



DEPARTMENT OF CITY DEVELOPMENT



Application for Variance

Applicant Name: Steve Rolfe - Midland ~~Commercial Code Development~~ (Washington/Perry) Associates II
Address: 1604 Alta Vista Ave
W228 N745 Westmond City: Wauwatosa
State: WI Zip: ~~53186~~ 53213
Telephone: ~~262-549-9600~~ Cell Phone: 414-378-0179
Email: srolfe@midlandcd.com

Agent Name: Edgerton Contractors
Address: 545 W Ryan Rd City: Oak Creek
State: WI Zip: 53154
Telephone: 414-764-4443 Cell Phone: 414-255-6365
Email: ssantos@edgerton.us

Property Address (Es): 1230 Perry Ave
Current Zoning: _____
Current/Most Recent Property Use: ST Louis yard
Proposed Use: Crushing yard

Section of code variance sought:

Jh



(262) 636-9151



CityDevelopment@cityofracine.org



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Hintz, Jeffrey

From: Silvester Santos <ssantos@edgerton.us>
Sent: Wednesday, January 13, 2021 12:50 PM
To: Hintz, Jeffrey
Subject: 20177- Washington Ave -Temp Permit Recycle Yard
Attachments: 20177 - Crushing Yard.pdf

Jeffrey,

I appreciate the email and have made some changes to the site plan so you can see how our typical crushing set up would look and operate. Please see below for my responses to each question in red.

1. Traffic schedule (trips per day or hour, however you want to break it down) of what we can expect in regard to people coming and going from the site; it would be worthwhile to split this between heavy trucks and say regular pickup trucks so people have a feeling for how this would work. IT might also be worthwhile to split this between when the site it storage and when it is actively crushing.
Beginning operations we would have 3 – 4 on road dump trucks to travel between project to yard loading and unloading material. approx. 4 times roundtrip each per hour. Personal operator vehicles will be parked in the morning at their locations onsite then only moved to go home. Typical day the only regular trucks moving around often would be the foreman, Project Manager. We have a total of 35 days crushing but because of the staging of this project between stage 1 and stage 2 and working around a utility contractor each stage will require 17 days to crush that material. Depending onsite conditions this time will likely be split up into some days on and some days off each week. Crushing for each Stage will be sporadic because of the type of work.
2. When does the 8 months you'd hope to lease it start? Within that, which months will the crusher be active and which months will the site be mostly used for storage?
We hope to start the project in April so our lease would start in April and complete in November. Out of 8 months we will likely spend 2 months crushing at different times. The rest of the time the parcel will serve us as a stockpile yard with no crushing/ recycling operations happening other than loading material into dump trucks.
3. Monday – Friday during normal business hours sounds good for noise control purposes and the city's general noise ordinance; I'm assuming that is 8-5?
How many people typically run a site like this? 5, 10? What do they do? 2 run the crusher, there's 2 water control people who also monitor the street for

debris... again, no right to wrong answer, but some sort of explanation of what will occur here when it isn't being used for storage will help everyone involved in considering this.

Monday – Friday 7am-5pm are our normal business hours. However for crushing operations we can certainly make some changes to those hours. The crushing site is typically run by two operators that also includes house cleaning, street sweeping and dust control. One operator would operate the excavator loading the crusher and stockpile material. The other operator would support by also helping run crusher and street sweep, water truck dust control as needed and help move material etc.

4. You'll want to include something about how you feel what you are proposing will "safeguard the public health, safety, convenience and general welfare." That's really the question the Board has to answer when determining if you'll get this permit or not. You aren't required to answer it, but it never hurts to share your opinion on it; otherwise the board will only hear a one sided argument if anyone else speaks on the matter. We fully intend on installing a 6' FT high chainlink fence around the perimeter to separate the public from our yard and operations. Also including a black mesh along the side closest to the bank to help with visual and debris. If traffic on Perry Ave becomes an issue we would look at having a flagger onsite during crushing activities. For dust control we will have water truck available on the project and the crusher has a built in water system that will also assist. We will have a street sweeper that will run on Perry Ave a few times a day as needed during crushing activities. Noise levels will be controlled by only operating during normal business hours and being so close to the project that it will be typical project noise from Washington Ave once that construction begins. We have made plans to set up controls to safeguard the public from our operations. The only possible inconvenience that I can honestly see would be traffic on Perry Ave. But as previously stated we could revisit that as crushing operations begins and would set up a flagger during operations if necessary. Currently there is another contractor using the parcel for construction purposes and I do not think that our sporadic operations would change the atmosphere that much from its current position.

Please contact me if you need anything else from me. Thank you for your time!

From: Silvester Santos [<mailto:ssantos@edgerton.us>]
Sent: Thursday, January 7, 2021 9:49 PM
To: Hintz, Jeffrey <Jeffrey.Hintz@cityofracine.org>
Subject: 20177- Washington Ave -Temp Permit Recycle Yard

Jeffrey,

Attached is a picture of a similar crusher and a marked up plan of Parcel #3 at 1230 Perry Ave, Edgerton is proposing to utilize as a crushing/recycle yard. The controls Edgerton intends on setting up for this location would be a tracking pad, sweeper and a perimeter safety fence for public safety. The machine model that we will be utilizing has a built in water system for dust control. Our goal is to only crush during normal business hours Monday – Friday for noise control.

