



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/27/2024
<b>Common Council Item Number:</b> PC24-0510	<b>Date:</b> 3/27/2024
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Conditional Use Permit – 1635 Arcadian Ave., Central Disposal, Inc. – A request to approve plans for a tire transfer facility and recycling facility at 1635 Arcadian Ave.</b>	

**Details:** The applicant would like to operate a recycling transfer facility for whole scrap tires, and a processing facility for Construction and Demolition waste at 1635 Arcadian Ave. The Plan Commission previously approved a Conditional Use Permit for a similar facility at 1631 Arcadian Ave., and Final Site Plan and Architectural Review for a proposed building at 1635 Arcadian Ave., last year. At the time the applicant planned to use the existing building at 1631 Arcadian Ave. as an office, and to locate a truck scale next to it. The applicant has now purchased what has been the front of the property and separated it from the Koput Storage facility by a fence.

Because it is completely separate, a new Conditional Use Permit is required for the operation in the new location. The applicant is requesting both a permanent Conditional Use Permit for operations once construction is complete, and a temporary Conditional Use Permit to cover operations on a smaller scale before and during construction. In both cases operations will involve transferring scrap tires and construction waste from smaller collector trucks and dumpsters to larger semi-trailers which will then ship the tires on to a recycling facility and the garbage to a landfill. All waste material and tires will be loaded into trailers before the end of each work day.

After the new building is complete, the tire storage and construction waste processing operations will both take place inside it. The building will have a sprinkler system to provide fire suppression. Portions of the yard that are not used for regular vehicle traffic will be used for vehicle and trailer storage. Office and restroom facilities will be in the office building at the south end of the site.

While construction is ongoing an eight foot high, three sided barrier of concrete blocks will be used as a wind break for trash processing. Tire processing will happen in the open area of the property, but it must meet all fire code requirements for outdoor tire storage, including setback requirements, limits on pile size, and proximity to the nearest fire hydrant. The applicant plans to rent space in the existing building at 1631 Arcadian on the adjacent lot for office and restroom use. The scale has already been installed at 1635 Arcadian Ave. It is currently powered by a generator. During construction the scale operator can be located off-site and can deliver weights to truck drivers electronically.

The applicant has requested the Temporary Conditional Use Permit through September 30<sup>th</sup>, 2024.

Staff has received complaints from a neighboring property owner that trucks related to Central Disposal business have driven over medians, sidewalks, and street terraces, and are damaging city infrastructure. The Public Works Department is considering whether to require driveway improvements, but driver error or carelessness may also be a factor. To ensure that this does not become a problem in the future, staff is recommending that a condition be added noting that any repairs to street infrastructure will come at the expense of the property owner.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of a Conditional Use Permit for Central Disposal at 1635 Arcadian Ave. with the following conditions:

- Trucks entering and leaving the property at 1631 Arcadian Ave. must take care not to damage curbs and sidewalks. Any repairs or improvements to Arcadian Ave. necessitated by operations at 1635 Arcadian Ave. will be at the expense of the property owner.
- The lot surface and entrance must be kept in good condition and repaired regularly to prevent ruts, large puddles, and other deterioration.
- Temporary operations must comply with Chapter 34 of the International Fire Code at all times, along with any other relevant fire code regulations for outdoor trash and tire processing, and with the parameters of the approved DNR permit.
- Once the building is completed, operations will comply with all fire code and DNR requirements for indoor trash and tire processing.
- Any debris must be cleaned up regularly.
- Inspectors must be allowed access during business hours.
- The Temporary Conditional Use Permit for outdoor operations will be in effect through September 30<sup>th</sup>, 2024 only. After that, all outdoor operations must cease. Operations may not start until the Building Department has also approved a Temporary Occupancy Permit for the property.
- Indoor operations as described in the application may start as soon as the building is completed and receives Occupancy, and will continue on a permanent basis.
- Engineering Department, Water Utility, and Fire Department comments will be addressed.