



CORNERSTONE

Environmental Group, LLC

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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
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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.

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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