



Location
4002 Kipp Street

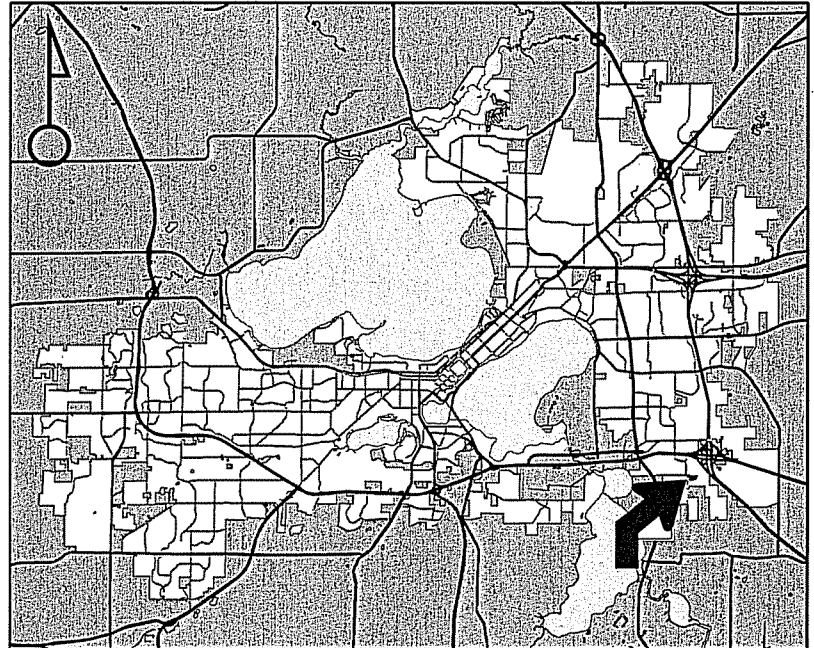
Project Name
Pellitteri Recycling Center

Applicant
Kipp Street Properties/
David Pellitteri – Pellitteri Waste Systems

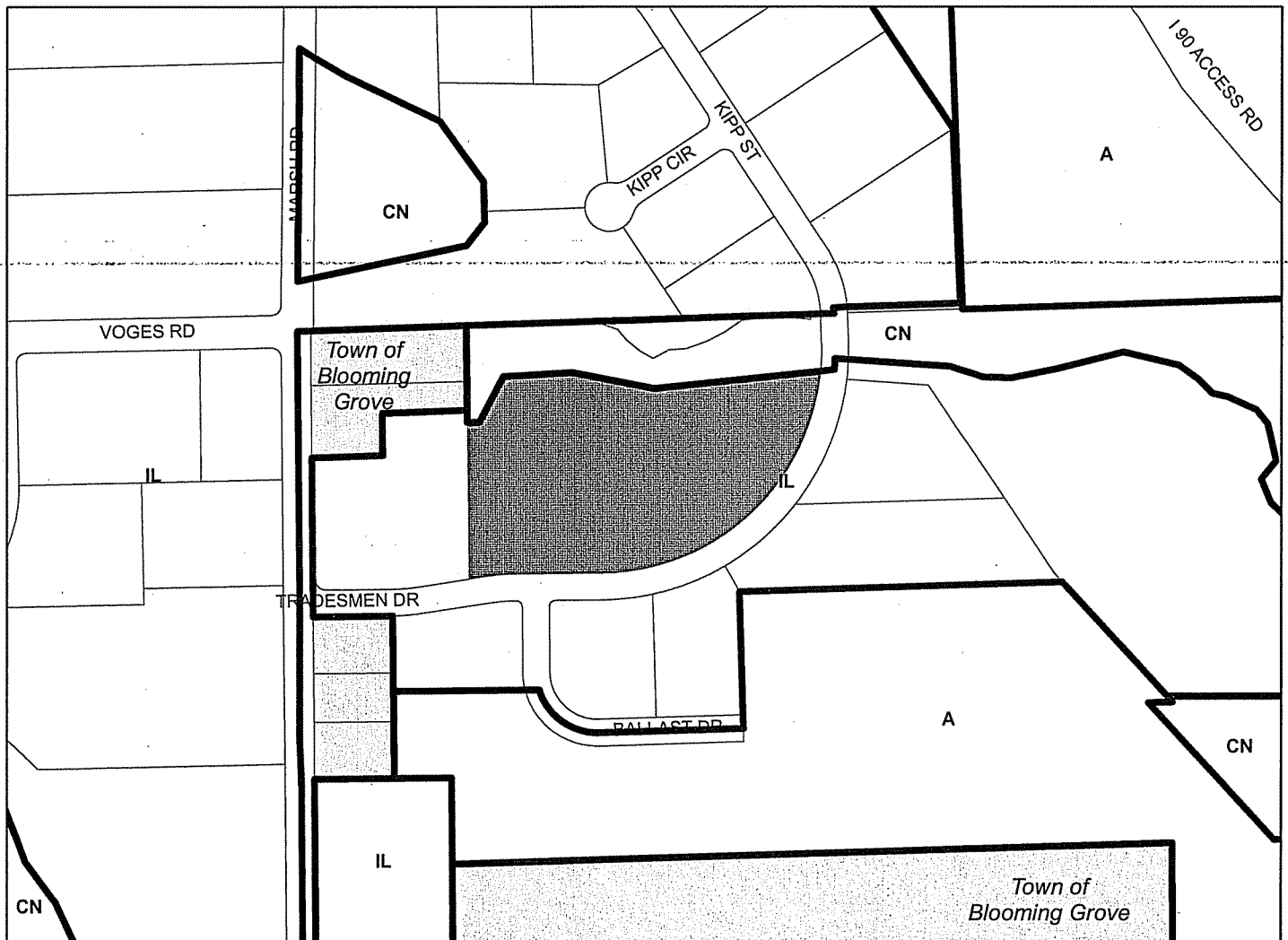
Existing Use
Existing recycling center

Proposed Use
Amend the hours of operation for
existing recycling center

Public Hearing Date
Plan Commission
06 October 2014

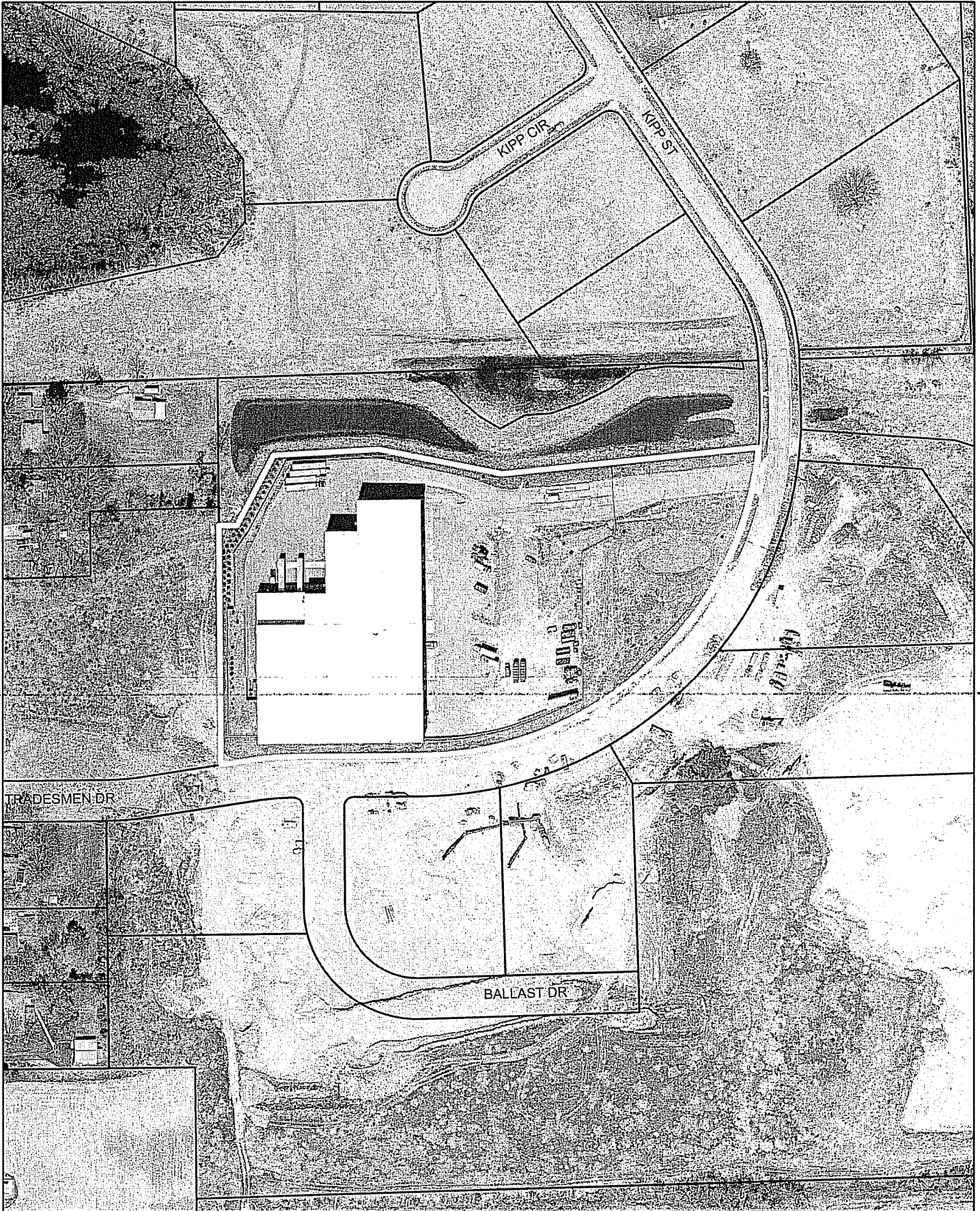


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 September 2014





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>157674</u>
Date Received <u>8/27/14</u>	
Received By <u>PDA</u>	
Parcel No. <u>0710-263-0307-5</u>	
Aldermanic District <u>16 DEMARB</u>	
Zoning District <u>IL</u>	
Special Requirements <u>EXIST. C.U.</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 4002 Kipp Street
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: David Pellitteri Company: Pellitteri Waste Systems
Street Address: P.O. Box 259426 City/State: Madison Zip: WI
Telephone: (608) 257-4285 Fax: (608) 257-1179 Email: info@pellitteri.com

Project Contact Person: David Pellitteri Company: Pellitteri Waste Systems
Street Address: P.O. Box 259426 City/State: Madison Zip: WI
Telephone: (608) 257-4285 Fax: (608) 257-1179 Email: davidp@pellitteri.com

Property Owner (if not applicant): Kipp Street Properties
Street Address: P.O. Box 259426 City/State: Madison Zip: WI

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Expand facility operating hours
Development Schedule: Commencement 10/6/14 Completion N/A

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including: * *NIA*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 Fardow Date: 8/14/14 Zoning Staff: _____ Date: _____

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

Name of Applicant David Pellitteri Relationship to Property: Operator
Authorizing Signature of Property Owner [Signature] Date 8/14/14

August 15th 2014

Kevin Firchow
Planner
Department of Planning & Community & Economic Development
Madison Municipal Building Ste LL-100
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701-2985
608-267-1150
kfirchow@cityofMadison.com

Re: Expanded Hours
4002 Kipp St
City of Madison

Dear Kevin:

Pellitteri Waste Systems is proposing to expand operational hours at our Recycling and Transfer Station to allow for more working shifts. Allowing expanded hours will create 20-25 jobs immediately with the opportunity to create additional 20-25 jobs in the future. We have found that the current hours do not allow for two full shifts with the amount of maintenance that is required between shifts. We are currently unable to offer recycling processing services to other recycling haulers in the Madison area causing this material to be shipped out of the Madison area and create jobs elsewhere. In order to accomplish this we would need to make changes to one condition; #35 from the May 17th 2011 conditional use approval. Condition #35 reads:

"That the previously approved hours of operation conditions be revised as follows:

That the hours of operation for operating facility machinery is limited to 5:00 am until 9:00 pm, Monday through Saturday. The general maintenance and repair of facility machinery can occur outside of these hours. Trucks shall not enter or leave the facility prior to 6:30 am or after 7:00 pm, daily. To minimize truck noise impacts there shall be no truck engines running or operating in the north-facing "outbound loading areas" as defined by the Planning Division, prior to 6:30 am. Trucks may operate prior to this in order to provide on-site snow removal. No doors to the facility should be left open prior to 6:30 am or after 8:00 pm."

We would like to see this condition changed to:

"That the previously approved hours of operation conditions be revised as follows:

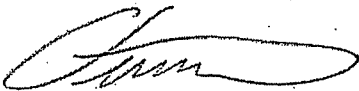
~~That the hours of operation for operating facility machinery is limited to 5:00 am until 9:00 pm, Monday through Saturday. The general maintenance and repair of facility machinery can occur outside of these hours. Trucks shall not enter or leave the facility prior to 6:30 am or after 7:00 pm, daily. To minimize truck noise impacts there shall be no truck engines running or operating in the north-facing "outbound loading areas" as defined by the Planning Division, prior to 6:30 am. Trucks may operate prior to this in~~

order to provide on-site snow removal. No North or West Facing doors to the facility should be left open prior to 6:30 am or after 8:00 pm."

No other conditions would require changes at this time. There will be no changes to the site plan.

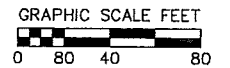
If you have any questions regarding the proposed expansion, please contact David Pellitteri at 608-257-6232 x320.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Pellitteri', written in a cursive style.

David Pellitteri
Vice President
Pellitteri Waste Systems

APPROVED SITE PLAN

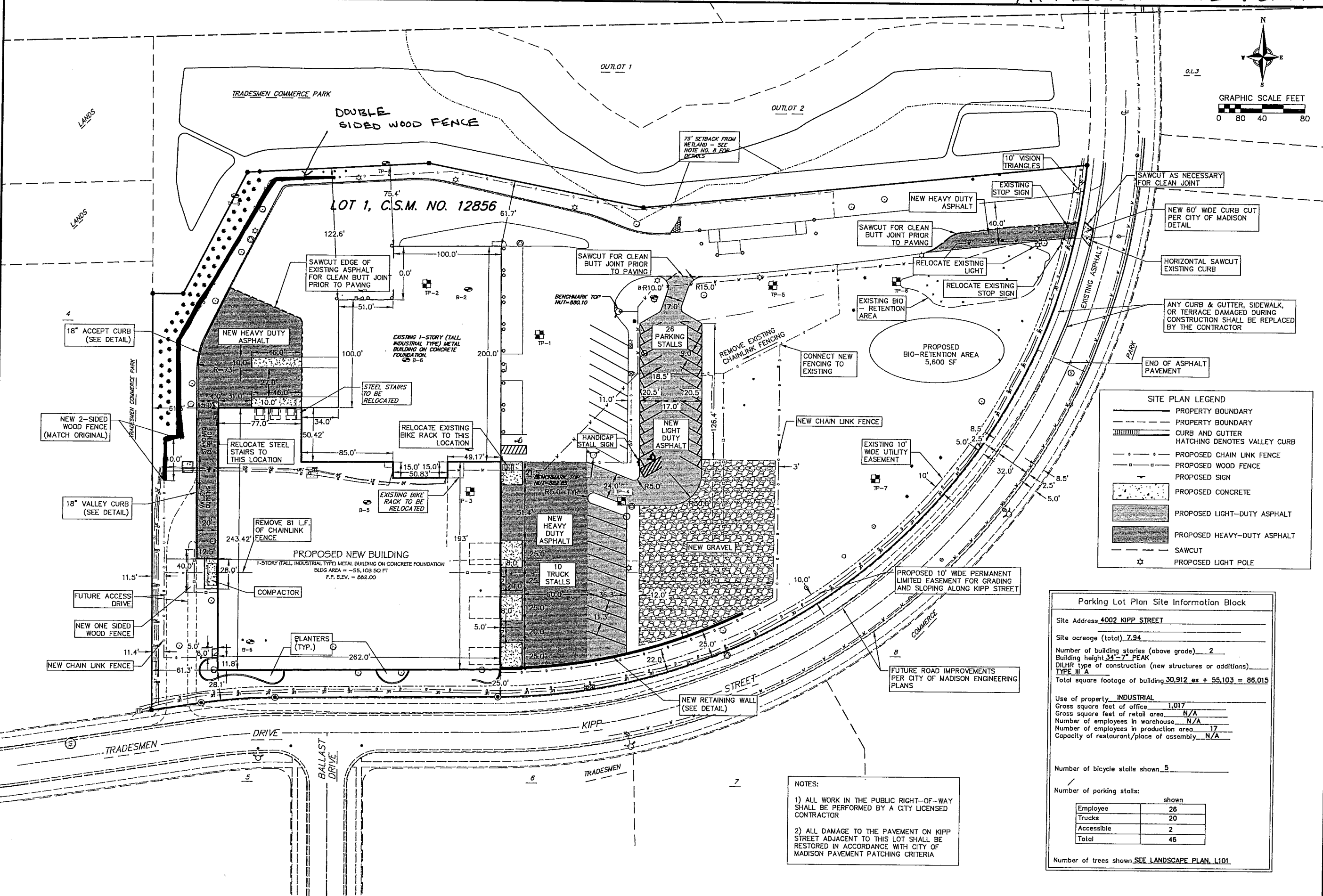


vierbicher
 engineers | advisors
 planners | architects

REEDSBURG - MADISON - WAUNAKEE - WAUKESHA
 999 Packer Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 824-0332 Fax: (608) 824-0330

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20 Oct 2011 - 5:57p M:\Bouff\073117412_Pellitteri Addition\Engineering\Civil\3D\Bound_Pellitteri Addition Base Eng_7612.dwg by:jqca



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- CURB AND GUTTER
- HATCHING DENOTES VALLEY CURB
- - - PROPOSED CHAIN LINK FENCE
- - - PROPOSED WOOD FENCE
- PROPOSED SIGN
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- SAWCUT
- ☆ PROPOSED LIGHT POLE

Parking Lot Plan Site Information Block

Site Address 4002 KIPP STREET

Site acreage (total) 7.94

Number of building stories (above grade) 2

Building height 34'-7" PEAK

DILHR type of construction (new structures or additions) TYPE III A

Total square footage of building 30,912 ex + 55,103 = 86,015

Use of property INDUSTRIAL

Gross square feet of office 1,017

Gross square feet of retail area N/A

Number of employees in warehouse N/A

Number of employees in production area 17

Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 5

Number of parking stalls:

Employee	shown
Trucks	26
Accessible	20
Total	46

Number of trees shown SEE LANDSCAPE PLAN, L101

NOTES:

- 1) ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
- 2) ALL DAMAGE TO THE PAVEMENT ON KIPP STREET ADJACENT TO THIS LOT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF MADISON PAVEMENT PATCHING CRITERIA

Site Plan
 Pellitteri Waste Systems Building Addition
 4002 Kipp Street
 City of Madison, Dane County Wisconsin

REVISIONS	NO.	DATE	REMARKS
1	TP-20-11	9-9-11	CONSTRUCTION

SCALE
 1" = 40' - 22"x34"
 1" = 80' - 11"x17"

DATE
 9-9-11

DRAFTER
 DEHL

CHECKED
 JOUA

PROJECT NO.
 73117612.00

SHEET
 C101
 1 OF 7

DWG. NO.
 2026