

**DECLARATION OF RECIPROCAL EASEMENT AGREEMENT,
CONDITIONS, COVENANTS AND RESTRICTIONS**

RECITALS:

- A. Whereas, the County of Dane, hereinafter “County” is the Owner of lands in the City of Madison, Dane County, Wisconsin more particularly described on Exhibit A attached hereto and hereinafter the “Property”,
- B. Whereas the Property consists of Lot 1 of Certified Survey Map No. 17078, hereinafter “Lot 1”, and Lot 2 of Certified Survey Map No. 17078, hereinafter “Lot 2”, collectively the “Lots”, which are described on the attached Exhibit A and depicted on the attached Exhibit B maps, made a part herein.
- C. Whereas, the County shall develop and install roads, parking areas, utilities, stormwater management practices, buildings, and other facilities on the Property;
- D. Whereas, the City of Madison, hereinafter the “City” requires the County to establish certain covenants, conditions and restrictions under Madison General Ordinance (MGO) 28.137, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County hereby declares, covenants and agrees that the Property is subject to the terms covenants, easements, restrictions and conditions hereafter set forth, so that the Property shall be maintained and used in full compliance with and subject to this Declaration as follows:

1. Definitions.

- a. Buildings shall be defined as those portions of the Property identified as “Buildings” on Exhibit B and C, made a part herein.
- b. “Common Area” shall be defined as those portions of the Property made available for public access and identified as “Common Area” on Exhibit C, made a part herein.
- c. “Customers” shall be defined as any person, business, or municipality who is authorized to utilize services at the Sustainability Campus. Customers may be either residential customers (i.e. non-business or municipality customers) or commercial customers (i.e. business or municipalities).
- d. “Landfill” shall be defined as Lot 2 of the Sustainability Campus.
- e. “Lessees” shall be defined as any party that has entered into a valid lease with the County for land and/or business operations within the Sustainable Business Park.
- f. “Sustainable Business Park” shall be defined as Lot 1 of the Sustainability Campus that will be further divided into lots or sublots and available for long term lease and development.
- g. “Sustainability Campus” shall be defined as the “Property” as described on Exhibit A.
- h. “Utilities” shall be defined as electricity and natural gas service provided by Madison Gas & Electric, hereinafter “MG&E” and electricity service provided by Wisconsin Power & Light d/b/a Alliant Energy, hereinafter “WP&L”.
- i. “Vendors” shall be defined as a person or organization that provides goods and/or services at the Sustainability Campus.

2. Public Access.

- a. Lot 1 shall contain a proposed Office and Education Center of which, portions shall be open to general public during designated business hours. Buildings located on Lot 2 shall not have public access.
- b. Lot 2 access shall be limited to commercial Customers, Vendors, Lessees, or County staff.

2. Existing Agreements, Leases and Easements with the City of Madison.

- a. The City shall have restricted access to the Lots in accordance with certain ground and maintenance facility leases entered into between the County and the City, referred to as Dane County Contracts #14746 and #14740, and any amendments thereto.
- b. Pursuant to a Developer’s Agreement entered into and between the City and County dated June 1, 2022, Lot 1 shall be under City’s jurisdiction for stormwater management and erosion control permits. Lot 2 shall be under the County’s jurisdiction for stormwater management and erosion control.

This space is reserved for recording data

Return to:

City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

Tax Parcel Number(s):
251/0710-254-0095-5
251/0710-254-0096-3

EXHIBIT A

Legal Description – Sustainability Campus

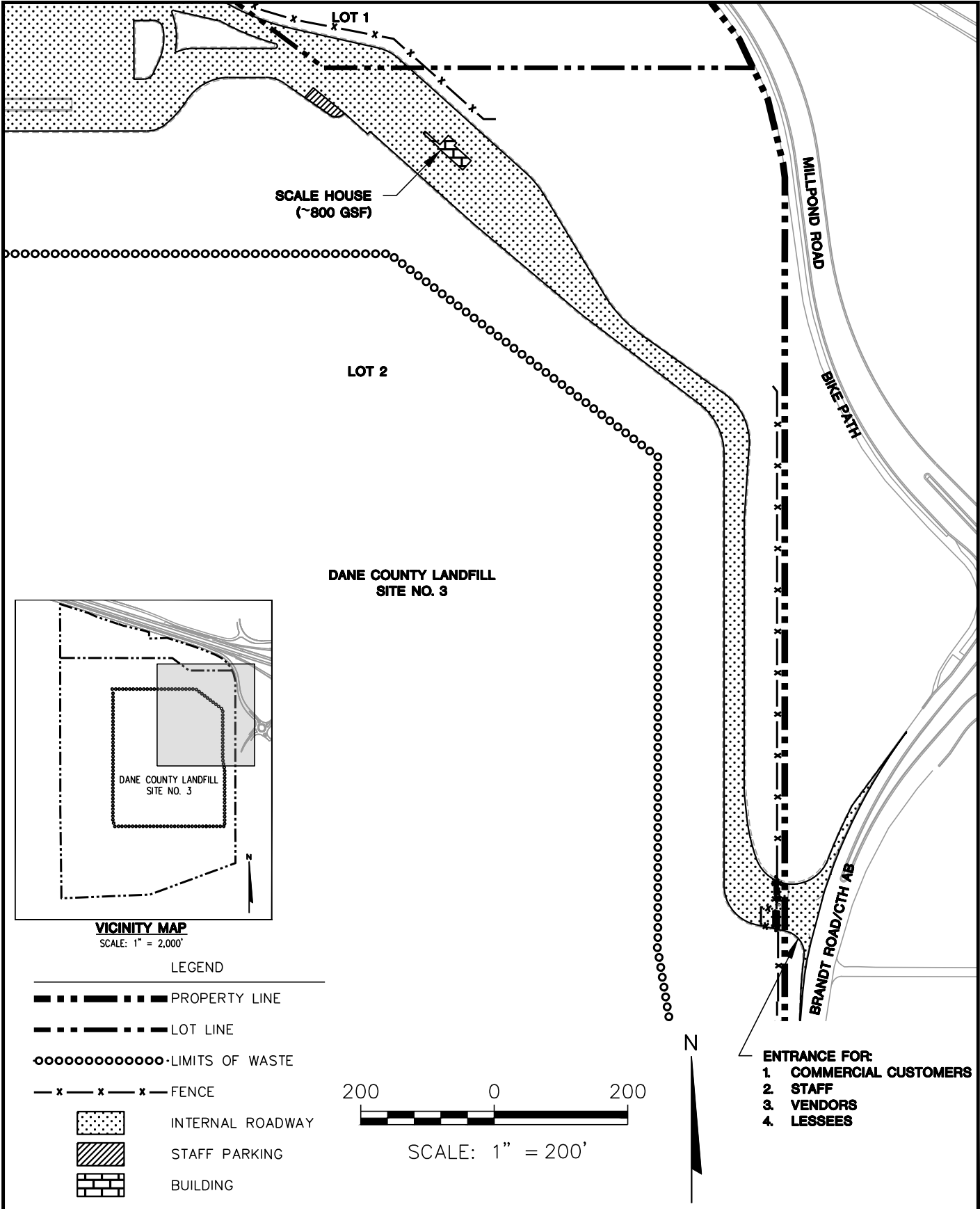
Sustainable Business Park Parcel

Lot 1, Dane County Certified Survey Map No. 17078, as recorded in the office of the Dane County Register of Deeds in Volume 130 of Certified Surveys, Pages 214 – 226 as Document No. 6101686, in the City of Madison, Dane County, Wisconsin.

Landfill Parcel

Lot 2, Dane County Certified Survey Map No. 17078, as recorded in the office of the Dane County Register of Deeds in Volume 130 of Certified Surveys, Pages 214 – 226 as Document No. 6101686, in the City of Madison, Dane County, Wisconsin.

EXHIBIT B
Access



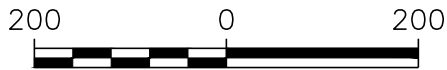
CLIENT	DANE COUNTY DEPARTMENT OF WASTE + RENEWABLES 1919 ALLIANT ENERGY CENTER WAY MADISON, WI 53713		SITE	DANE COUNTY LANDFILL SITE NO. 3 AND SUSTAINABILITY CAMPUS 4402 BRANDT ROAD MADISON, WISCONSIN		ACCESS
	PROJECT NO.	25222268.00		DRAWN BY:	KP	
	DRAWN:	04/27/2026	CHECKED BY:	BSS	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830
	REVISED:	04/30/2026	APPROVED BY:	BSS 04/30/2026		
						B

I:\25222193.04\Drawings\Sustainability Campus Declaration of Easement\Exhibit B-F.dwg, 4/30/2026 5:32:10 PM

EXHIBIT C

Access

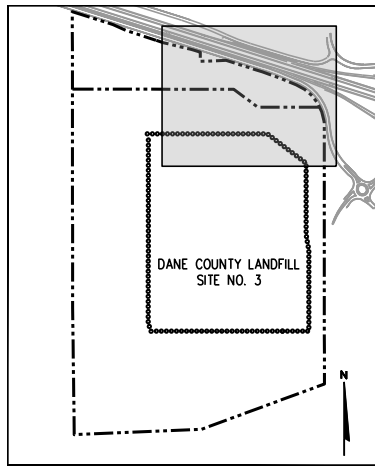
EXHIBIT D
Stormwater Facilities



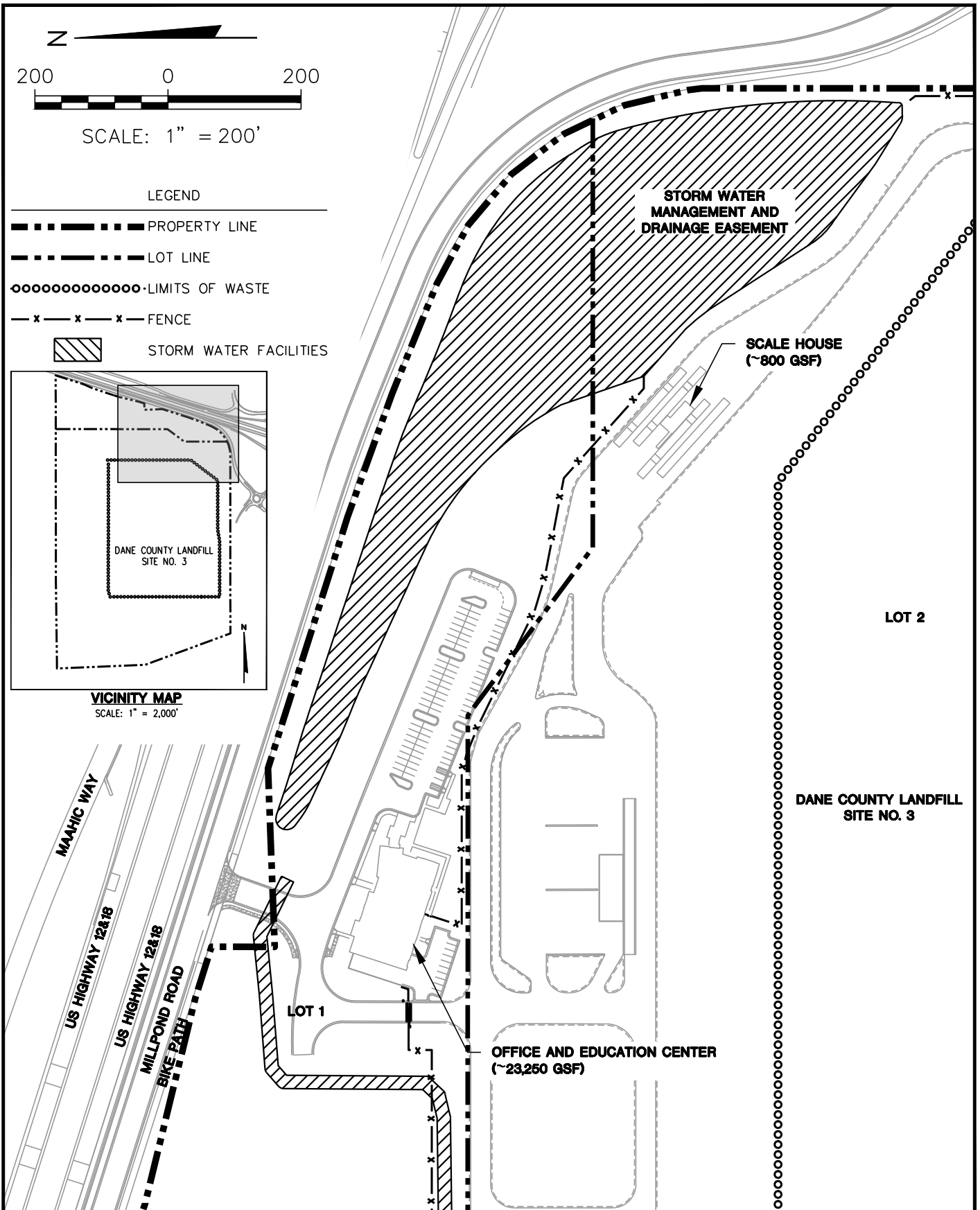
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- LOT LINE
- LIMITS OF WASTE
- FENCE
- STORM WATER FACILITIES

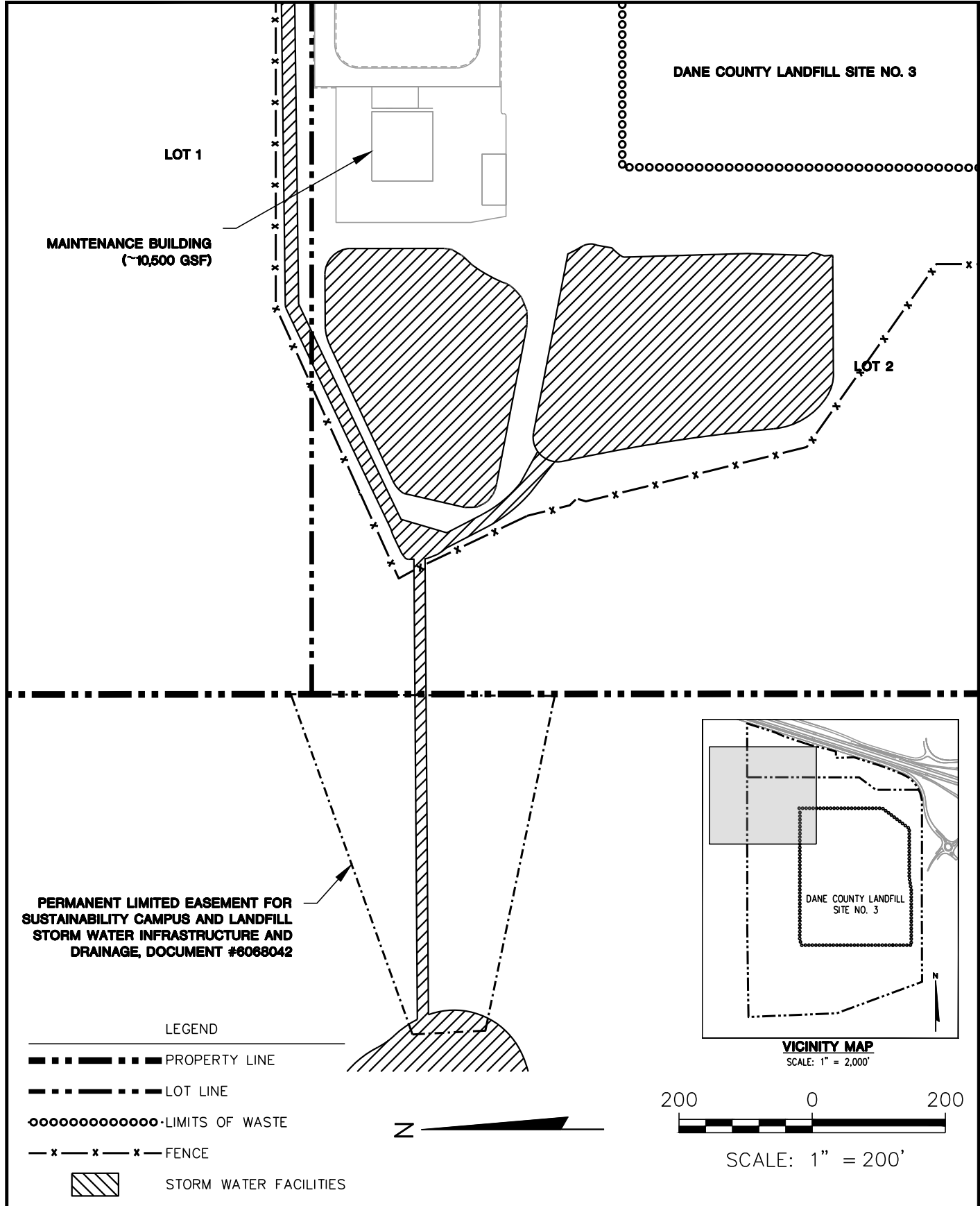


VICINITY MAP
SCALE: 1" = 2,000'



CLIENT	DANE COUNTY DEPARTMENT OF WASTE + RENEWABLES 1919 ALLIANT ENERGY CENTER WAY MADISON, WI 53713		SITE	DANE COUNTY LANDFILL SITE NO. 3 AND SUSTAINABILITY CAMPUS 4402 BRANDT ROAD MADISON, WISCONSIN		ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830		EXHIBIT D
	PROJECT NO.	25222268.00		DRAWN BY:	KP		STORM WATER FACILITIES		
	DRAWN:	04/27/2026	CHECKED BY:	BSS					
	REVISED:	04/30/2026	APPROVED BY:	BSS 04/30/2026					

EXHIBIT E
Stormwater Facilities



CLIENT
DANE COUNTY DEPARTMENT OF WASTE + RENEWABLES
1919 ALLIANT ENERGY CENTER WAY
MADISON, WI 53713

SITE
DANE COUNTY LANDFILL SITE NO. 3
AND SUSTAINABILITY CAMPUS
4402 BRANDT ROAD
MADISON, WISCONSIN

STORM WATER FACILITIES

PROJECT NO. 2522268.00
DRAWN: 04/27/2026
REVISED: 04/30/2026

DRAWN BY: KP
CHECKED BY: BSS
APPROVED BY: BSS 04/30/2026

ENGINEER
SCS ENGINEERS
2830 DAIRY DRIVE MADISON, WI 53718-6751
PHONE: (608) 224-2830

EXHIBIT
E

EXHIBIT F
Stormwater Facilities

