



Location
4002 Kipp Street

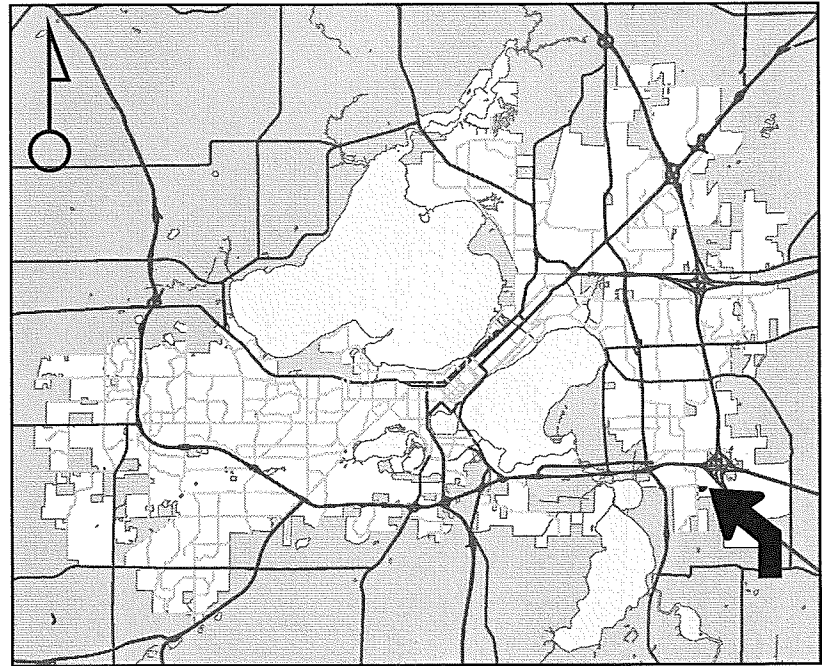
Project Name
Addition to Pelliteri Facility

Applicant
Tom Pellitteri – Pellitteri Waste Systems/
Ken Koscik – Koscik Construction, Inc

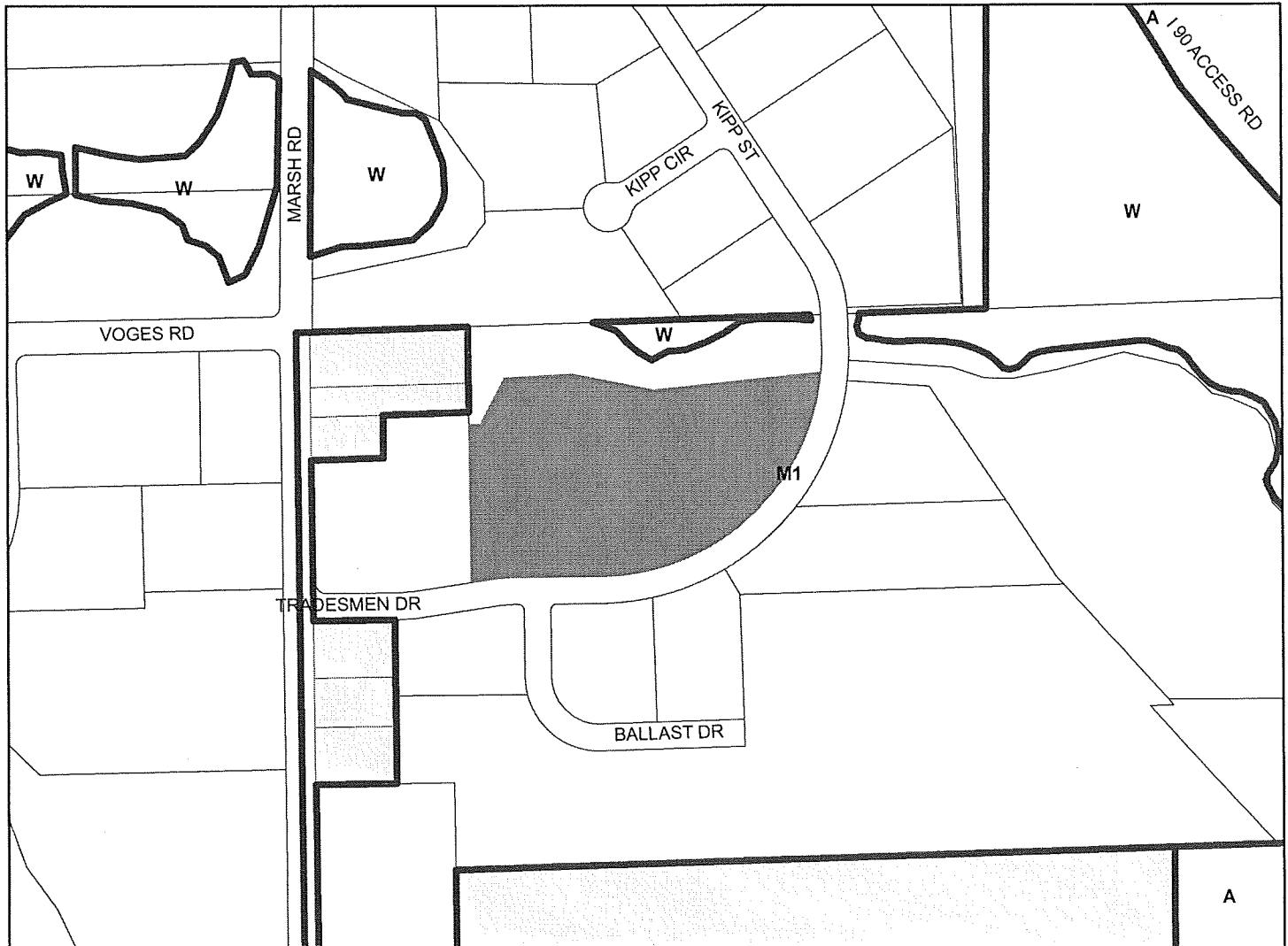
Existing Use
Waste transfer facility/truck terminal

Proposed Use
Expand existing waste transfer
facility/truck terminal

Public Hearing Date
Plan Commission
16 May 2011

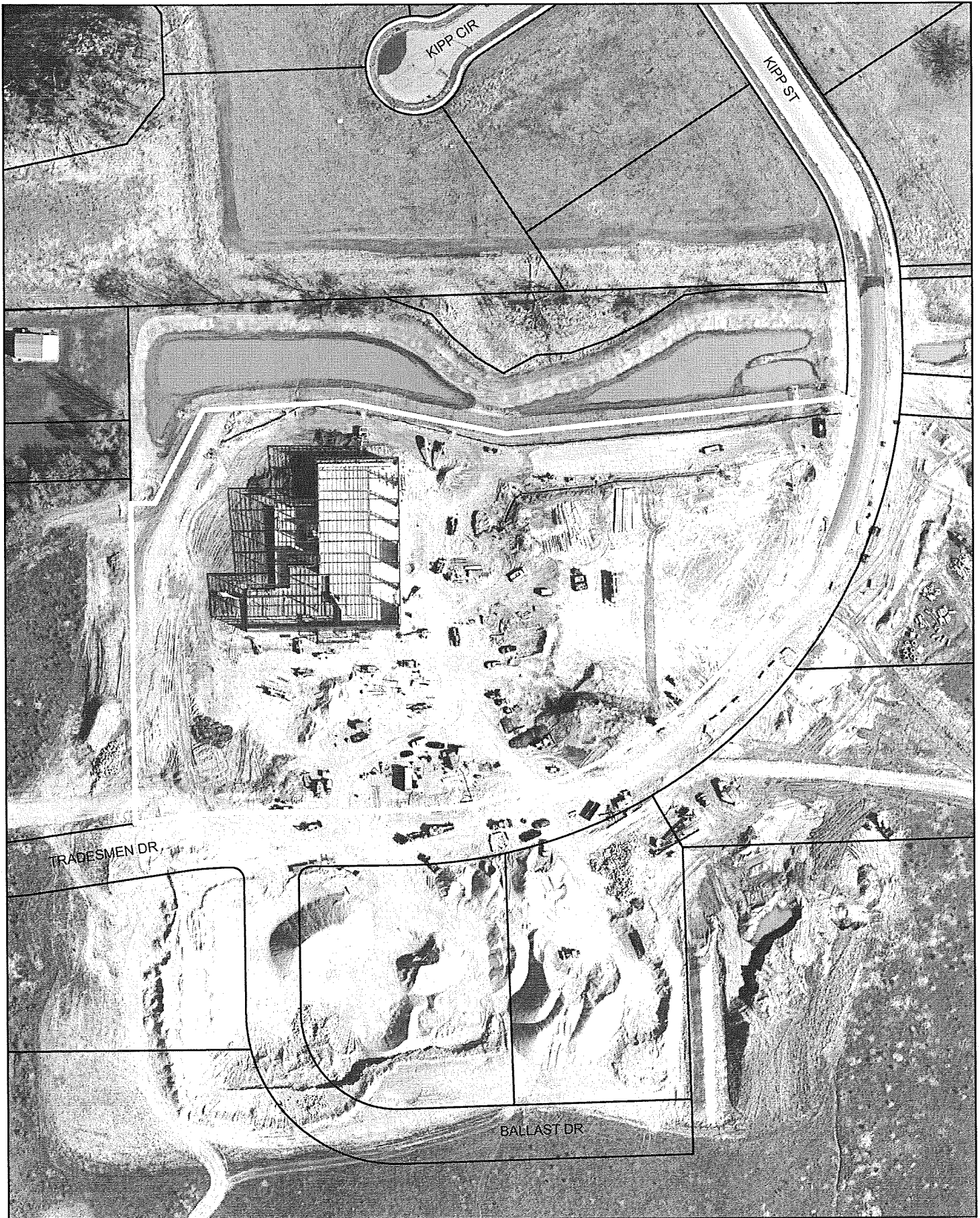


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 May 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	#550 ⁰⁰ Receipt No. 119139
Date Received	4/6/11
Received By	JLK
Parcel No.	7010-263-0307-5
Aldermanic District	16 - Judy Compton
GO	Eng Imp
Zoning District	M1
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text N/A
Alder Notification	3/4/11 Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	3/4/11 Waiver <input type="checkbox"/>
Date Sign Issued	4/6/11

1. **Project Address:** 4002 Kipp Street, Madison, WI 53718 **Project Area in Acres:** 7.9
Project Title (if any): Addition to Pellitteri Material Recovery and Transfer Facility

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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: (698) 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 brief description of the project and all proposed uses of the site: _____
 Addition to an existing material recovery and transfer facility.

Development Schedule: Commencement August 2011 Completion December 31, 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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, Lost Creek, Secret Places, and Town of Blooming Grove. Notices sent March 4th.

NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 3/10/2011 Zoning Staff: Patrick Anderson Date: 3/10/2011
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Ken Kosciak Date 4/4/2011
 Signature *Ken Kosciak* Relation to Property Owner General Contractor

Authorizing Signature of Property Owner *Danielle Pelletier-V.P.* Date 4/5/2011



April 4, 2011

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

Re: Proposed expansion of Material Recovery and Transfer Station
4002 Kipp St
City of Madison

Dear Patrick:

Pellitteri Waste Systems is proposing to expand our current Material Recovery and Transfer Station (MRTS) to allow for greater sorting capabilities and additional truck parking. The proposed expansion will also add 14-16 jobs and provide valuable recycling services in Madison and surrounding communities.

We are requesting the following changes to our current conditional use permit:

1. Add ~54,500 s.f. to the south side of the current 30,000 s.f. MRTS building.
2. Add ten truck parking stalls and 26 car parking stalls.
3. Reconfigure the gravel storage area and fencing.
4. Flexible operating times within the building; after truck hours, all bay doors will be closed.
5. Widen existing entrance and add an extra entrance in the southwest corner of the property.

Facility Ownership, Architect, Construction Contacts

Owner:
Kipp Street Station, LLC
Tom Pellitteri, President

Operator:
Pellitteri Waste Systems
David Pellitteri, Vice President

Architect:
Bouril Design Studio, LLC
Bob R. Bouril, AIA

Builder:
Koscik Construction, Inc.
Ken Koscik, Owner

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The building project will commence in August of 2011 and will be completed at or near the end of 2011. The expansion will be a ~54,500 square foot pre-engineered metal building; sound engineers are collaborating in the design process to ensure that building operations will continue to be below City Ordinance decibel limits. The building will have a peak height of 35 feet to match the existing building. It will have a tipping floor that will allow for the unloading and management of 'single stream recycling' materials consisting of cardboard, paper, containers (metal, plastic, and glass). Access to the tipping floor will be through 20' wide x 28' tall bay doors. Material will be unloaded inside the building. From there it will be put onto the sorting equipment consisting of screens and conveyors. After it is separated, the material will be baled and shipped.

The expansion will also include appropriate employee restrooms, break room, utility storage, offices, and educational center. Heating, ventilation, plumbing, electrical and fire protection will be designed to the appropriate building codes and federal standards.

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

Sincerely,

Danielle Pellitteri - v. R

Danielle Pellitteri
Vice President
Pellitteri Waste Systems

cc: David Pellitteri
Ken Koscik
Tom Pellitteri



7035 RAYWOOD ROAD
P.O. BOX 259426
MADISON, WI 53725
P: 608.257.4285 | F: 608.257.1179

PELLITTERI.COM

March 4, 2011

Dear Sir or Madam:

Pellitteri Waste Systems is looking to expand our existing material transfer station located at 4002 Kipp Street in Madison, WI. With this expansion we will be building Madison's first automated recycling center. We are holding a meeting for residents living in nearby neighborhoods at the Madison Curling Club located at 4802 Marsh Rd. We hope to answer any questions and address any concerns you may have. We will be meeting at 6:30pm on Wednesday March 30th, 2011. We plan on submitting an application to the planning commission on April 6th for a May 16th public hearing.

If you are interested in sending us questions about our proposed project prior to the neighborhood meeting please feel free to mail them to:

Pellitteri Waste Systems
Attn: David Pellitteri
PO Box 259426
Madison, WI 53725

Pellitteri Waste Systems is a local family owned and operated waste and recycling company and we are excited to be able to open Madison's first automated recycling center. We also look forward to bringing green jobs to the neighborhood.

Sincerely,

David Pellitteri
Vice President
Pellitteri Waste Systems

Firchow, Kevin

From: David Pellitteri [DavidP@pellitteri.com]
Sent: Tuesday, May 10, 2011 1:10 PM
To: Firchow, Kevin; Ken Kosciak (kosciak@chorus.net)
Cc: Tim Bolhuis
Subject: Outside Compactor

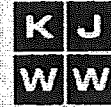
Kevin,

As a follow up with our conversation today about the small compactor that will sit on the west side of our building, I would like to clarify:

1. Compactor systems—Pellitteri Waste Systems is a dealer for this equipment and have designed and serviced hundreds of these systems throughout the City. We have designed this specific compactor to be fully enclosed. There will be a chute that is attached to the building and the compactor. This enclosure is designed specifically so any materials coming off the conveyor will not have any opportunity to be in open air.
2. We conducted a sound study on a similar compactor located at Femrite Drive. At 100' we measured peak sound spikes at 56 dBA. At 300' we measured peak sound spikes at 52 dBA with no traffic background. When traffic was running by we measured 57 dBA. The spike that we are measuring is actually a 'bump' that is caused by the hydraulics switching from forward to reverse. This 'bump' lasts less than a second. When our equipment is running at full speed we expect this sound to occur 4 times per hour.
3. Compactors have little to no sound issues when running, the true sound comes from the truck servicing the equipment. We compiled a short list of other business/government facilities which run their compactors after normal business hours and/or have residences very close to the compactors. Dane County Courthouse, Public Safety Building, Concourse Hotel, Capital Lakes retirement, Cuna Mutual, ABC Supply, St. Mary's, Webcrafters, Target-Hilldale, Walmart-Watts Road Woodmans East and West.

Thank you,

David Pellitteri



ENGINEERING
CONSULTANTS

Experience you can build on.®

March 30, 2011

Mr. Ken Koscik
Koscik Construction
4214 Major Avenue
Madison, Wisconsin 53716-1619

RE: Acoustic Analysis
Pellitteri Transfer Facility
Madison, Wisconsin
KJWW #11.0144.00

Dear Ken:

We have evaluated the potential sound impact associated with the proposed addition to the Pellitteri Transfer Facility in Madison, Wisconsin. The present sound levels at the property line of the closest residential lot mimic the estimated sound levels given in our 2009 study (50-54dBA). These levels are below the reported 62 dBA ambient noise levels at Marsh Road measured during rush hour (per Cornerstone Environmental Memo, August 5, 2009).

For this sound-impact study, sound readings were taken of equipment noise levels in the sorting area of the Outagamie County Solid Department to use as an estimate of the noise produced by the proposed addition. The Outagamie Material Recovery Facility (MRF) is a single stream sorting facility that utilizes the same type of equipment needed for the proposed Pellitteri addition.

The present evaluation takes into consideration a pre-engineered steel building at various component levels. We assume no dust collection system, conveyors, or shaker/sieves will be placed outside the building.

In the table below, you will find the expected sound pressure level for various wall assemblies based on adding the sound from the addition to the existing sound levels. The dual skin (6" insulation) wall achieves sound levels well below the desired threshold of 65 dBA (maximum allowed per Madison Noise Ordinance). The 145 feet shown in the table represents the distance to the nearest property line.

	dB	
Single Skin-3" Insulation 26 gauge metal skin with 3" of faced batt insulation (STC 28)	75	at 145 feet
Single Skin-6" Insulation 26 gauge metal skin with 6" of faced batt insulation (STC29)*	74	at 145 feet
Dual Skin-6" Insulation 26 gauge metal skin with 6" of faced batt insulation (STC29) and a 20 gauge liner panel (GWB inner liner would provide similar results)**	59	at 145 feet

*There is 1dB reduction with thicker insulation.
**How many and how much of the adjacent walls depends on the specific orientation of the new building and its relationship to the site. This would require further analysis and further detailed building plans.

Other considerations during the design and construction phase will need to be carefully evaluated to minimize noise paths through openings. Exhaust fans and other rooftop or grade mounted equipment should be located and designed to ensure they have as little noise impact as possible. Our calculations assume any openings in the walls (for exhaust fans, etc) will be analyzed for acoustical impact and appropriate acoustical treatments will be provided so that the sound transmission through the opening does not add significantly radiated sound level.

In summary, sound levels at the Pellitteri Transfer Facility are in acceptable ranges and proper selection of construction materials for the addition should ensure that the facility continues to meet the required noise ordinances.

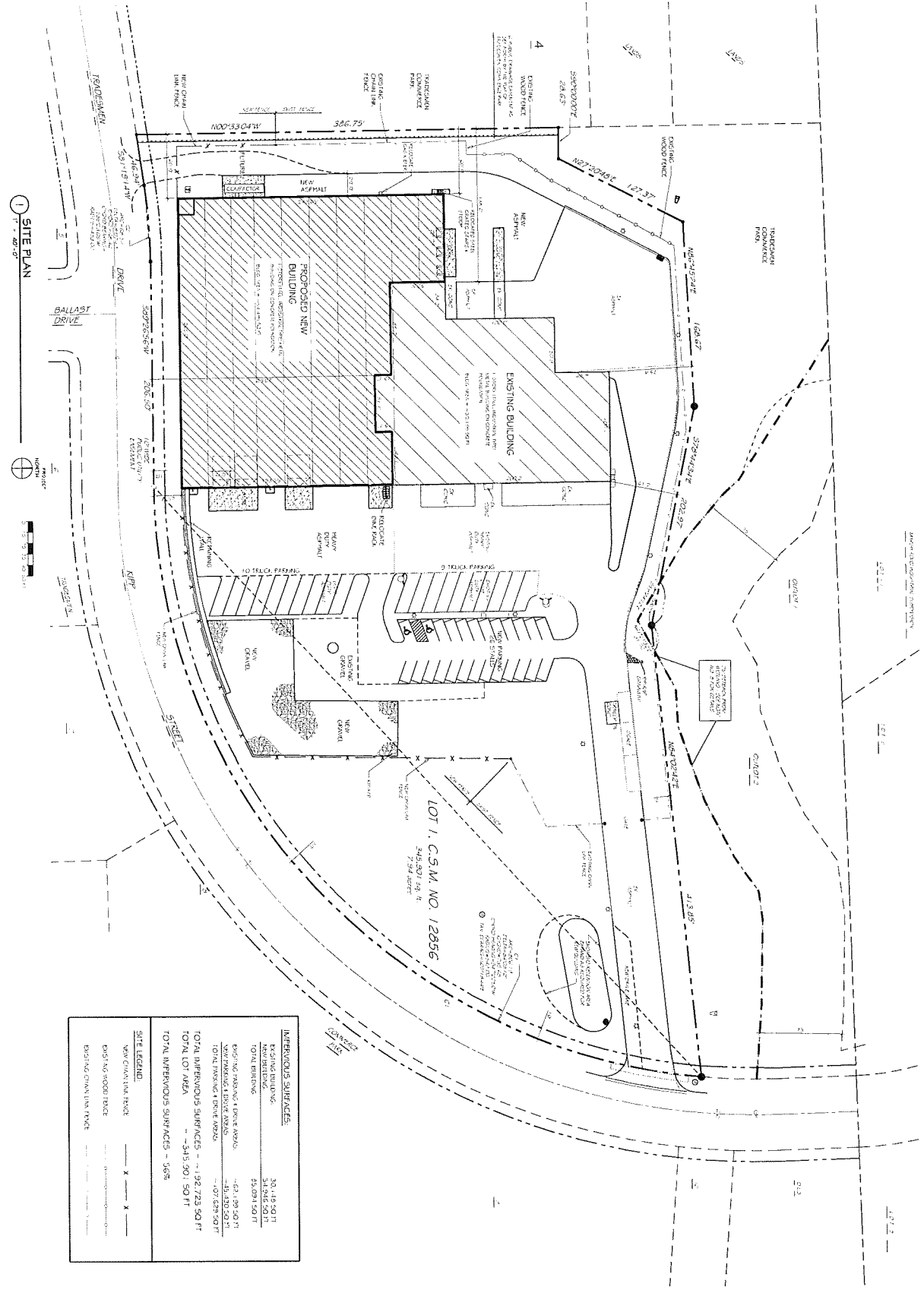
Sincerely,



Michael J. Lawless, PE, FPE, LEED® AP
Senior Engineer

MJL/bnm

C:\Users\meyerbm\Documents\lv_20110330_MJLAW_Koscik (2).docx
lawlessmj@kjww.com

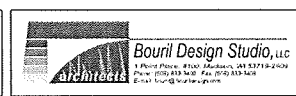


INTERIORS SURFACES:	
EXISTING BUILDING	30,118 SQ FT
NEW BUILDING	51,816 SQ FT
TOTAL BUILDING	81,934 SQ FT
EXISTING PARKING DRIVE & DRIVEWAY	~471,180 SQ FT
NEW PARKING & DRIVEWAY	~15,420 SQ FT
TOTAL PARKING & DRIVEWAY	~486,600 SQ FT
TOTAL INTERIORS SURFACES	~568,534 SQ FT
TOTAL LOT AREA	~345,901 SQ FT
TOTAL INTERIORS SURFACES	~568

DATE: April 26, 2011
DRAWN BY: [Signature]
PROJECT NO: 1010

NO.	REVISIONS
1	ISSUE

PROPOSED MATERIAL RECOVERY FACILITY
ADDITION FOR
PELLITTERI WASTE SYSTEMS
4002 KIPP STREET
MADISON, WISCONSIN 53718



PLAN COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION

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City of Madison Landscape Worksheet
 Number of Parking Stalls: 46
 Storage Area: 17,573 S.F.
 Number of Canopy Shade Trees Required (2" x 2 1/2" cal.): 8

Number of Landscape Points Required: 475.1
 Number of Points Required for Loading Areas: 600
 Total Number of Points Required: 1075

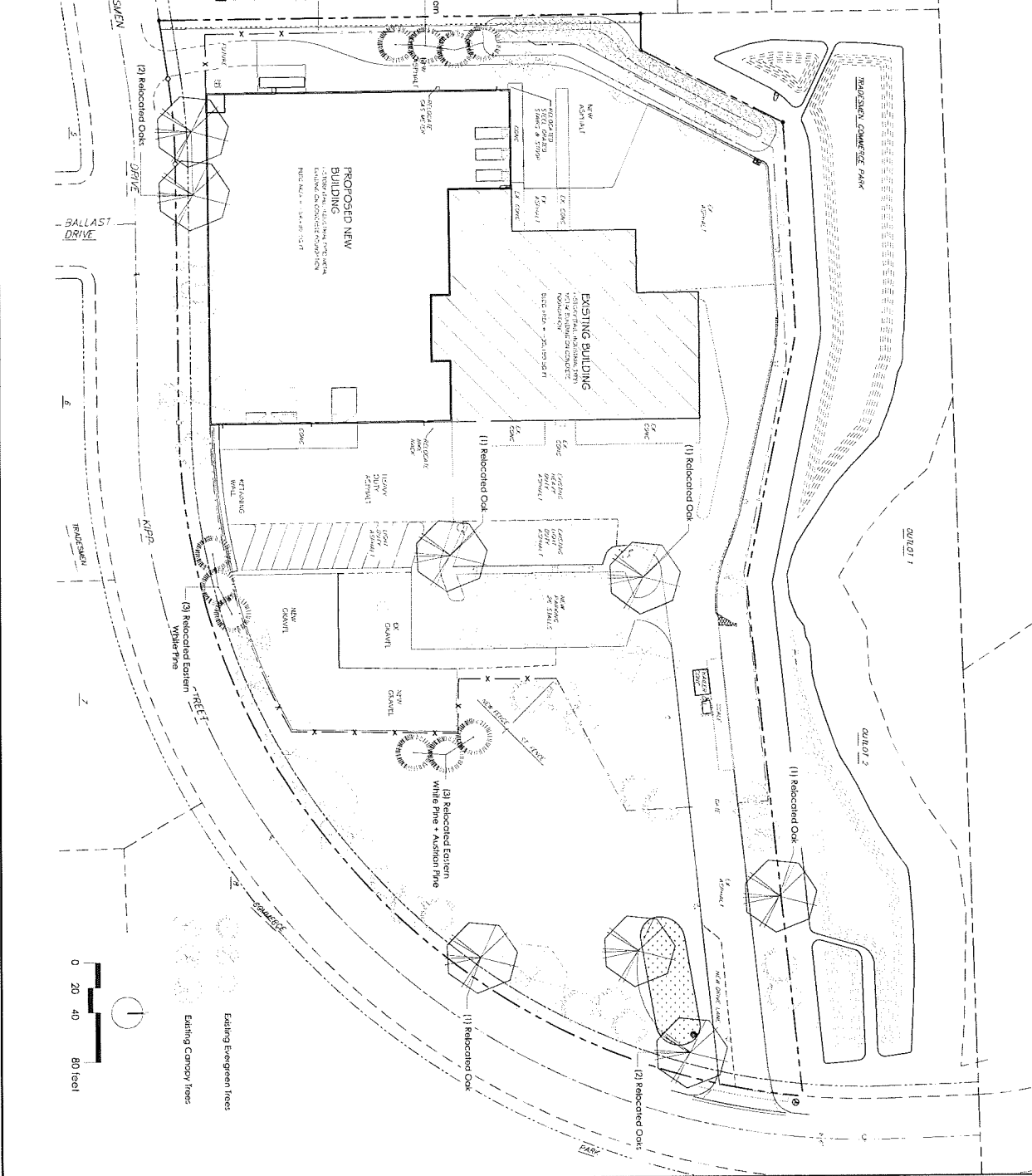
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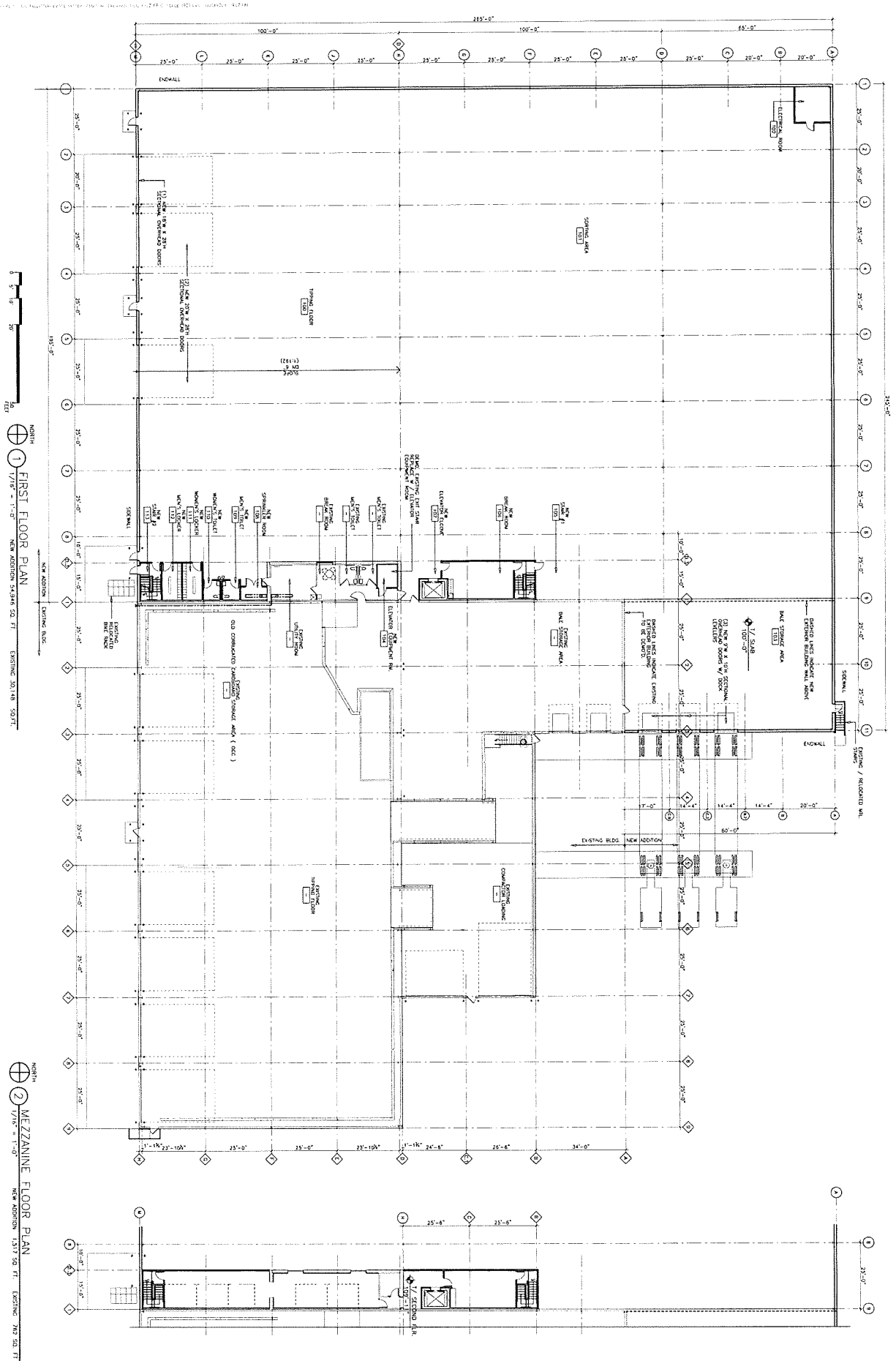
- Existing landscaping is sufficient to meet City Ordinance
- Contractor will relocate existing landscaping to accommodate building + parking additions.
- Species shown based on original landscape plan. Existing species may vary from original plan.
- See Landscape Demo Plan for current locations of landscaping to be relocated
- Existing landscaping is less than 2 years old

Landscape Points & Credits:

Plant	Quantity	Amount	Quantity	Points
Barberry	1	0	1	0
Boxwood	2	0	2	0
Hydrangea	3	0	3	0
Japanese Maple	1	0	1	0
Redbud	1	0	1	0
Spirea	1	0	1	0
Sumac	1	0	1	0
Yucca	1	0	1	0
TOTAL	15	0	15	0

Quantity	Common Name	Botanical Name	Material
10	Star Magnolia	<i>Magnolia stellata</i>	3 1/2" B&B
2	Black Lace Fern	<i>Adiantum punctatum</i>	3 1/2" B&B
14	Spirea White Oak	<i>Spirea alba</i>	1 1/2" B&B
44	Black Ink Spurge	<i>Euphorbia nigrifolia</i>	6" B&B
8	Great Canebark Spurge	<i>Euphorbia corollata</i>	4" B&B
5	Australian Pine	<i>Pinus australis</i>	4" B&B
19	Australian White Pine	<i>Pinus strobus</i>	4" B&B
3	Camellia	<i>Camellia japonica</i>	4" B&B
46	American Barberry	<i>Berberis canadensis</i>	4" Cal.





NORTH
 1 FIRST FLOOR PLAN
 1/16" = 1'-0"
 NEW ADDITION 1,517 SQ. FT. EXISTING 20,174 SQ. FT.

NORTH
 2 MEZZANINE FLOOR PLAN
 1/16" = 1'-0"
 NEW ADDITION 1,517 SQ. FT. EXISTING 770 SQ. FT.

A
 102

REVISIONS	DATE	ISSUE

PROJECT NO. 102
 DATE APR 06, 2011
 DRAWN BY [signature]

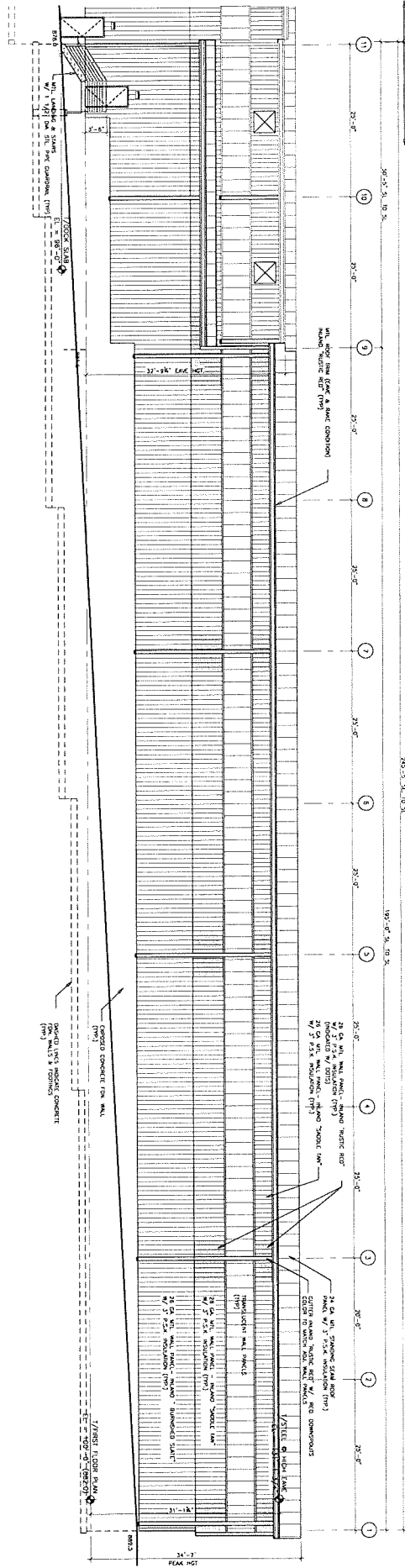
PROPOSED MATERIAL RECOVERY FACILITY
 ADDITION FOR:
PELLITTERI WASTE SYSTEMS
 4002 KIPP STREET
 MADISON, WISCONSIN 53718



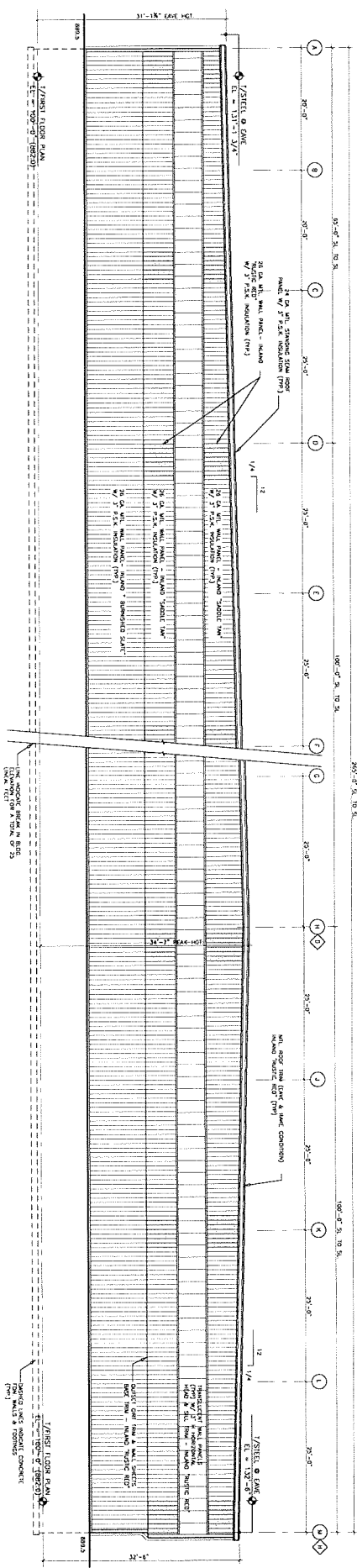
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EXISTING BLDG. + NEW ADDITION



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



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

DATE	PROJECT NO	11013
APR 26, 2011	OWNER	ST
REVISIONS	DATE	BY

PROPOSED MATERIAL RECOVERY FACILITY
ADDITION FOR:
PELLITTERI WASTE SYSTEMS
4002 KIPP STREET
MADISON, WISCONSIN 53718



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