D037A4B9...  
Owner

12/5/2025

\_\_\_\_\_  
Date

Signed by:

*Julio Cesar Granados*

\_\_\_\_\_  
4BE3622747324AA...  
Buyer

12/4/2025

\_\_\_\_\_  
Date