

## Murphy, Brad

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**From:** Tony Pullara [pullaraono@hotmail.com]  
**Sent:** Sunday, September 13, 2009 9:24 AM  
**To:** Murphy, Brad  
**Subject:** Pellitteri Waste Systems plan for Kipp Street

Mr. Kevin Firchow,

We are asking you to please do anything in your power to not allow Pellitteri to build their new waste transfer facility next to our neighborhood. Many young families in this neighborhood are concerned with what this will do to the quality of our air, and what will happen with the water run-off. We understand that the trash will be trucked into an enclosed building and separated into piles, but the enclosed building will simply be vended to the outside, allowing the ever changing, unknowing concoctions of possibly hazardous gases in our backyards. God only knows what kind of commercial and residential waste will be trucked in on a daily bases. How can Pellitteri guarantee that asbestos, VOCs, and other hazardous materials will not be brought to the site? No one can monitor what gets put into the dumpsters and trash bins that would be brought to the transfer facility.

Please consider this and other concerns that we have voiced in previous letters when making a decision.

Thank you for your time,

Tony and Michelle Pullara

*Concerned citizens of Lost Creek Neighborhood*

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September 14, 2009

Department of Planning and Community & Economic  
Development Planning Division  
Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, WI. 53701-2985

**Re: Construction of a truck terminal and waste transfer station at 4002-4058  
Kipp Street**

Members of the Board:

I write to express my dissent to the proposed construction of a truck terminal and waste transfer station at 4002-4058 Kipp Street. To approve this proposal would be an unconscionable violation of federal, state, and local laws assuring the protection of personal property interests, and the safety and general welfare of our community.

Protections assured by our local government are evident in City of Madison General Ordinances providing conditions for the use and zoning of competing land interests. Specifically, City of Madison Zoning Code Sec. 28.12(11)(g) governing conditional uses provides:

**No application for a conditional use shall be granted by the City Plan Commission unless such Commission shall find all of the following conditions are present:**

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.
6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association, have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.

It is impossible for a waste transfer facility next to residential homes to ever practically and meaningfully conform to Code Sec. 28.12(11)(g). The public health, safety, and welfare issues that would arise due to fetid gases, liquids, and solids leeching from the range of the corporation's activities cannot be denied. These concerns are the essence of Madison Zoning

Code Sec. 28.12(11)(g), EPA regulations, and all zoning provisions in nearly every city in our country. We do not build residential communities on the edges of garbage dumps, and when we buy homes we rely on the common sense of local government not to allow corporations to house garbage in our backyards. Allowing this construction would render any zoning regulation in this city meaningless.

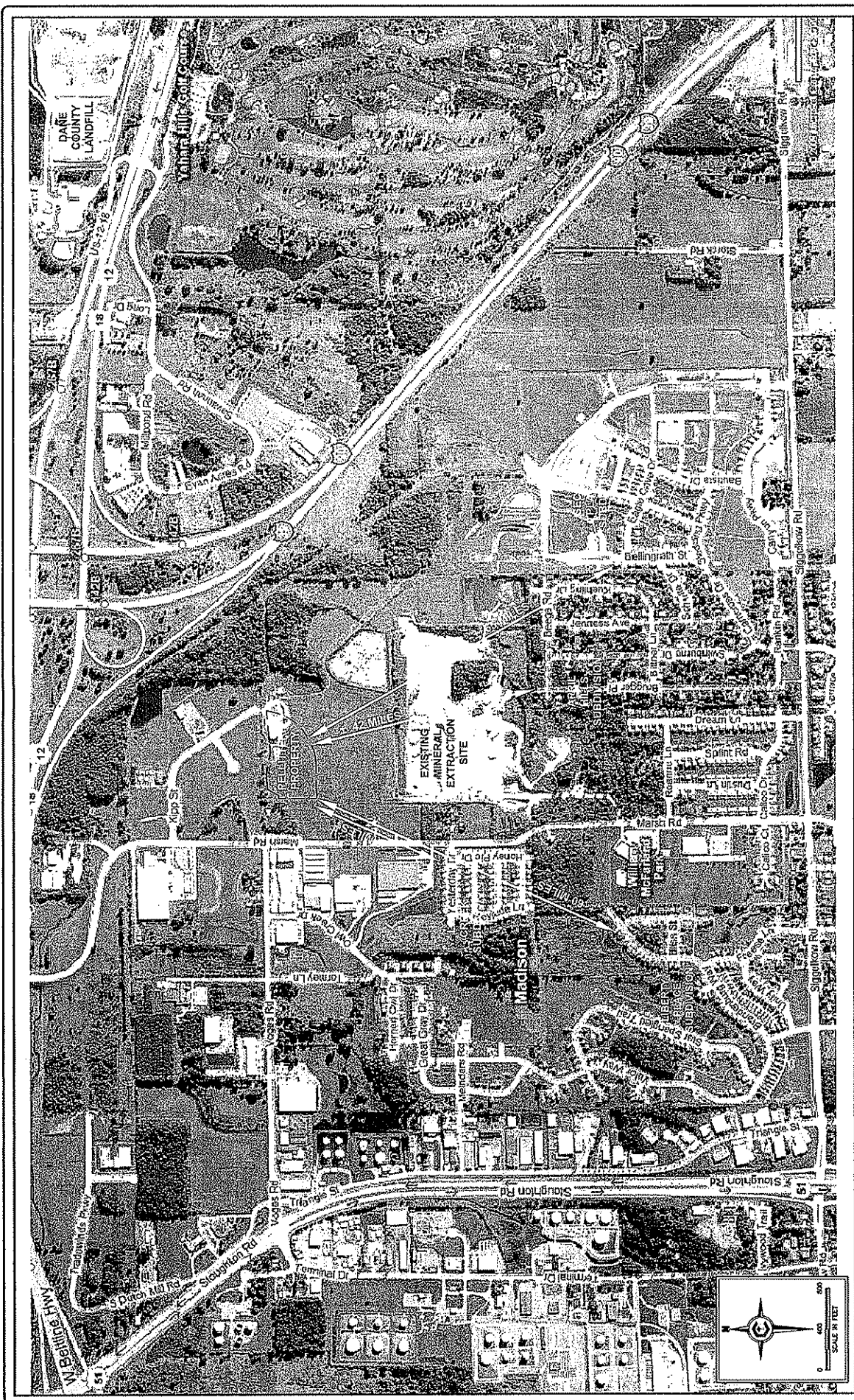
Community members have enumerated their concerns to this proposal.<sup>1</sup> It is now within the hands of this committee to decide whether local zoning laws are mere technicalities or enforced to ensure the safe, healthy, and productive lives of Madison citizens. Thank you all for your strict attention to this very serious issue.

Sincerely yours,

Jessica L. Glynn  
4005 Marsh Road  
Madison, WI. 53718

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<sup>1</sup> Please refer to the letter from Debra and Gordon King to the Commission dated August 12, 2009.



NOTES

1. IMAGE SOURCE IS COURTESY OF UNITED STATES GEOLOGICAL SURVEY  
FOUND AT: <http://www.bing.com/maps/>

**Pellitteri**  
WASTE SYSTEMS

|             |          |
|-------------|----------|
| PROJECT NO. | 000023   |
| DATE        | 08/12/16 |
| BY          | 08/12/16 |
| CHECKED BY  | 08/12/16 |
| APPROVED BY | 08/12/16 |

**CORNERSTONE**  
Environmental Group, LLC

PELLITTERI WASTE SYSTEMS  
PROPOSED MATERIAL RECOVERY & TRANSFER FACILITY  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
ADJOINING NEIGHBORHOOD MAP

SHEET NO. 1.0

Thank you again for the opportunity to present our proposal for moving our business to Madison. I am Tom Pellitteri, the co- founder, with my wife, Michele, of Pellitteri Waste Systems, Inc..

Prior to last month's commission meeting we held a neighborhood meeting and laid out our complete plan of operation, site plans and building design to those folks. At that neighborhood meeting and at the commission meeting, we brought with us the professionals that we have hired to provide the expertise that we needed to design this facility. Our consultants include environmental engineers, structural, and safety engineers and architects, with significant experience in all facets of the plan and facility. Our plan for this facility had to meet the high standards of professionalism that we strive for in all aspects of our family run business. In my opening remarks at the neighborhood meeting, I stated that it was our intention to be open and honest about everything and that we wanted to earn our neighbors support. Many of those people came up to us after the meeting and told us that they were not opposed to us after hearing all the facts that we presented. One voice stood out in opposition and quite frankly, I am glad that she did. At that neighborhood meeting I offered to put in a line of large evergreen trees facing her property. Although this was not acceptable, in a discussion a few days later her significant other suggested that an earthen berm might be the solution. His solution seemed reasonable although I was concerned about the usable land that we would lose.

That brings me to the present. We listened to the commissions concerns and our neighbors. We have revised our site plan that moves our facility sufficiently to create a sizeable barrier on our western property line as shown on the new site plan. We have moved our facility 35' east and 10 ft south to allow us to build a berm along the western portion of our land shown on the new site plan. This berm will be 6' foot high and 30' wide. The berm will have an 8' foot high wood fence on top and 52 evergreen trees planted on it. My son David will give you additional information about the berm, and Ken Kosciuk, our builder will describe the limiting factors of moving the building further east.

At this time I would like to reiterate some of the key components that were designed into our plan of operation to make our facility safe and neighborhood friendly.

- First, the fact that our incoming and outgoing trucks will only be going as far south on Marsh Road as Kipp Street.
- I want to reiterate the importance of siting our building facing east.
  - 1. The prevailing winds are west to east. It is the east side of the building that will have 90% of our truck traffic, and the building itself will act as additional barrier for this part of the operation.
  - The back- side of our building, that is the side to the berm and closest to our neighbors on Marsh Road will have the least activity. At our current levels of material, this translates into 2.2 semi loads per day leaving the loading docks.
  - Our trucks enter and queue on the eastern part of our land, closest to the interstate.

- The design of our building inside and outside safeguards the environment, and in order to do it correctly, we need to build in a commercial park with city services and infra structure not a farm plot in the country.

I have been in the “garbage” business all my life. I am not personally offended that were only likable from afar. It goes with the territory.

I am at peace with whatever decision you make. My earnest hope is that you will see that our plan is good and is justified, and you grant our approval.

My name is David Pellitteri and I live at 1526 Yellowcress Dr. in Madison. Today I will be talking about the benefits of the earth berm, wood fence, and the evergreen trees we have added to the plan

This extensive change in our plan would allow neighbors to enjoy privacy and safety in their backyards. At the property line a 6' tall person would just see the very top of our facility. Between the neighbors property line and our first inch of asphalt there will be ~ 80ft of distance, two rows of trees consisting of 52 evergreen that will grow to the height of 25-50 feet, 6' tall x 35' deep earth berm and sitting on top of that berm there would be an 8 foot tall wooden fence. We hired an engineering firm to do a sound study and with all the additional changes to our plan, a person standing at the closest property line, with trucks moving in the Northwest corner will only experience 50-54 decibels.

A 6' tall person standing at the back of the closest house would only be able to see the top 1/3 of our building and would not be able to see any truck movement that would occur on the northwest part of our property. Vice versa for our drivers, they would not be able to see any of the neighbors' property giving privacy the neighbors desire to safely play with their pets, have a grill out, and enjoy their properties. Adjacent neighbors would have to be standing on their rooftops to get a view of the trucks moving within the Northwest portion of our property. And as the trees mature and grow they will eliminate the ability to even see the facility.

As a point of Clarification Lost Creek Neighborhood is the closest neighborhood at 1326 ft or .25 mile from our property, the Secret Places neighborhood is 3450ft or .65 miles from our property, the Liberty Place neighborhood is 3190ft or .6 mile from our property all as the crow flies.

Truck Route—Leaving/Entering on Kipp St. going north on Kipp St. and turning right on Marsh Rd. going over the beltline and using femrite and dutchmill roads to access hwy 51 and the beltline. This will eliminate any traffic impact that we would have on Voges Rd and Marsh Rd south of Voges Rd. There are a couple subdevelopments on the Southside of Marsh Rd that will see no impact from our trucks.

Employment—we are currently advertising to hire 3 drivers and one mechanic.

Thank you

Dane County Disposal Capacity:

Dane County LF - DNR Permitted Landfill. *m-f 7-3 sat 8-11*  
Hwy 12/18 South East side of Madison  
Accepts Construction and Demolition, Municipal Solid Waste, Asbestos, Other

Madison Prairie LF - DNR Permitted Landfill *m-f 7-3:30*  
Nelson Rd (off of Hwy 151) North East side of City  
Accepts C&D and Special Waste

*Waste management's Dm*

2<sup>nd</sup> Season Recycling - DNR Permitted C&D Recycling Processor *7-5 m-f*  
Range Trail - Verona *7-12 Private sat*  
Accepts and processes for recycling C&D materials

Waste Management Transfer Station - DNR Permitted Transfer Station  
W Badger Rd - South Side of Madison *7-5*  
Accepts both C&D and MSW

Green Valley Disposal Transfer Station - DNR Permitted Transfer Station *6-5 m-f*  
Waunakee WI, North side of Madison *6-12 Saturday*  
Accepts both C&D and MSW

Royal Container Service - DNR Permitted C&D Recycling Processor *6-5*  
DeForest WI, North side of Madison  
Accepts clean C&D for recycling

It should also be noted that Dane County has just announced the siting and construction of a transfer station on the Landfill site at Hwy 12/18. This will be used to divert C&D waste to lengthen the life of the LF and then for both C&D and MSW when the LF reaches it's site life.

*9 PM*