

64
39.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

2006-0388

Special Use Permit

In Committee

Special Use Permit for proposed Healthcare Waste Solutions to be located within a portion of the existing building located at 127 S. 116 St. (Tax Key No. 413-9999-034).

Introduced: 6/6/2006

Controlling Body: Safety & Development Committee

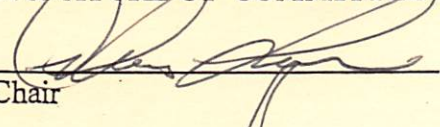
PLAN COMMISSION

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>7/5/06</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

 _____
 Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUL 05 2006</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>	<u>-</u>		

Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

Applicant or Agent for Applicant

Name Lewis G. Benfro
 Company HWS of Minnesota LLC
 Address 7593 Hwy 65 NE
 City Fridley State Minn Zip 55432
 Daytime Phone Number (513) 266-6477
 E-mail Address LRENROD@HWSUSA.COM
 Fax Number _____
 Project Name/New Company Name (If applicable) _____

Agent is Representing (Owner/Leasee)

Name _____
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.

Agent Address will be used for all official correspondence.

Property Information

Property Address 127 S. 116th Street
 Tax Key Number _____
 Current Zoning M1
 Property Owner A.A. Hebert Real Estate
 Property Owner's Address 12970 W. Bluemound Rd
Edin Grove, WI 53122
 Existing Use of Property Industrial
 Lot Size _____
 Structure Size _____ Addition _____
 Construction Cost Estimate: Hard _____ Soft _____ Total _____
 Landscaping Cost Estimate _____
 Total Project Cost Estimate: 15k - 20k
 For Multi-tenant Buildings, Area Occupied _____
 Previous Occupant Metra Auto Parts

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Sign: Permit Fee _____
- Conceptual Project Review _____
- Street or Alley Vacation: \$500.00
- Board of Appeals: \$100.00

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD).

Attach detailed description of proposal.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan Floor Plans Elevations Signage Plan Legal Description Certified Survey Map
 Landscaping/Screening Plan Grading Plan Utility System Plan Other _____

Applicant or Agent Signature [Signature] Date: 5/31/06

Subscribed and sworn to me this 31 day of May, 2006

Notary Public: [Signature]
 My Commission: 4210

Please make checks payable to:
City Of West Allis

Please do not write in this box

Application Accepted and Authorized by: _____

Date: _____

Meeting Date: _____

Total Fee: _____

April 27, 2006

Steve Schaer, AICP
City of West Allis – Manager of Planning and Zoning Division
7525 West Greenfield Avenue
West Allis, WI 53214

Dear Steve;

Thank you for meeting with us today and discussing Healthcare Waste Solution's sincere interest in leasing the warehouse located at 127th S. 116th St., in your city of West Allis. As per our conversation, I have put together this letter to inform and clarify the nature of our business and how we will benefit the community.

Healthcare Waste Solutions collects medical waste from healthcare facilities throughout southeastern Wisconsin and delivers this waste to a processing facility in Minnesota. It is important to realize that this waste is generated/present at all times in West Allis at hospitals, clinics, dentists, commercial office buildings (sharps), schools, jails, and other facilities within the city limits. Perhaps some of your government offices even have sharps containers for diabetics and others that work and visit your facilities? Each of these customers generates and handles medical waste and packages it for disposal on a regular basis. The waste is made up of things like gloves, linens, towels, bandages, sharps containers and DOES NOT include hazardous materials, hazardous drugs, or radiation material. Our company already handles this pre-packaged waste at each of these types of customers, wheeling it through each facility to the route truck which is many times parked on city streets. The West Allis warehouse facility is a much more controlled environment – essentially a place with docks that allows us to easily move the containers from the route trucks and onto the semi trailers for transport to the treatment facility in Minneapolis. We deliver clean packaging and pick up full packages, much like any other delivery service.

The filling and packaging of the containers is done by fully trained employees within each healthcare facility. From the moment it leaves the healthcare facility, to the moment it leaves the city, the product is fully sealed and packaged in DOT approved plastic bags (primary containers) placed within DOT approved reusable plastic (secondary) containers. The product is offloaded from the route trucks and onto the semi-trailers usually without ever even touching the warehouse floor. There is no processing or re-packaging of the waste within the warehouse in West Allis, rather the containers are simply moved from the route trucks onto a semi trailer for shipment to the processing facility. The waste is always enclosed within the containers and the containers are secured either within route trucks, semi trailers or the warehouse at all times.

The warehouse will be used to store clean, unused containers which are delivered to the healthcare facilities where they are filled and packaged before returning to the warehouse

for transfer back onto the semi trailer. We expect to run three of these route trucks per day and the semis will go out when they are filled – two or 3 times/week. This level of trucking activity will be minimal compared to the other tenants in the park around us.

We have already applied for and received the necessary approval from The State of Wisconsin DNR for this site pending licensure with formal occupancy from the city of West Allis. We are fully compliant with all federal, state, and municipal guidelines regarding the handling of our product. We intend to hire drivers and a supervisor from the surrounding community and train them in the safe and proper handling of our product. Please feel free to contact the following regulatory agencies with any questions you have concerning the safety of our operations:

Wisconsin	Minnesota Treatment Facility
Ken Hein Waste Management Specialist Wisconsin DNR Southeast Region 262-574-2142, 262-574-2117 (fax) Kenneth.hein@dnr.state.wi.us	Laura Schmidt, REHS Anoka County Environmental Services 2100 - 3rd Avenue Anoka, MN 55303-2264 (763) 422-7253 laura.schmidt@co.anoka.mn.us

Please feel free to share this letter with anyone in your office in order to help clarify any misunderstanding about the nature of our business and how it relates to the City. If you or anyone else in your office has any questions, feel free to contact me at (513) 266-6477. We are eager to get started as soon as we have your approval on this matter.

Sincerely,

Lewis Renfro

cc. Kristin Johnson, City of West Allis
Terry Tauschman, City of West Allis