



City of Waukesha
 201 Delafield St. Waukesha, WI 53188
 Tel: 262.542.3700
 waukesha-wi.gov

Committee: Plan Commission	Date: 3/19/2024
Common Council Item Number: PC24-0496	Date: 3/19/2024
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Final Site Plan and Architectural Review – 1635 Arcadian Ave., Central Disposal, Inc. – A request to approve plans for a tire transfer facility and recycling facility at 1635 Arcadian Ave.	

Details: The applicant would like to build a new 15,000 square foot building to house a facility for sorting tires and construction waste at 1635 Arcadian Ave. The Plan Commission previously approved an application for a hoop structure on the same property, and a Conditional Use Permit for operations at the adjacent property, 1631 Arcadian Ave.

The proposed new building will be a three sided structure, open on the south side, facing into the site. All trash and tire sorting activities will be contained within the structure. A truck scale will be located near the south end of the property, with a small pre-fabricated office building adjacent to it. The office will have an area of roughly 1,400 square feet and will be one story. Trucks will access the property through a gate at the southeast corner, sharing the entrance with the Koput Storage and Mulch operation at 1631 Arcadian Ave., proceed across the scale, and drop off material to be sorted in the building.

1635 Arcadian Ave. is located on a former municipal landfill. However, this section of the landfill does not have a cap of clay, concrete, or another material. Instead, the applicants have confirmed using soil borings that it is made up of a layer of crushed asphalt over organic fill material. Instead of a conventional foundation for the larger building the applicant plans to drill piles down to the solid ground beneath the fill, and place the building walls on top of the pilings. The office building will have a conventional foundation.

The proposed transfer building will be more permanent than previously proposed structures. The siding will be vertical metal panels, colored white near the base and blue above. It will be 41' tall at the peak of the roof. The existing berm and landscaping along the south edge of the property will be maintained, with the intention of minimizing the visual impact of the new building from Arcadian Ave. The building will be unheated, but will include a sprinkler system for fire suppression, which will be housed in a small, insulated room on the west side of the building. Additional landscaping will be added near the entrance to the site.

The applicant plans to add a stormwater pond to the west of the building, to account for the new impervious surface. Much of the site will continue to be surfaced with crushed asphalt, but heavy traffic areas along the route to the scale and the building will be paved with asphalt.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for Central Disposal at 1635 Arcadian Ave. with the following conditions:

- Provide a lighting photometric plan and cutsheets prior to issuance of Building Permits, showing any exterior lighting upgrades or additions. Light spillover may not exceed 0.5 footcandles at the property boundary. All lights should be shielded or directed downward. Color temperature should not exceed 4,000 k.
- The proposed building must receive final DNR approval before Building Permits can be issued.
- Engineering Department, Water Utility, and Fire Department comments will be addressed.