



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/13/2017
Common Council Item Number: PC17-0081	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review:	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Advance Construction Crushing Operation, Pearl Street – Review of Conditional Use Permit	

Details: At the January 11, 2017 Plan Commission meeting, a Conditional Use permit was granted to Advanced Construction for a crushing operation for ONE YEAR (ending December 2017). The original application requested a permanent conditional use. The application requested hours of operation (including crushing) from 7am to 7pm. The approved hours of operation indicated that crushing could only occur between 8am and 6pm, but other operations (cleanup etc) could occur from 7am to 7pm. The applicant agreed to the restricted hours for crushing, indicating that before and after those hours would be used for clean up etc. Additional conditions of approval included: providing dust control measures on site, the site must be kept in orderly fashion with no storage of junk or salvaged vehicles, operations should not encroach into the wetlands in the NE part of the site and the wetlands should be delineated with some type of signage. The applicant also indicated that they would sign the wetlands and that the crusher used incorporated a wetting system to reduce dust.

The site is zoned M-2, General Manufacturing. Quarries and mineral extraction operations, including crushing is a conditional use in this district.

The Department of Community Development received a complaint from residents of the Town of Waukesha indicating that crushing and noisy operations were occurring before and after the approved hours of operation. The Plan Commission reviewed the complaint at the August meeting reiterating the hours of operation to the applicant. The applicant stated that they thought they were able to operate the crusher until dusk. They were advised that that was not the condition of approval and they stated that they would comply with the 6pm stop time for crushing.

Staff contacted the neighboring apartment management company to the south of the site, who indicated that their tenants have not complained about noise from the crushing operation, but that the majority of them may not be home during the daytime hours.

Staff also met with representatives of ODW Logistics, the manufacturing owner that abuts this property on each side of Pearl Street. They indicated that they are concerned with the speed of the dump trucks on Pearl Street because they have employees who regularly walk across the street between the two facilities. They also indicated



that despite the dust mitigation on site, there is a lot of dust during crushing that requires them to keep all doors and windows closed. Finally, they also indicated that there is often substantial debris in the roadway from material falling out of the dump trucks.

On a recent site inspection, staff recorded that there was no viable signage to identify the wetlands, per the one year conditional use approval.

Staff has also requested a spec sheet from the applicant with the decibel rating for the crusher used at this location.

Options & Alternatives:

[Click here to enter text.](#)

Staff Recommendation:

Based on noncompliance with the conditions of the one year Conditional Use Permit and additional information from surrounding property owners regarding noise, dust and other concerns; staff recommends denial of this Conditional Use. Staff also recommends that the applicant should remove the piles of crushed concrete by March 31, 2018.