



Ganser COMPANY
Ganser has the answer

June 8, 2009

Re: Pelletteri Waste Systems

To whom it may concern:

This letter is to confirm that Pelletteri Waste Systems has been a very considerate and welcomed neighbor. Their operation sits directly behind our retail showroom.

One would expect that a company that deals with waste products and trash would be noisy, smelly, and "lower the value" of the neighborhood. I have found just the opposite. Their facility is always well kept and very professional looking. The only smells I can recall that come from Pelletteri, is the frequent brat feed when they are having company cookouts for employees and their customers – some of which I have participated in. You will not find better neighbors than the Pelletteri staff and operation.

If you have any questions about Pelletteri, or are hesitant about them being your neighbor, please call me at 212-3348.

Kind regards,

Travis Ganser

2616 Industrial Drive
Madison, WI 53713
www.GanserCompany.com
Phone: 608.222.1243 Fax: 608.222.8199



August 10, 2009

To Whom It May Concern:

Pellitteri Waste Systems has been our neighbor for 9 years. Mortenson Investment Group, I.L.C. owns a warehouse next to Pellitteri's and we share a common drive. We have never had an issue renting this facility due to the fact there was a waste/recycling company located next door. Pellitteri runs a clean operation at their current location. We have never had an issue with any odors or trash blowing from their operation. Their drivers are cautious and courteous when our renter is using the common driveway.

Overall Pellitteri Waste System Inc. has been a good neighbor and easy to work with.

Timothy P. Ganser
Vice President of Operations and Facilities
Mortenson Investment Group, I.L.C.
3001 West Beltline Hwy., Suite 202
Madison, WI 53713

August 12, 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

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

Dear Members of the Board:

Our names are Debra Glynn and Gordon King and we own a home at 4005 Marsh Road in Madison, Wisconsin. When we bought our property 25 years ago, the surrounding area was comprised of farms and cornfields. However, as industry has moved into the countryside, the marsh on Marsh Road has been filled in one business at a time and is now in danger of becoming a garbage dump 57 feet from our backyard.

Due to an unfortunate zoning oversight, our property and five other homes on Marsh Road reside on what can best be described as the one street island of Blooming Grove in the middle of Madison. We are not represented by a Madison alderperson and have no existing neighborhood association, and thus are without a recognized liaison with the corporation that will devastate our property values and effectively evict us from our homes.

The Notice of Public Hearing sent by this department dated July 24th, 2009 is the only source of information that our neighbors and I have received about the Pelliteri Waste Systems construction that would abut our properties. In fact, to assure the quiet transfer of property and development of the waste transfer site, neighbors on Marsh Road and Voges Road were not invited to the "neighborhood meeting" hosted by the Pelliteri Corporation on August 5th—a meeting that was held for the sole purpose of creating the pretense of transparency and community participation. It is shameful that the actual people living nearly on top of the proposed location of the waste transfer station have not been consulted on this construction. For who would know more about a location than the people who live in that location? Who would know more about traffic, run-off, climate, birds, walkers, or noise than a neighbor?

It came to our attention that this neighborhood meeting was being held only after I received the notice of the public hearing and calling the Alderperson for the bordering Madison neighborhood. After spending the following week calling every city government office and local nonprofit organization that would speak with me—from the City Clerk's Office to the Bicycle Federation—I have found that the Pelliteri Waste Systems proposal, as it stands, has not complied with the City of Madison Zoning Code Sec. 28.12(11) for conditional uses. The establishment of the waste transfer station would endanger the public health, safety, and general welfare, as well as impair the use, value, and enjoyment of existing property in the neighborhood. The following are specific violations of Zoning Code Sec. 28.12(11) if the Pelliteri Waste Systems construction is to be granted and referrals if the transfer station is to be built.

28.12(11)(g)(1)

The establishment, maintenance, and operation of the conditional use will be detrimental to and endanger the public health, safety, or welfare of the neighboring residential property

- (1) From professional experience as a foreman at Waste Management, I understand that complete containment of runoff or seepage of containments is impossible. Additional and continuing monitoring of soil and water containments must be an on-going effort and a partnership between Pelleteri and residential neighbors if this waste transfer station and truck terminal is built.
- (2) Abutting residential property's well water will be contaminated by run-off into our water supply making drinking water unsafe for human consumption. Contamination could cause infection, illness, and possible death of humans and domestic animals.
- (3) Runoff, seepage, and airborne waste will contaminate soil on our property, and thus agricultural use of our property will be frustrated.
- (4) Waste and refuse will significantly diminish our property value and interfere with the quiet enjoyment of our property.
- (5) Crushed glass, liquids, and maggots seeping through the slated, unsealed walking floors of the transfer trailers will contaminate ground water and soil of neighboring residential properties and area waterways.
- (6) Air contaminants released by incoming trucks and management of the waste transfer station will interfere with air quality and thus the quiet enjoyment of our property and residential neighborhood.
- (7) Vermin and other predatory animals brought into the waste transfer station or drawn to the waste contained at the transfer station will contaminate our abutting property and bring disease to the human residents and domestic animals on our property.
- (8) Increased traffic will create dangerous road conditions for residential traffic, driveways, and bicycle lanes on Marsh Road.
- (9) Crushed glass and contaminants seeping through the slated, unsealed walking floors of the transfer trailers will contaminate area streets making public walkways and the Marsh Road bicycle lane hazardous to human health and safety.
- (10) Contaminants and disease from vermin and other pests drawn to the waste and their resulting waste will result in infection, illness, and possible death.
- (11) Waste and refuse will invariably seep into our soil and ground water, killing landscaping and other vegetation on our property.
- (12) The proposed location of the waste transfer site will abut land 57 feet from our residential property. A truck or transfer trailer could easily tip onto our property in icy conditions.
- (13) Children visiting our property will be in danger of likely injury and possible death from dangerous conditions at the waste transfer site and transfer terminal if they venture feet from our property.
- (14) Recreational use of our property will be made impossible due to airborne containments and blowing refuse caused by the waste transfer station.
- (15) Hours of operation are unrestricted and thus noise and light pollution will result in trespass to our land interfering with sleep and the quiet enjoyment of our property.

- (16) Recreational use of our property will be frustrated, including: gardening, enjoying wildlife (deer, wild turkeys, owls, fox, coyotes), picnicking, enjoying our outdoor deck, and owning domestic pets.

28.12(11)(g)(3)

The uses, values, and enjoyment of other property in the neighborhood for purposes already established will substantially impair and be diminished by the establishment, maintenance, and operation of the condition use

- (1) Our property is zoned agricultural—A1. The development of a waste transfer station would substantially impair any use of our property for agricultural use due to seepage and runoff of contaminants from the waste transfer station.
- (2) The establishment of a waste transfer station 57 feet from our property will substantially reduce our property value. To determine the exact depreciation that will result requires an assessor with expertise in this area.
- (3) Marsh Road is a mixed-use neighborhood. There are currently two residential homes bordering the proposed waste transfer station that will be impossible to inhabit if a waste transfer station is developed behind our land due to light noise, air, and water pollution.
- (4) Heavy equipment, trucks, lighting, and odors will interfere with normal daily activities, including sleep.
- (5) The proximity of our home to the proposed site will result in a substantial loss of privacy.

28.12(11)(g)(4)

The establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- (1) Property values and any sale of property will be substantially impaired by development of the conditional use.
- (2) Current industry and business in the surrounding area will leave or refrain from further development due to loss of value in their property and contaminates from the waste transfer station.

REFERRALS

- (1) The City of Madison Assessor has stated that our property value will be substantially diminished over the course of years. Thus, an accurate, independent appraisal of our property by an assessor who specializes in this classification is required to protect our property interest.
- (2) An independent assessment of the environmental impact to our property and surrounding land must be conducted.
- (3) A berm should be installed on the proposed site to create a sound barrier and privacy for our abutting property.
- (4) The corporation seeking the development and not the residential neighbors should incur the costs of providing these assessments.
- (5) If these conditions are not met, and the Pelliteri Waste Systems Corporation cannot demonstrate that the waste transfer station and truck terminal would not interfere with the public health, safety, and general welfare of the neighborhood.

Mark H/H

Debra Flynn 8-12-09 3