

October 30, 2013
708 S 110 St
West Allis, WI 53214

Paul M. Ziehler
City Administrative Officer, Clerk/Treasurer
7525 W Greenfield Ave
West Allis, WI 53214

Mr. Ziehler,

We received the public hearing notice scheduled for November 5, 2013 concerning the Special Use Permit for Michels Corporation proposed batch plant and trucking operations.

The description of the batch plant operations provided by Michels Corporation raises unanswered questions.

1. Is this special use permit an exception to the current zoning?
2. Will an environmental impact study of the area be required?
3. How will this batch plant improve the surrounding neighborhood?
4. Who will receive complaints from the neighborhood for problems concerning this business?
5. Will this improve the city's tax base and/or employment opportunities for West Allis residents?
6. What benefits will Quad Graphics receive for the use of their land?
7. What other locations are being considered for the batch plant?
8. Will city services increase because of the dirt deposited on city streets?
9. How frequently will dust control measures be used within the site and surrounding area?
10. Where is the water source for this operation?
11. How will storm sewer run off be protected?

The description of the plant operations states the site is ideal because it is beyond the view and impact to the local community. There are serious contradictions in these descriptions.

- Noise. The 50 ft. tall building and a large buffer of trees around the site will be a protection against noise.

This does not completely eliminate the noise. Trees just don't do it!

- General Hours of Operation, 6:00 AM to 6:00 PM.

This time frame increases daytime irritation of dust and noise in the neighborhood.

- Work Outside of General Hours of Operation. The West Allis NOW newspaper states that much of the paving work will be done at night. Michels Corporation hopes to get more Zoo Interchange contracts.

This increases nighttime disruption of the peace. The Wisconsin DOT schedules do not take into consideration the neighborhood disturbances

- Dust.

The water truck and vacuum truck operating within the site and adjacent city roadways will increase air and noise pollution.

- Michels will strictly enforce traffic laws and safety rules.

There is no discussion detailing how complaints from the neighborhood will be addressed for problems concerning the batch plant and/or traffic issues?

- The proposed plant will not operate from mid-December through mid-March.

This means greater summer annoyance when neighbors are outside.

- The delivery of concrete, aggregates and sand by dump trucks and semi-trailer trucks will not occur at night.

This means daytime disturbances.

- There will be no slamming of dump truck tailgates during evening or night hours at the plant site because there will be no night deliveries.

This means daytime noise pollution when the neighborhood spends time outside.

We believe the plant operations will be an intrusion on the local neighborhood with increased truck traffic on S. 108 Street, air and noise pollution. We are opposed to this proposed Special Use Permit for Michels Corporation batch plant and trucking operations in our neighborhood. One batch plant in the neighborhood is more than enough. It is not necessary to allow 2 batch plants to further disrupt our activities. We do not want to see further increases in truck traffic or air and noise pollution from a 2nd concrete production plant. We ask that the Common Council decline this Special Use Permit.

Respectfully,




Dan and Sharon Prindiville

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cc Gary Barczak, Alderman

Michael May, Alderman