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3 **2023 RES-059**

4 AUTHORIZING ADOPTION OF THE DANE COUNTY SUSTAINABLE BUSINESS
5 PARK DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

6 Dane County's Rodefild 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 negotiated a purchase of a portion of the Yahara Hills Golf
13 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 1business park. The intent of the Sustainability Campus is to create opportunities for
17 education, reuse, repair, recycling,

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19 The City and the County previously executed a Development Agreement on June 1, 2022
20 that sets mutual understandings and expectations for the development of the landfill,
21 compost site, and Sustainable Business Park. This Development Agreement stipulates
22 that the County will file with the Dane County Register of Deeds, a declaration of restrictive
23 covenants, approved by the City that establishes the purpose of the development, a
24 project review board and process, allowable uses, and standards for development of the
25 Sustainable Business Park.

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27 Additionally, the Development Agreement requires that the declaration include a list of the
28 types of property uses that will be allowable within the Sustainable Business Park to
29 ensure the use is consistent with the underlying goals of the City and the County regarding
30 the Sustainability Campus. This Development Agreement requires the declaration state
31 that the County is solely responsible for the administration and enforcement of the
32 Covenants, and that the City shall be provided with a mechanism to enforce the allowable
33 property uses established by the Declaration.

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35 **NOW, THEREFORE, BE IT RESOLVED** that the Dane County Board of Supervisors
36 and the Dane County Executive hereby authorize the adoption of the Dane County
37 Sustainable Business Park Declaration of Covenants, Conditions, and Restrictions.