



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

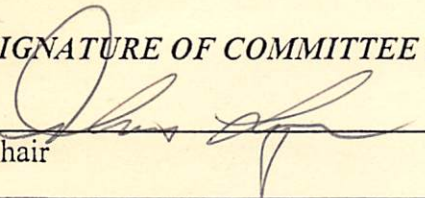
File Number	Title	Status
2004-0099	Request	In Committee
Request by CWT of Wisconsin for an ordinance to amend Section 12.45(2) of the Revised Municipal Code to permit wastewater treatment facilities as a special use.		
Introduced: 2/18/2004		Controlling Body: Safety & Development Committee PLAN COMMISSION

### COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/5/04</u>			Barczak				
			Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
		✓	Narlock	✓			
			Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
			✓ Weigel	✓			
		TOTAL		<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER (RECORDER)



Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

### COMMON COUNCIL ACTION

**PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>APR 05 2004</u>			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
		✓	Lajsic	✓			
			✓ Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell <i>et</i>				✓
			Vitale	✓			
			Weigel	✓			
		TOTAL		<u>9</u>	<u>0</u>		<u>1</u>

U J Scherff

### 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 JOHN M. SCHERFF  
Company CITY OF WISCONSIN  
Address 360 S. CURTIS RD.  
City WEST ALLIS State WI Zip 53214  
Daytime Phone Number 414-258-2522  
Project Name/New Company Name (If applicable) \_\_\_\_\_

**Agent is Representing (Owner/Leasee)**  
Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Daytime Phone 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.

#### Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
  - Residential: \$500.00
  - Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee \_\_\_\_\_
- Conceptual Project Review \_\_\_\_\_
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

**Property Information**  
Property Address 360 S. CURTIS RD.  
Tax Key Number 413-9999-038  
Current Zoning M-1  
Property Owner ACETTA FAMILY LTD. PART.  
Property Owner's Address 11910 W. RIPLEY AVE  
WAUWATOSA, WI 53226  
Existing Use of Property MULTI-TENANT BLDG.  
Lot Size APP 3.046 ACRES  
Structure Size APP 22,782 SQ FT Addition \_\_\_\_\_  
Development cost estimate \_\_\_\_\_  
Landscaping cost estimate \_\_\_\_\_  
For multi-tenant buildings, area occupied APP 7500 SQ FT  
Previous Occupant MILWAUKEE MAGIC TRUCK  
Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

#### Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/ exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.  
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

PLEASE SEE ATTACHED LETTER FOR DESCRIPTION OF PLAN OF OPERATIONS.  
ANTICIPATED HOURS OF OPERATION ARE 7:00 AM - 5:00 PM MON-FRI  
7:00 AM - 1:00 PM SATURDAY  
FREQUENCY OF DELIVERIES - APP. 6 TIMES PER DAY.  
NUMBER OF EMPLOYEES - ONE TO START MAXIMUM OF FOUR EVENTUALLY  
ADDITIONS - NONE MODIFICATIONS - ELECTRIC UPGRADE AND SEWER CONNECTION CHANGES  
OUTSIDE STORAGE - OCCASIONAL EMPTY TRUCK (2) PARKING - NOTHING ELSE  
SIGNS - ONE SMALL (2'X5') EXTERIOR SIGN OVER DOOR EAST SIDE OF BLDG.

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 John M. Scherff Date: 2/4/04

Subscribed and sworn to me this 4 day of February 20 04  
Notary Public: [Signature]  
My Commission: 4-16-04

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: \_\_\_\_\_

CWT of WISCONSIN  
360 S. Curtis Road  
West Allis, WI 53214

February 3, 2004

Mr. Steve Schaer, AICP  
Planning and Zoning Commission  
City of West Allis

Dear Mr. Schaer:

This letter is part of a request for an amendment to the M-1 zoning ordinance where the existing ordinance is now silent. I would like to operate a Central Wastewater Treatment (CWT) facility at a building in West Allis currently zoned M-1. This type of business is defined, permitted and regulated by the EPA under 40 CFR 437, the Wisconsin DNR and the Milwaukee Metropolitan Sewage District (MMSD). *A CWT cannot accept hazardous or toxic wastewater.*

A CWT facility accepts industrial process wastewater such as metal working fluids, wash baths from metal-plating processes and general maintenance wastewater, which is too high in oil or dissolved metal content to be discharged directly to a sanitary sewer (MMSD). The CWT treats this wastewater to oil and metal content limits determined by the EPA and then discharges the clean water to the sanitary sewer. The discharged water is monitored 24/7 by the MMSD to ensure that it meets the EPA mandated treatment limits.

The process works this way. Independent wastewater hauling companies will contract with industrial clients such as Harley-Davidson or Rexnord to haul their process wastewater to the facility. Before I even contract to accept the wastewater, I will be testing a sample of the wastewater in our onsite lab facility for oil and metal content, and to determine the necessary treatment to reach discharge limits. This is known as a wastewater profile. If it passes these initial tests, I will accept the contract to treat the industrial client's wastewater. Each tanker load will be tested, before it is unloaded, to make sure that it reasonably matches the original wastewater profile. If it does, the tanker load will be accepted for treatment. If it does not, the tanker load will be rejected.

The tanker will back into the facility for unloading to specified wastewater holding tanks. Free oils will transferred to oil holding tanks, and the remaining wastewater will be chemically pH adjusted to bring the dissolved oils and metals out of solution. The wastewater will then be run through an ultra-filtration (UF) system, which removes and concentrates the oils and metals. The clean water is sent to specific holding tanks where it is tested by our lab prior to discharge to the MMSD. The MMSD also grabs a composite sample of the discharged water 24/7 for its own lab analysis to verify that the

water has been treated successfully. The concentrated oil and metal waste is added to the oil holding tanks for periodic purchase by an oil recycler as a burnable fuel additive. Any remaining solids from the treatment process are non-hazardous and can be sent to a landfill. The entire treatment process is highly automated, using a PLC, tank level controls, solenoid valves for flow control, chemical addition controls and a system failure emergency stop.

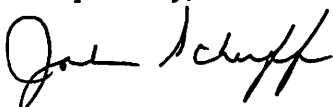
The whole space within the facility that is used for wastewater unloading, holding, treatment and discharge is contained for accidental spills per Wisconsin DNR regulations. This is a "clean" business without any obnoxious odors or outdoor storage of waste holding tanks. *Once again, there is no hazardous or toxic waste permitted at the facility.*

This will not be a high traffic facility. I am projecting about 6 tanker deliveries per day, Monday through Saturday. This accommodates my MMSD discharge permit of 22,000 gallons per day. Each tanker will take about 1 hour for testing and unloading. The deliveries will be by appointment to minimize the amount of time any tanker has to spend at the facility. This is important to the tanker companies.

Sigma Environmental Services is the engineering firm I am using for my process design, layout, and permitting applications. I have already submitted my permit application to the Wisconsin DNR and have received a preliminary approval from MMSD. Copies of the DNR application and MMSD preliminary approval letter have been given to you.

Time is very critical to me at this point. To date, I have invested substantial effort and money to establish this business, and have pending contracts with two wastewater hauling companies and their respective clients. I need to know what the chances are that an amendment to the current ordinance is possible and whether a temporary conditional use permit could be considered. Your prompt attention to this matter would be greatly appreciated. I am available at any time to answer any questions you may have. My office number is 414-258-2522 and cell phone number is 414-617-0327.

Respectfully,

A handwritten signature in black ink, appearing to read "John Scherff". The signature is written in a cursive, flowing style.

John Scherff