



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 1/11/2017
Common Council Item Number: PC#16-0135	Date: 1/11/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Advance Construction Crushing Operation, Pearl Street – Conditional Use Permit	

Details:
 The applicant is requesting to use the property at far east end of Pearl Street, east of STH 164 as a crushing operation. The daily operations would entail crushing concrete into recycled concrete gravel. The applicant will also have on-site measures to minimize dust.

The site has been used for crushing operations in the past but by a different company. The hours of operation would be Monday through Friday, from 7:00 AM to 7:00 PM with 2-3 employees on site at any given time. The applicant is requesting a permanent conditional use permit.

The land around the facility is zoned M-2, General Manufacturing, with the exception being a wooded area of Missile Park to the east and a multi-family development that is located beyond the M-2 zoning (over 400 feet from the site). Given the location of this, away from residential uses, staff is comfortable with the conditional use permit. Crushing operations can be noisy and create dust issues (which they plan on addressing) so this location is preferable to other M-2 zoned land that may be located near less compatible uses.

Options & Alternatives:
 The Plan Commission could impose any additional conditions on the approval they see fit or if there are concerns they could limit the hours of operation and/or approve this as a 1-year conditional use permit to make sure there are no issues with this use and then the applicant could return to the Commission in a year for a permanent conditional use permit.

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the Conditional Use Permit subject to:

1. Engineering Comments
2. Fire Department Comments
3. Water Utility Comments
4. Operator shall keep site in an orderly fashion; there shall be no outside storage of junk or salvaged material/vehicles.
5. All operations shall not encroach on the wetlands along the northeast corner of the property.