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3 **2021 RES-440**

4 **AUTHORIZING THE PURCHASE OF LAND FOR COUNTY LANDFILL AND**
5 **SUSTAINABILITY CAMPUS FROM THE CITY OF MADISON**

6 Dane County's Rodefeld Landfill, located on US Highway 12/18 and County Highway
7 AB, has an estimated 10 years of capacity remaining and a new location is needed for
8 the County to continue to provide local waste management services. Dane County
9 (County) and the City of Madison (City) have mutual interests in managing solid waste
10 locally, which is a more environmentally sustainable and cost effective approach.

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12 The County and the City have negotiated the purchase of a portion of the Yahara Hills
13 Golf Course, located directly south of the existing landfill across US Highway 12/18. This
14 property provides approximately 232 acres of land to accommodate a Sustainability
15 Campus which will include: a future landfill, composting operation, and a sustainable
16 business park. The intent of the Sustainability Campus is to create opportunities for
17 education, reuse, repair, recycling, research and other activities that will ultimately
18 prevent or divert waste.

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20 The negotiated purchase price for the land is \$24,000/acre. As part of the purchase, the
21 County and the City have agreed upon the terms of a Sustainability Campus and Landfill
22 Development Agreement (Development Agreement) in which the parties will cooperate
23 in the development of the landfill and the Sustainability Campus. Per the Development
24 Agreement, the parties will work jointly in obtaining land use approvals and the permits
25 for construction and operation of the landfill and compost site. W&R and the City will
26 also apply for an amendment to the neighborhood development plan and full inclusion in
27 the Central Urban Service Area to extend water and sewer to the site.

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29 The Development Agreement also addresses joint cooperation in identifying goals of the
30 Sustainability Campus and developing measurable metrics that will serve as a condition
31 for a possible future sale of additional adjacent lands to the County. The Parties have
32 also agreed upon the terms of a revised and amended Solid Waste Agreement to
33 address the City's use and fees at the current Rodefeld Landfill and proposed landfill
34 through 2032. The Parties have also agreed upon the terms of a Yahara Area
35 Intergovernmental Agreement to establish cooperation and alignment between the
36 Parties on broader development goals in the Yahara Hills neighborhood.

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38 As planning and permitting for the site will take time, the County will allow the City to
39 continue operating its golf course on a portion of the property for a limited time. In order
40 to accommodate the City's golf course needs and the County's construction plans, the
41 County will lease back portions of the property to the City for the fee of \$1/year. The
42 leased back portions of the property will shrink in time as construction moves forward.
43 Additionally, the County will grant an access easement to the City to relocate its
44 irrigation system as the golf course changes.

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46 **NOW, THEREFORE, BE IT RESOLVED** that the Dane County Board of Supervisors
47 and the Dane County Executive hereby authorize the purchase of approximately 232
48 acres from the City for \$24,000/acre according to a survey and any miscellaneous costs
49 associated with the transaction per Wis. Stats Chapter 27.03(3); and

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51 **THEREFORE, BE IT FURTHER RESOLVED** that the Dane County Executive and the
52 Dane County Clerk are authorized to enter into the Sustainability Campus and Landfill

53 Development Agreement, Solid Waste Agreement, Yahara Area Intergovernmental
54 Agreement, Purchase and Sale Agreement, Yahara Hills Golf Course Ground Lease,
55 Maintenance Facility Lease, Temporary Limited Easement, and Right of First Refusal;
56 and

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58 **BE IT FINALLY RESOLVED**, that the Dane County Department of Waste &
59 Renewables Director, and Real Estate Coordinator are authorized to administer the
60 closing and the transfer of the above-mentioned property to Dane County, and the
61 Controller is authorized to issue checks necessary to effectuate the transaction.