



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/22/2021
<b>Item Number:</b> PC21-00100	<b>Date:</b> 9/22/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Tire Tech, 1505 Arcadian Ave. – Conditional Use Permit</b>	

**Details:** The applicant would like to use the rear section of the lot at 1505 Arcadian Ave. as a transfer station for a tire recycling operation. The front section of the lot is the First Student school bus garage. The rear section, where the Tire Tech operation will be located, is currently used for storage of snow clearing equipment. It is large enough to accommodate both Tire Tech and the existing storage, so the storage will remain.

Tire Tech's operation involves local collection routes which pick up used and damaged tires at car dealerships and service stations throughout the Milwaukee area. They are then transferred onto a larger semi-truck to be shipped to a processing facility elsewhere in the state. The transfer will take place at the facility on Arcadian Ave. Operation at the site will happen intermittently between 6:30 AM and 4:30 PM Monday through Friday, with very occasional weekend operations. It will employ between 5 and 10 people with seasonal variations.

1505 Arcadian Ave. is accessible from Eugene Court, which is a private street, and the rear lot has very little visibility from Arcadian itself. The applicant's proposed alterations to the lot are temporary in nature, including a construction-style trailer to be used as an office and for tool storage. He has stated that he wants to get the business off the ground and invest his limited funds in business equipment at the moment, and that he will have more time and money to invest in permanent site alterations next year. Given the nature of the business and the property staff is comfortable with this provided that he does eventually make the required improvements.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.



**Staff Recommendation:**

Staff recommends approval of a one-year Conditional Use Permit for Tire Tech at 1505 Arcadian Ave. with the requirement that the applicant will come back prior to September of 2022 with a proposal to include a more permanent building and site plan changes.

- If the Plan Commission chooses to approve paving the lot with asphalt millings as part of the Site Plan review, it should include a condition that they will be properly maintained.