



City of Madison

Proposed Conditional Use

Location

4002-4058 Kipp Street

Project Name

Pellitteri Material Recovery
and Transfer Facility

Applicant

Tom Pellitteri – Pellitteri Waste Systems/
Ken Kosciak – Kosciak Construction, Inc

Existing Use

Vacant Land

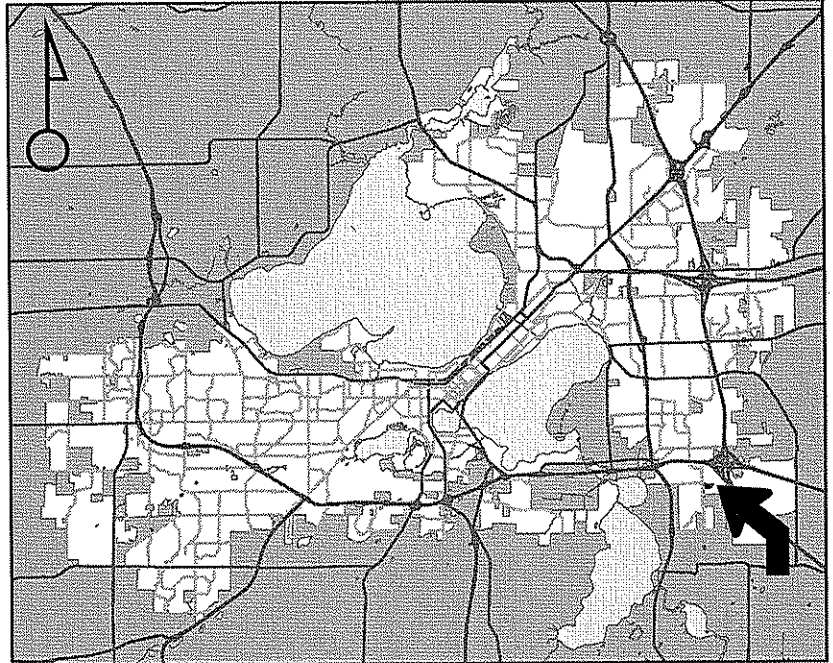
Proposed Use

Construct Truck Terminal/
Waste Transfer Station

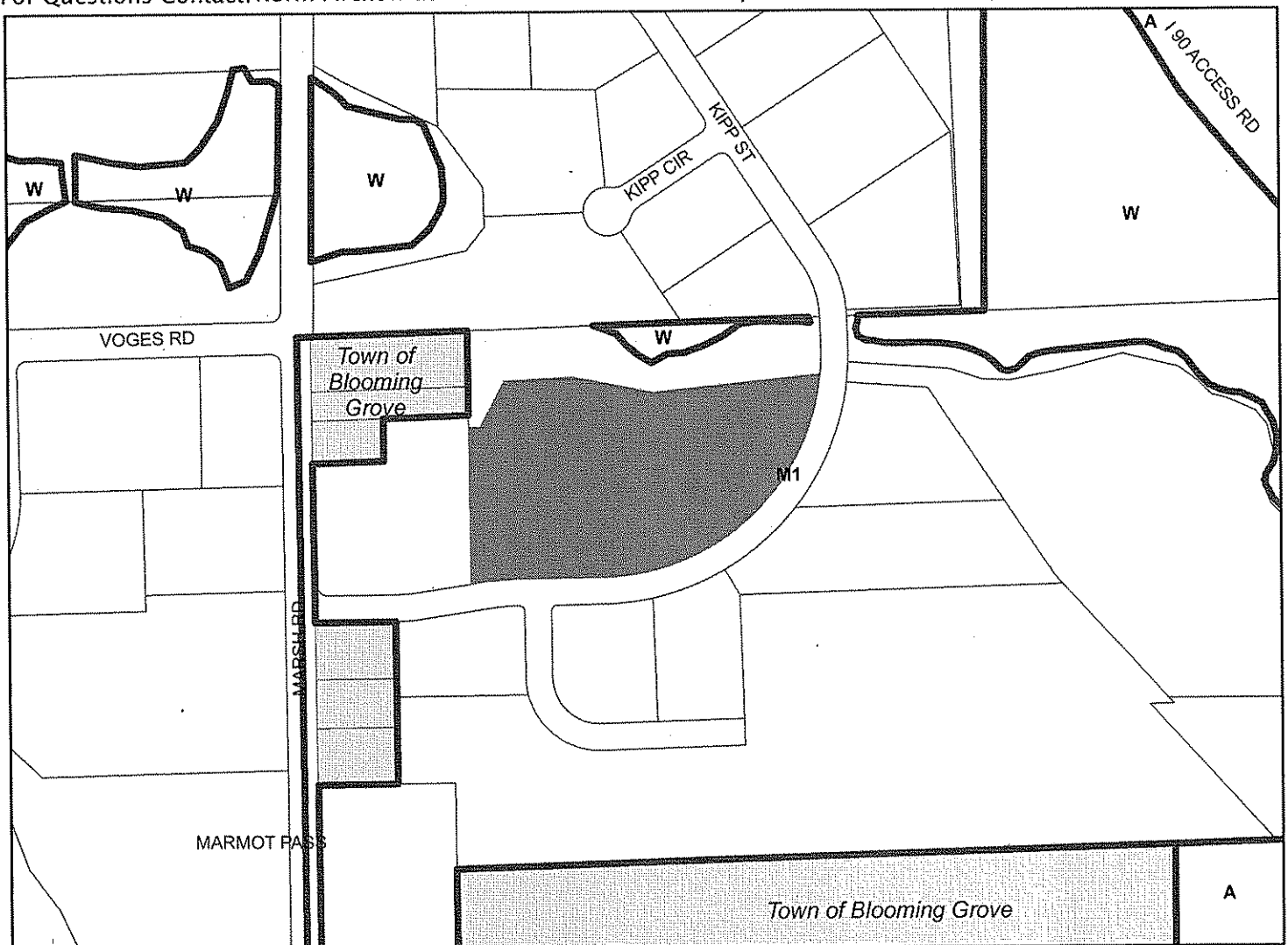
Public Hearing Date

Plan Commission

17 August 2009

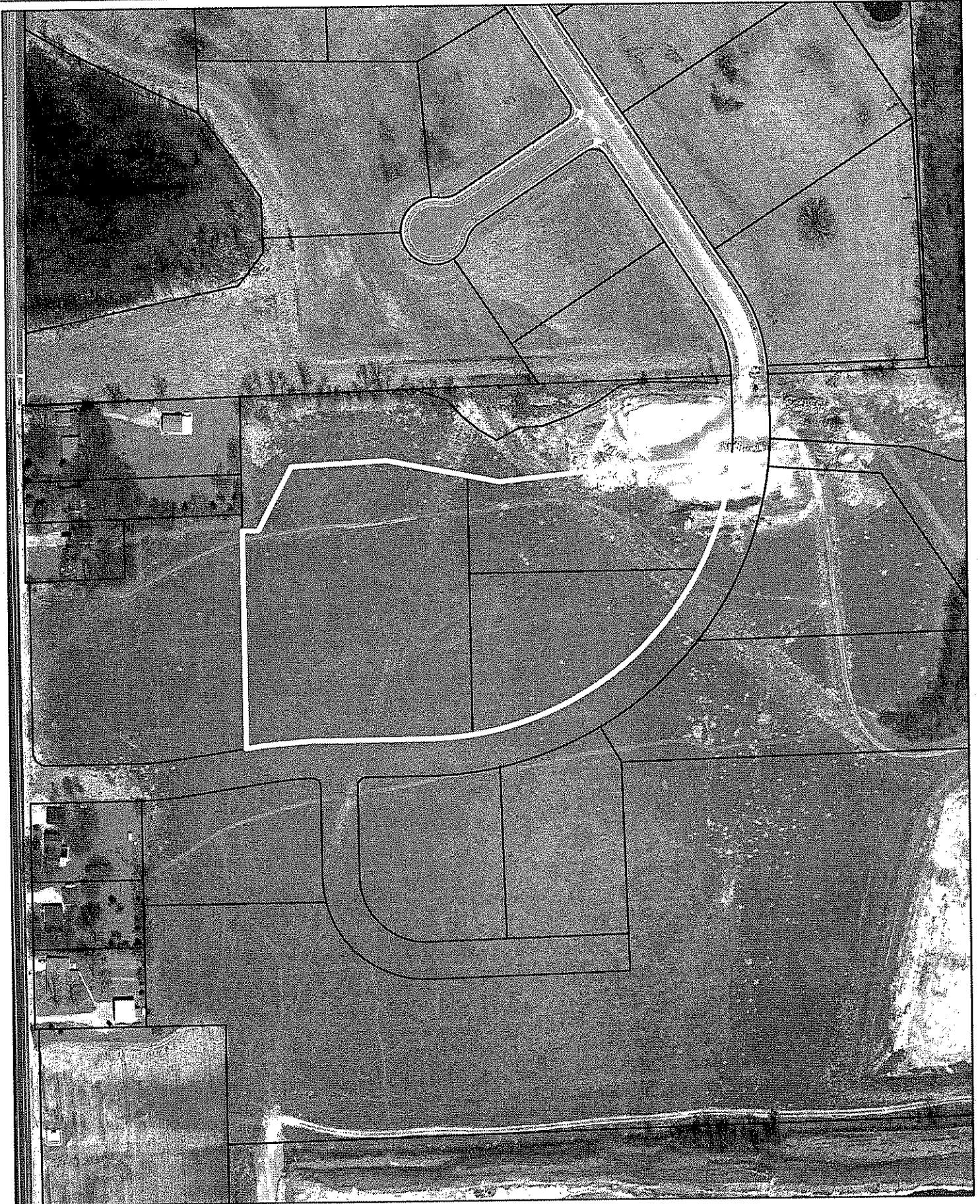


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 August 2009 18



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 101254
Date Received 6/17/09
Received By JLK 03025-03017
Parcel No. 0710 2630303 3
Aldermanic District 16 Judy Compton
GQ Eng Hold
Zoning District M1
For Complete Submittal
Application ✓ Letter of Intent ✓
IDUP NA Legal Descript. ✓
Plan Sets ✓ Zoning Text NA
Alder Notification Waiver 6/15/09
Ngbhrd. Assn Not. Waiver
Date Sign Issued 6/17/09

1. Project Address: Kipp Street, Madison, WI 53718 Kipp St Project Area in Acres: 7.9

Project Title (if any): Pellitteri Material Recovery and Transfer Facility

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from <u> </u> to <u> </u>	<input type="checkbox"/> Rezoning from <u> </u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from <u> </u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): <u> </u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tom Pellitteri Company: Pellitteri Waste Systems
Street Address: 7035 Raywood Rd. City/State: Madison, WI Zip: 53713
Telephone: (608) 257-4285 Fax: (608) 257-1179 Email: tomp@pellitteri.com
Project Contact Person: Ken Koscik Company: Koscik Construction, Inc.
Street Address: 4214 Major Ave. City/State: Madison, WI Zip: 53716
Telephone: (608) 334-9181 Fax: (608) 204-9757 Email: koscik@chorus.net
Property Owner (if not applicant): Same as applicant
Street Address: City/State: Zip:

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Material recovery and transfer facility for solid waste, including recyclable materials. Truck parking and container storage.

Development Schedule: Commencement August 2009

Completion December 31, 2009

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

- ☒ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

- ☐ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

- ☒ **Filing Fee:** \$ 550.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

- ☐ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

- ☐ A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Marsh Road Tradesmen Park Development Plan, which recommends: _____ for this property.

- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Judy Compton (met with the applicant on May 19; provided a 30-day waiver via e-mail; copy of e-mail is attached).

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- ☒ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff, note staff persons and date.

Planner Kevin Firchow Date 6/16/2009 | Zoning Staff Patrick Anderson Date 6/16/2009

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Ken Koscik Date 6/17/2009

Signature  Relation to Property Owner General Contractor

Authorizing Signature of Property Owner  Date 6-17-09

Dear Planning Member,

Pellitteri Waste Systems is a locally owned family business that was started by my wife and I thirty years ago. Today, ownership includes our three grown children who hold key positions in the company.

The Pellitteri's have a "tradition of service in the Madison area for over 60 years", commencing in 1939 when my father and his brothers started a hauling business servicing State St. merchants and businesses. In those times, many storefronts had an incinerator in the basement and they burned much of their waste.

In my forty five plus years in this industry I have seen many changes, but one of the most significant changes has been in recycling. In 1989 and through the early 90's we began the process of learning to recycle materials instead of just taking everything to the landfill. At this time in Wisconsin, there were state recycling mandates coming down the road, and also a county wide(Dane) initiative that was intended to precede the state law. When the county and state mandates went into effect, every business and residence was required to recycle. In 1991, our company successfully implemented innovative recycling systems with our customers including the University, Methodist, and St. Mary's Hospitals, shopping malls including East Towne and West Towne, Hilldale, and Westgate, and hundreds of other Madison area businesses and institutions.

Our company also took initiatives to recycle more than was required by mandate. One of our most successful recycling initiatives was our Single Sort Office Recycling program that recycled 95% of the discarded material from a workstation. We initiated this with our customers because we saw the value in recycling large quantities of material that would otherwise go to the landfill. Our low-grade paper was recycled into tissue and other brown paper products. This program gave our customers the opportunity to have a greater impact on diminishing their waste stream.

Implementing recycling systems has become our forte although we do not ourselves have a processing center. We have partnered with other companies that have specialized facilities. Currently we partner with Bruce Company for recycling construction waste and shingles, Recycle America for our paper needs, and Waste Management for our single stream residential material. We design and implement programs for our industrial customers for the reclamation of many types of material that are site specific.

When the Overture Center was being built and the pallet company that was recycling the wood went out of business, we worked with the Madison Environmental Group to fill this void. We began a wood recycling division by renting a quarry, and bringing in a chipping company that shredded the wood and made colored mulch. I recently spoke with Sonya Newanhouse, president of Madison Environmental, and she informed me that she had searched the entire region of haulers and recyclers to provide this service for the Overture project, and stated that we were the only ones to step up to the plate.

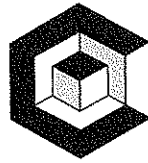
We also implemented a recycling plan with Veridian Homes to recycle all the wood and several other items that was sorted on the job site. When most home building materials were going to the landfill, this program showed that it could be done. What began as a homebuilding recycling system has grown into full C&D recycling for all building projects large and small.

The point of this explanation is to demonstrate our commitment to recycling. Thirty years ago when I started our business just about everything went to the landfill from the majority of businesses, institutions and residential units. Today we are experiencing in some cases as much as a 98% recycling rate for some materials that even five to ten years ago was practically non existent. Our company believes that the zero waste vision is attainable and that we have been moving in that direction.

As a family business, it has always been my goal to foster its continuity from one generation to the next. I have three grown children in the business with me. They each have a business degree, and are committed to the long- term success of our company. We believe that the future of our company now rests with this proposed facility. We need this facility to continue to grow our business in the direction I have already described, and we need to keep our costs down to enhance our recycling efforts. We need a tipping floor if we are going to recycle more materials and divert more material from the landfill.

We have an excellent reputation in Madison. We are committed to professionalism throughout our organization. Maintaining a clean, problem free facility is very important to us. We have designed this facility to be an asset to the community not a liability. Any recyclable processing, transferring of waste or recyclables, will take place in a facility designed and engineered for its purpose. We have hired all the right people to help us with the design, operation plan and environmental protections that are necessary. We have a strong track record of adhering to our local rules and regulations. In our existing facility of ten years, we are considered good neighbors and have not had any problems, complaints, or violations with the city of Monona. We are however, landlocked and are currently experiencing growing pains at this location.

Our plan for purchasing this land in the City of Madison is to build this building and in the near future bring our corporate office and shop facility to this location. We believe that this area is right for our business, and right for Madison. We are in close proximity to the south Beltline, the Interstate, and the Dane County Landfill, which are important criteria for our operations. We look forward to building our facility in Madison and hope that you will look favorably upon our request.



CORNERSTONE

Environmental Group, LLC

6418 Normandy Lane, Suite 220 • Madison, WI 53719 • (877) 633-5520 • Fax: (608) 271-7284

June 16, 2009

Patrick Anderson
Assistant Zoning Administrator
Madison, Municipal Bldg., LL100
215 Martin Luther King, Jr. Blvd
P.O. Box 2984
Madison, WI 53701-2984
608-266-5978
panderson@cityofmadison.com

Re: Proposed Material Recovery and Transfer Station
LOTS No. 1, 2 and 3, Tradesman Commerce Park
City of Madison

Dear Patrick:

On behalf of Pellitteri Waste Systems, Cornerstone Environmental Group is submitting this Letter of Intent summarizing the site development activities proposed at the above referenced, 7.9 acre location. Pellitteri Waste Systems, Inc. is proposing to develop these parcels into their corporate headquarters which will include a Material Recovery and Waste Transfer Station (Transfer Station) building. That building along with support features will be the first phase of construction on the site. Below is a summary of overall site development phasing.

The initial operations would include:

- Material Recovery and Transfer Station
- Truck Scales
- Collection Vehicle Parking
- Container and Trailer Parking
- Employee Vehicle Parking
- Fuel Island (optional)

Future operations could include the following:

- Truck Maintenance Building
- Operations Center (Administrative Building)
- Expanded recycling / sorting capabilities

The following narrative briefly describes the proposed development.

Facility Ownership, Design, Permitting and Construction Contacts

Owner:

Pellitteri Properties, LLC
Mr. Tom Pellitteri, President

Operator:

Pellitteri Waste Systems
Mr. David Pellitteri, Vice President

Overall Site Design and Permitting:

Mr. Steve Wittmann
Cornerstone Environmental Group, LLC

Site Construction:

Koscik Construction, Inc.
Mr. Ken Koscik

The Transfer Station building will be approximately 24,000 square feet have pre-finished metal walls and an eave height of 32 feet. It will include a tipping floor for unloading and managing the following waste types:

1. Single Stream Residential Recyclables
2. Commercial Single Stream Recyclables
3. Commercial (Primarily Corrugated Cardboard)
4. Residential, Municipal Solid Waste
5. Commercial, Municipal Solid Waste
6. Shredded Paper

Access to the tipping floor will be via 22 feet wide by 28 feet tall doors.

The off loaded materials will be loaded into stationary bailing machines and compactors for efficient transfer to recycling, reuse and other disposal centers. Baled and compacted materials will be loaded into transfer trailers stationed at loading docks. The Transfer Station will also include appropriate employee restrooms, break room and utility storage. Heating, ventilation, plumbing, electrical and fire protection will be designed to the appropriate building codes and federal standards.

June 16, 2009

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Facility operating hours are anticipated to be Monday through Saturday 5:00 a.m. to 9:00 p.m.

Site access will be via a driveway off of Kipp Street that proceeds to a truck scale for weighing inbound and outbound vehicles. Provisions for a vehicle fueling island will be included. Proposed staffing for Phase I will include three employees to man the scales, loading and compacting equipment. Ten parking stalls included one ADA handicap accessible stall are included.

Additional development that would take place after the initial Transfer Station construction could include construction of an approximate 12,000 to 14,000 square foot truck maintenance and operations center building. Provisions for adding approximately 5,000 square feet to the recycling and material sorting operations have also been included.

Permitting

Along with complying with applicable City of Madison codes, zoning and other site development provisions, the establishment of a Transfer Station is regulated by Wisconsin Administrative Code, Chapter NR 502.07. That regulatory process has been initiated with the submittal of an Initial Site Inspection (ISI) request. Upon receipt of the Wisconsin Department of Natural Resources (WDNR) response, a Plan of Operation will be submitted and must be approved prior to receiving solid waste at the facility. Facility construction for the transfer of recyclables can take place as soon as building, zoning and other local permits are granted.

If you have any questions regarding the proposed development, please contact David Pellitteri at 608-257-6232 x320.

Sincerely,



Steven G. Wittmann

Senior Client Manager

Cornerstone Environmental Group, LLC

cc: David Pellitteri
Ken Koscik
Tom Pellitteri



CORNERSTONE

Environmental Group, LLC

6418 Normandy Lane, Suite 220 • Madison, WI 53719 • (877) 633-5520 • Fax: (608) 271-7284

July 27, 2009

Kevin Firchow
Planner, Planning Division
Madison, Municipal Bldg., LL100
215 Martin Luther King, Jr. Blvd
P.O. Box 2984
Madison, WI 53701-2984
608-267-1150
KFirchow@cityofmadison.com

Re: Proposed Material Recovery and Transfer Station
LOTS No. 1, 2 and 3, Tradesman Commerce Park
City of Madison – Supplemental Information

Dear Kevin:

Thank you for the questions you sent to Ken Koscik on July 24, 2009 regarding this project. Below are the responses to those questions.

Environmental Controls

Noise Controls

All waste handling operations will be kept inside of the proposed waste transfer building. Keeping the operations within an enclosed structure will limit the amount of noise that leaves the property. In an effort to limit noise going to residential neighbors, the doors to the facility are faced east toward Interstate 39/90. Finally, the facility has screening methods in place that will limit the amount of noise that will leave the facility, including but not limited to the following: lowering the building elevation, building an office/maintenance building in Phase II in front of the material recovery building, and including plantings in the landscaping that will limit the amount of noise able to leave the facility.

Vector Control

Daily cleaning of the facility floor will reduce vermin attraction. The facility will be regularly inspected by facility personnel, for rodents, insects, and birds and will receive additional cleaning and inspections should any problems arise. All exposed waste will be located within the enclosed transfer building and all vehicles utilizing the facility must enter

and exit the property fully enclosed or tarped. All waste will be removed from the tipping floor on a daily basis, and typically from the facility on the same day it is received. Any waste remaining at the end of the operating day that will not completely load a transfer vehicle will be stored within transfer vehicles inside the closed building until it can be filled on the following operating day. Personnel at the facility will continuously evaluate the situation and will be ready to take additional action should it be required. Periodic inspections will be conducted and if any problems are noted professional exterminators will be contacted to provide vector prevention and abatement.

Windblown Trash Control

Unloading and processing of all incoming waste within the main facility structure will minimize the potential for wind-blown distribution of trash. Tarps on all incoming and outgoing trucks will contain the waste to prevent its escape onto the grounds or the public roadways. A 8' high perimeter fence will surround the site property, and assist in keeping any windblown trash from leaving the facility grounds. The fact that the majority of delivery vehicles will be under the direct control of Pellitteri will ensure compliance with the tarping requirement. In order to ensure the effectiveness of these litter prevention measures, site personnel will conduct a daily site and area inspection. This will include collecting any litter on the grounds, accumulating at the fence line, or on the public roadways within one half mile of the site. Any litter collected will be added to the waste being managed on the tipping floor.

Waste Routing During Facility Downtime

In the event that the facility experiences a shutdown (i.e. power outage, equipment failure, severe weather event, etc.) waste will be hauled directly to a landfill or recycling facility. At no time will MSW be stored at the facility for more than 24-hours. Recyclables may be stored longer provided fire codes are met.

Hours of Operation

Normal hours of operation at the facility will be from 5 am to 9 pm Monday through Friday. The facility will normally be closed on weekends and major holidays. During certain times, the facility may operate on weekends and/or on a 24-hour per day basis to catch up from busy collection times (i.e. after holidays, events, etc.)

Proposed Vehicle Count

Pellitteri Waste Systems Design Basis (First Draft) Initial Truck Count and Tonnage Information

Waste Type	Tons per Collection Truck/ Trailer	Projected Tons per Month in 5 years	Projected Trucks per Month (Apply Low Tonnage per Truck)	Average Trucks Per Week @4.3 Weeks Per Month (Average Trucks per Day @ 5 Day Week)
Residential Single Stream	4-5	750	190	44 (9)
Commercial Single Stream	3-4	760	250	58 (12)
Commercial OCC	2-2.5	750(A)	380	88 (16)
Shredded paper	5	200-250	50	12 (3)
Residential MSW	10	1500(A)	150	35 (7)
Commercial MSW	10	5200(A)	520	121 (24)
MSW Transfer	30-35	6700	223	52 (11)
Single Stream Transfer	25-30	1510	60	14 (3)
Baled material Transfer	20(B)	950	48	11 (2)

TOTAL 9160(426 TPD) (87 per day)

Note:

(A) Estimated at +/- 50% increase over 5 years

(B) estimated based on allowable tonnage for interstate transport

July 27, 2009

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If you have any questions regarding the proposed development, please contact David Pellitteri at 608-257-6232 x320.

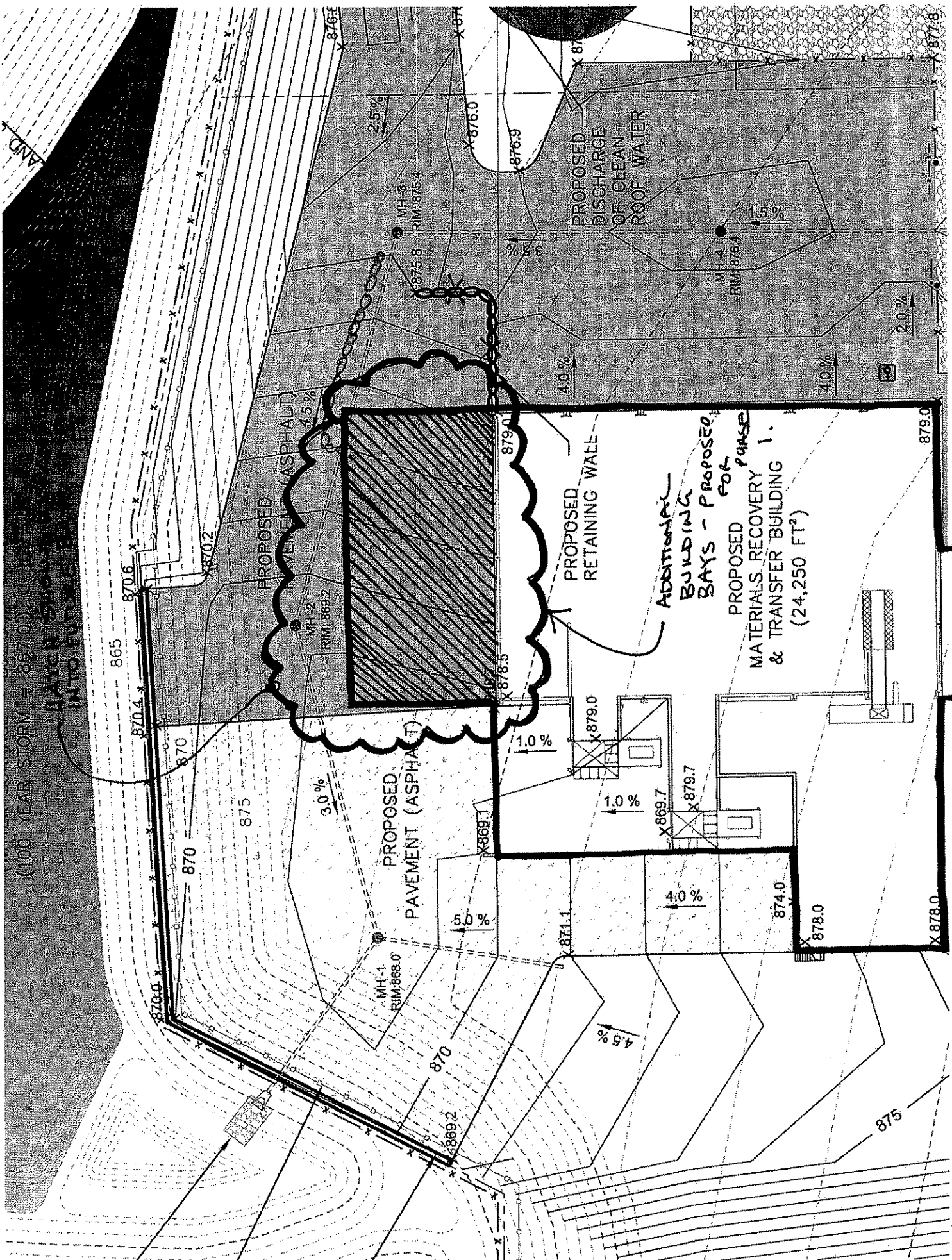
Sincerely,

Steven G. Wittmann
Senior Client Manager
Cornerstone Environmental Group, LLC

cc: David Pellitteri
Ken Koscik
Tom Pellitteri

(100 YEAR STORM = 867.0)

MATCH SHOWN
INTO FUTURE PLAN





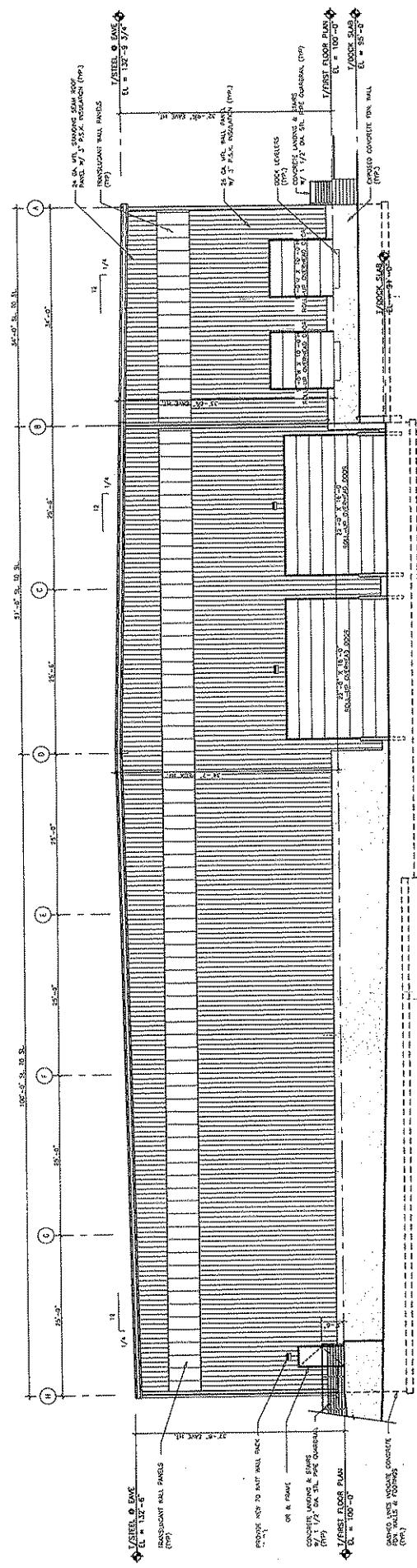
REVISIONS	DATE	ISSUE
1	1-22-20	1

PROPOSED MATERIAL RECOVERY & TRANSFER
FACILITY FOR:
PELLUTERI WASTE SYSTEMS
4002 KIPP STREET
MADISON, WISCONSIN 53718

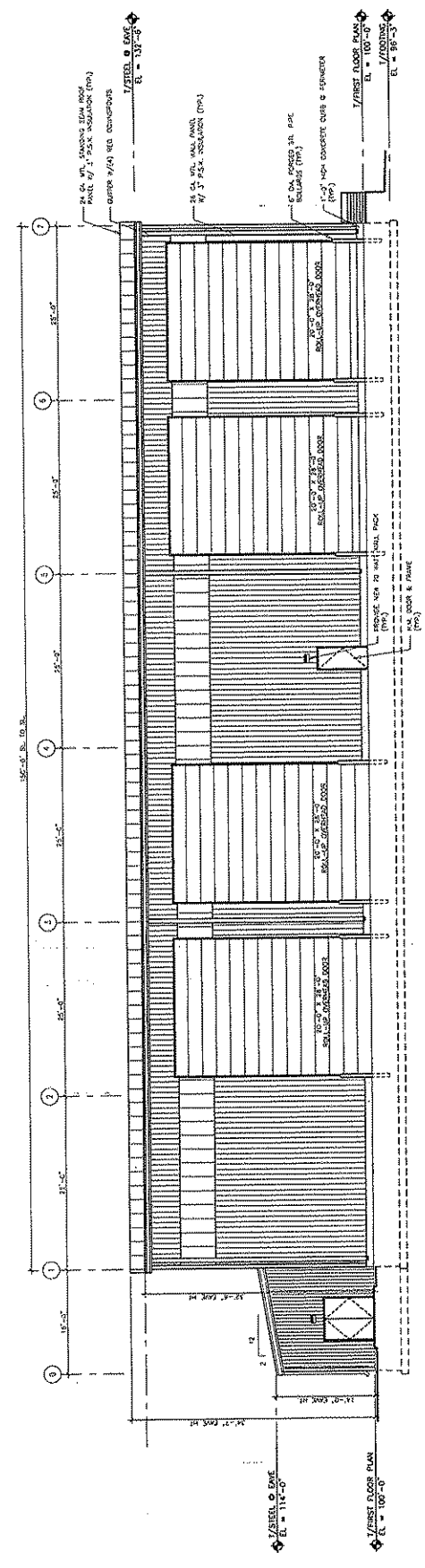
Bount Design Studio, LLC
1000 Kipp Street, Suite 100
Madison, WI 53718
Phone: 608.224.1234
Email: bountdesignstudio@gmail.com

CITY OF MADISON
SUBMITTAL

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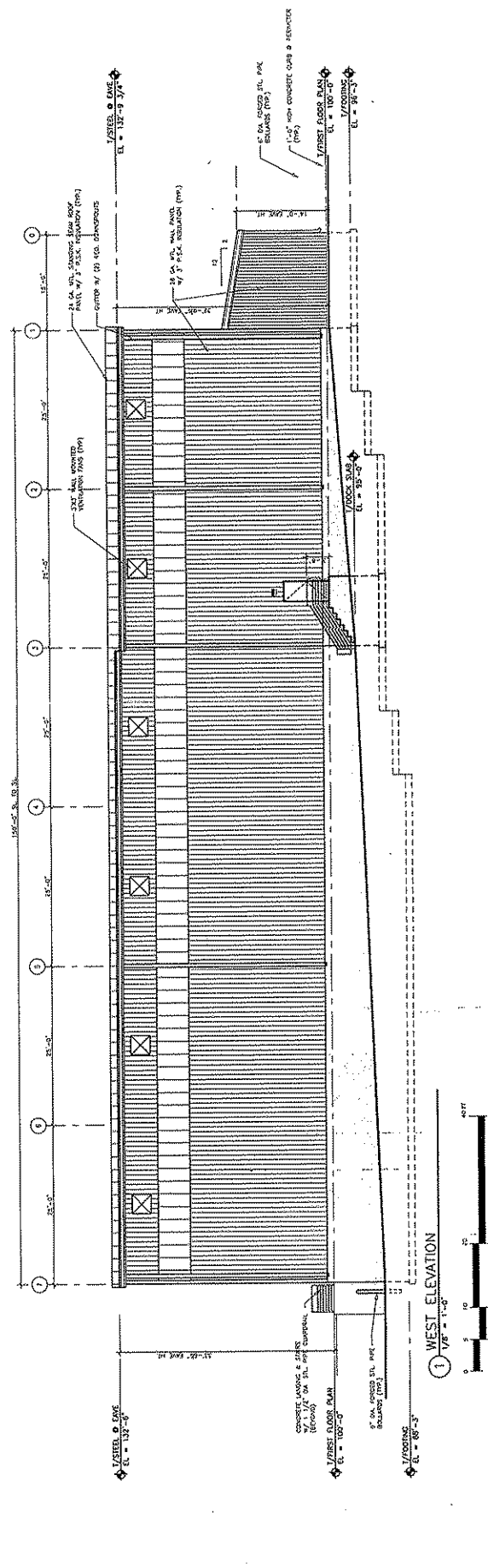
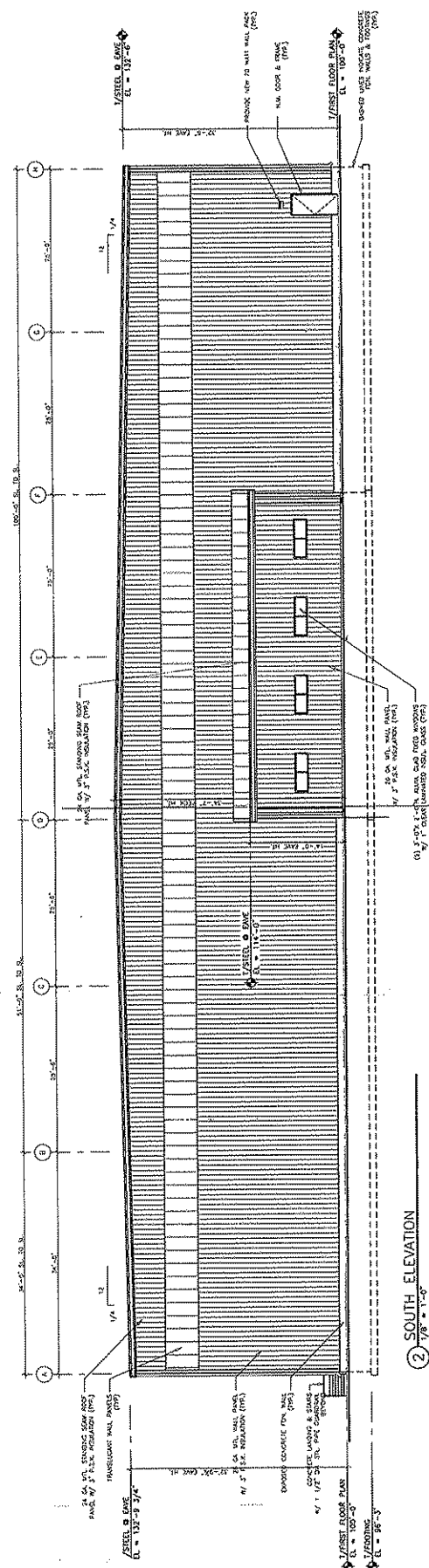


1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

18



Pellitteri Transfer Station Project Schedule

	Activity Name	Start Date	Finish Date	2009											
				June	July	August	September	October	November	December					
1	Signed offer to purchase	6/2/09	6/12/09												
2	Finalized contingencies	6/15/09	7/31/09												
3	City zoning/site approval	6/1/09	8/3/09												
4	**Road building by developer	7/13/09	10/5/09												
5	Building Design	6/2/09	6/30/09												
6	State Approval.	7/6/09	7/24/09												
7	Building (order to arrival)	7/13/09	9/25/09												
8	Site Work.	8/7/09	9/10/09												
9	Foundation.	8/10/09	9/10/09												
10	Install dock levellers	10/1/09	10/30/09												
11	Erect Building.	9/14/09	11/20/09												
12	Interior Concrete Flatwork.	10/13/09	10/22/09												
13	Exterior Concrete Flatwork	10/19/09	10/30/09												
14	Interior Electrical	10/1/09	10/31/09												
15	Sprinkler System	10/1/09	10/31/09												
16	Plumbing	10/1/09	10/31/09												
17	Parking lot grading	9/15/09	9/30/09												
18	**Curb And Gutter on road, by developer	10/1/09	10/9/09												
19	Curb and gutter on lot, if required by city	10/1/09	10/9/09												
20	Paving.	10/26/09	10/30/09												
21	Install compactors	11/2/09	12/2/09												
22	Final Inspections and Occupancy permit	12/4/09	12/18/09												

Memorandum

Date: August 5, 2009

To: David Pellitteri – Pellitteri Waste Systems

CC: Ken Koscik – Koscik Construction

From: Chris Lawn, P.E.

Subject: Noise Level Investigation for Proposed Transfer Station

Project No.: 090239

Introduction:

At the request of Pellitteri Waste Systems (Pellitteri), Cornerstone Environmental Group, LLC (Cornerstone) conducted a preliminary investigation of noise levels associated with the proposed transfer station. This investigation included field measurement of ambient noise levels during rush hour and non rush hour periods, field measurement of a backup alarm noise level, and calculations to predict future noise levels. The area in focus was along the property line of the residence at 4005 Marsh Road (see attached map for reference points). All field measurements were conducted on the morning of August 4, 2009.

Noise Level Investigation:

Ambient noise levels during rush hour were **50 decibels A-weighted (dBA) at monitoring points (A) and (B), and 62 dBA at monitoring point (C)**. Ambient noise levels during non rush hour were **50 dBA at (A) and (B), and 56 dBA at (C)**. The results for (C) are hourly equivalent steady-state sound levels, which is a calculation of average acoustic energy that accounts for impulse noise. Impulse noise at (C) is generated by vehicles on Marsh Road at levels of 73 to 85 dBA, depending on vehicle type. The Ambient noise levels stated above fall within the range of what would be expected from a normal suburban or urban community. As a point of reference, normal conversation at a distance of three to five feet has a typical sound level of 60 to 70 dBA.

It is expected that truck backup alarms will be one of the primary sources of impulse noise associated with the transfer station operations. In order to help predict future noise levels, additional measurements were obtained at (A), (B) and (C) with a truck backup alarm sounding. A Pellitteri waste hauling truck was positioned in two locations on the proposed building pad (east and west) for each point of measurement. Noise levels with the backup alarm were **51 dBA / 53 dBA at (A), 50 dBA / 49 dBA at (B), and 52 dBA / 52 dBA at (C)**, not accounting for Marsh Road vehicle traffic at (C).

It can be conservatively assumed that the noise level at (A) would increase 3 dBA, from 50 dBA to 53 dBA, due to transfer station operations. Applying this result to the Wisconsin

August 5, 2009

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Department of Transportation Noise Impact Criteria, results in an assessment of "No Impact" for the residential land use category. It should also be noted that the backup alarm measurement is within the City of Madison Noise Ordinance limit of 65 dBA at a residential receiving zone for stationary sources (refer to City of Madison Ordinances, Sec. 24.08(6)). Vehicle noise is regulated under a separate section of the ordinance and those sound levels are higher.

Conclusion:

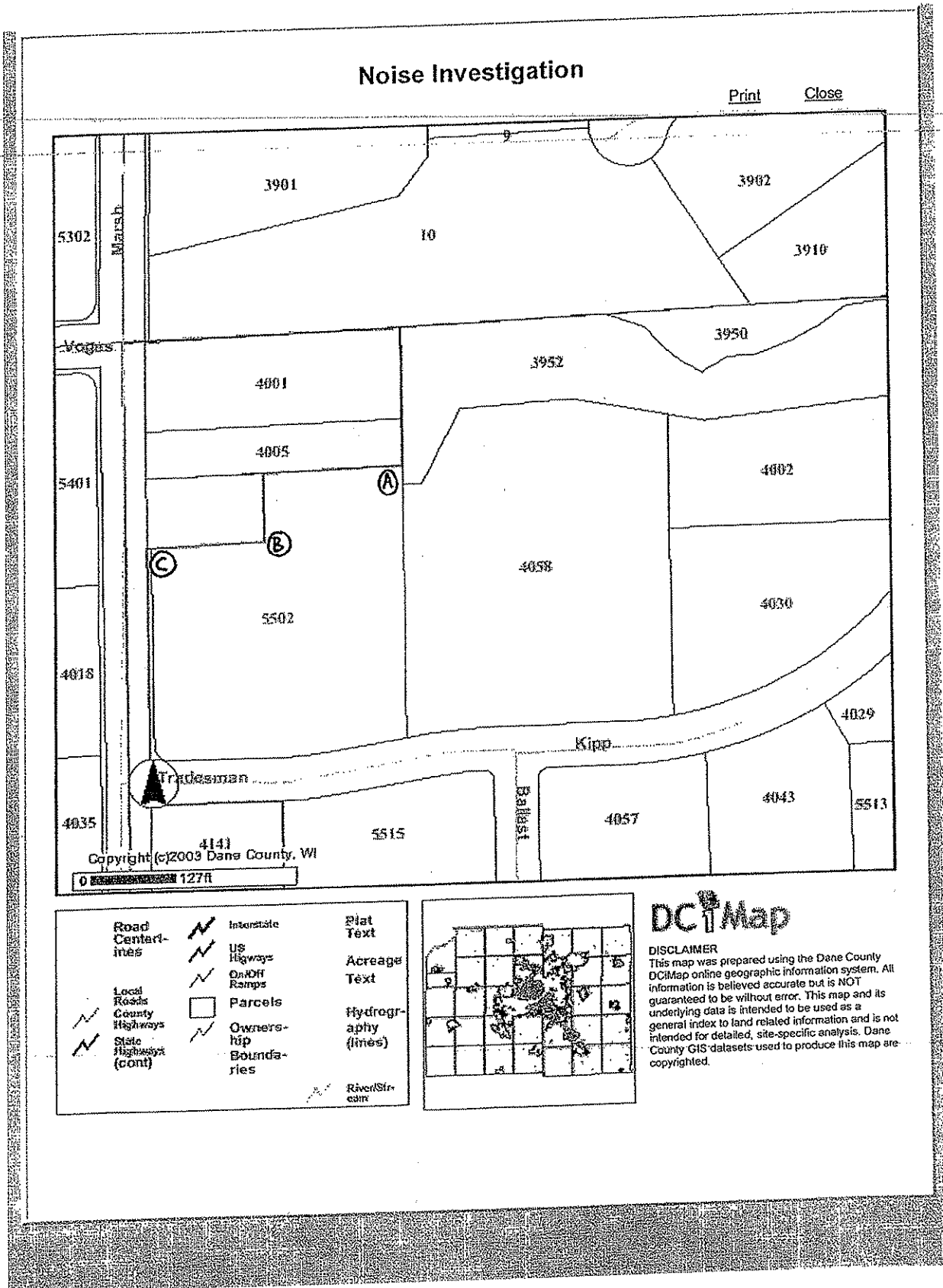
In summary, ambient noise levels impacting the residential parcels at 4001 / 4005 Marsh Road are primarily due to vehicle traffic on Marsh Road and State Highway 12/14/18 (Beltline Highway). The ambient noise level at C can be expected to remain 3 dBA to 9 dBA above the future noise level at (A). This conclusion is conservative as it does not take into account the shielding effect of the building.

Limitations:

This memorandum constitutes a preliminary investigation of noise levels associated with the proposed transfer station. Conclusions were made considering City of Madison Ordinances and Wisconsin Department of Transportation design guidance for noise. Should Pellitteri desire a more detailed prediction of future noise propagation due to transfer station operations and/or analysis of noise mitigation techniques, a formal Noise Study should be conducted.

Attachments:

1. Map: Noise Level Monitoring Points



Firchow, Kevin

From: David Pellitteri [davidp@pellitteri.com]
Sent: Tuesday, August 11, 2009 2:48 PM
To: Firchow, Kevin; 'Ken Koscik'; Tom Pellitteri; Bob R. Bouril;
steve.wittman@cornerstoneeg.com; 'Jeff Maertz'
Cc: Compton, Judy
Subject: Re: Comments/Conditions Discussed at Neighborhood Meeting

Kevin,

Thank you for sending this out to us. I have been out of town until Monday morning so that why you have not received anything earlier.

A couple points about the Conditions Discussed at Neighborhood Meeting

"All operations to be inside building" Our intent was that all materials being dumped would be dumped inside the building.

"Hours of operation" after talking to our staff about this commitment they brought up one point that in the 'heat of the battle' I failed to mention by mistake. We need to operate a full day on the Saturdays following a holiday. For example, Christmas Day falls on a Friday this year. We will have to do all our Friday work on Saturday, requiring a full days work.

"All trucks shall be fully covered when outside the facility" Our intent was that all waste was to be enclosed within the truck or covered until the vehicle was inside our facility. We will not be covering our trucks with a roof while on the property and not in the building.

"Deciduous tree sound barrier--No sound wall" This is just a condition that if additional sound barriers are needed, we would use trees and not a wall, is that correct?

Response to clarifications needed

Municipal solid waste that is being transferred will not be kept on the tipping floor for more than 24 hours as required by DNR regulation. As you may recall, we don't expect this type of waste to be significant at this time, but that may change in the future. When our collection vehicles dump solid waste onto the tipping floor, it will be compacted within 24 hours into a transfer trailer and transferred as soon as possible, when the landfill is open. It is important to note that, for example, we currently must catch up with our residential contracts on Saturday following a Monday holiday. Any load of municipal solid waste that does not make it to the landfill on Saturday morning (they are open to 11 A. M.) following a Monday holiday would be dumped on the tipping floor and compacted into a trailer.

For clarification, we will be dumping other types of recyclable material on the other end of the building. This material includes paper, boxes, and shredded paper. This material will be baled, but it is not required to be baled in a time frame like the municipal solid waste. This recyclable paper will be baled and the baled paper will be stored in a storage area designed for these bales. When we have a load of bales they will be put in a common trailer and dispatched to factories that make paper products.

Odor Control--There isn't much odor associated with this project due to the fact that recyclables don't produce much odor and the trash will be not be on the floor more than 24 hours, and doors will be closed. The odor control measure we discussed were the fact that the materials will be inside our facility at all times. Bay doors will only be open when plant is in operation, and within the hours committed to in the neighborhood meeting. We intend to only keep as few door open as needed throughout the day. All open bay doors are on the east side of the facility eliminating 'blow through' which greatly decreases the ability of any smells leaving the facility. Like I said at the neighborhood meeting, we are designing this building so everything can be done inside and going through great expense to do so.

Noise Control--The bay doors are facing the interstate and any noise that escapes the facility will be via these easterly (away from residents) facing doors. The prevailing winds come from the southwest blowing sounds toward the interstate and from the northwest blowing sounds toward the gravel pit. Once again all dumping is done inside and we have insulation for sound reduction inside the building. Not to mention the high amounts of trees we are planting in our landscape plan to act as a sound barrier.

Timing--No trucks should be entering the property until 5:00 am and the last truck entering should not occur after 9:00pm. If a truck has a problem on the road it may be delayed but that is circumstantial and infrequent.

Outbound docks--The material being put on in the trailers, which are not under roof, is baled material and not 'loose'. They are loaded with a forklift and do not have spillage like the compacted material. The gentleman who was bringing up all the questions, who worked for our competition, knew that this type of material didn't have spillage issues and that's why he didn't have a problem with the design. If you need a picture of what I am talking about you can imagine a pallet of bricks being loaded into the trailer.

From: Firchow, Kevin

To: 'Ken Kosciak'; David Pellitteri; Tom Pellitteri; Bob R. Bouril; 'steve.wittman@cornerstoneeg.com'; 'Jeff Maertz'

Cc: Compton, Judy

Sent: Friday, August 07, 2009 11:55 AM

Subject: Comments/Conditions Discussed at Neighborhood Meeting

Greetings:

Judy and I compared our notes and compiled the following list of items from Wednesday's meeting. These include items that you have previously discussed and new items. FYI - the Plan Commission is the body that approves the final conditions. (I will clarify these where necessary, they are in "note" form at this point).

Conditions Discussed At Neighborhood Meeting

- The applicant/operator shall utilize Kipp Street (north of development site), Marsh Road (north of Kipp Street), Agricultural Drive, and Femrite Drive as the truck route serving this facility. The applicant shall not use Marsh Road (south of Kipp Street) or Voges Road as a route serving this facility. This condition does not preclude the applicant/operator for using these streets when serving properties on or accessed-only from these streets.
- Trucks entering or leaving this facility shall not park and idle on public streets.
- Hours of operation for the facility shall be limited to 5:00 am until 9:00 pm, Monday through Friday and from 5:00 am until Noon, Saturday. No doors to the facility should be left open prior to 6:30 am or after 9:00 pm.
- The applicant shall make all Environmental insurance documentation/other agreements regarding well contamination available upon request.
- All operations to be inside building.
- Waste water shall be directed to the drains that utilize the City sewer system, not introduced into the ground water.
- All trucks shall be fully covered when outside the facility.
- No waste will be held for more than 24 hours. (See note below)
- The playing of loud music (boom boxes, etc. with doors open prohibited. Loud noise from workers controlled. (See note below)
- Landscape around fence (8ft—to keep flying paper inside the site) (Note- what is the status of the pending agreement with adjacent residences?)

- Deciduous tree sound barrier---No sound wall.

Clarifications Needed

- Could you provide a clarification on how long waste would be kept on site? The application materials state no more than 24 hours, and that statement was made at the meeting. However, there were a couple of references to storing waste when the landfill was closed. Please clarify your intent.
- Could you elaborate on your plans for odor control? Info was presented at the meeting that I don't think is in our other materials.
- Additional noise control measures were discussed and included some items that were not in the materials you previously provided. (Open Doors, Boom Boxes, etc)
- Could you clarify your commitment on the timing of first and last trucks?

There is quite a bit of overlap between these thoughts and other conditions that Planning staff are preparing. I will be finalizing our report after meeting with the Planning Division Director early next week. I'll send that to you as soon as possible.

Kevin Firchow, AICP

Planner, Planning Division

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