

October 21, 2013

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CITY OF WEST ALLIS  
CLERK/TREASURER

Common Council  
City of West Allis  
West Allis City Hall  
7525 W. Greenfield Ave.  
West Allis, WI 53214

RE: Special Use Permit for Michels Corporation for proposed batch plant near Quad Graphics

To Whom it May Concern:

We have received a notice regarding a hearing on November 5, 2013 on the above-referenced topic. As a business operating directly adjacent to the property in question, Colder's Furniture, I would like to express my opinion on the possible issuance of such a permit.

Upon review of the "Description of Temporary Batch Plant Operations" and the very limited map provided with the Notice of Hearing, I have many concerns regarding the proposed plant and its potential to deleteriously impact the permitted use of our property.

First and foremost, there are real health concerns connected to the dust created by such a plant. We have our own employees (our company employs over 43 individuals who have respiratory disease or disorder or disorder of the ear, nose and throat) as well as our customers to consider. Michels Corporation indicates that it will "frequently" water and vacuum the site to control dust. This statement is not nearly specific enough to provide any comfort.

It also states that it will install a "tracking pad" at street entrances to the site. All roads on the site should be paved to help eliminate the impact of dust.

The measures they speak of to reduce concerns include distance, structures, and the tree line between the site and the nearest "residences", but that does not include any concern for our business. The proposed site is directly next to our parking lot and visible from our front entrance through which all customers come and go.

Not only will dust and dirt be created from the roadway and movement upon it, there will also be considerable airborne dust created by the dumping of materials into hoppers. Michels corporation does not adequately address this concern.

Second, research has revealed that due to the lime component of the emissions from such a plant, such emissions can be highly corrosive. I have a concern of a negative impact on our building, as well as HVAC units located on the roof of our building and neighboring properties.

Third, with regard to noise pollution, Michels Corporation again refers only to residences nearby, and not our business. They admit there will be large equipment, generators, motors, slamming of tailgates, dump truck back-up alarms, etc. All of these activities will be conducted during our business hours. Trees between the batch plant site and our retail store are mostly deciduous and will not offer much visual, noise or airborne particle buffer a majority of the year. The Quad Graphics building will also not provide any buffer between the site and our parking lot and entrance.

All of these concerns could be avoided, if the concrete was simply produced at any number of the cement mixing plants located in Milwaukee County, one being very close to the proposed site (Dewes Concrete, at 430 S. Curtis Road, in West Allis). Does it not make more sense to purchase the concrete from a local provider and use land that is meant for that purpose rather than grant a temporary permit to a company which will potentially harm the community and its environment?

As an alternative to using the local, nearby cement plant, Michels Corporation should be required at an absolute minimum to provide a written plan which provides details as to the precautions it will take to abate any negative impact on the surrounding areas, specifically including our local business. Such plan should also indicate whether and how its own employees have been trained to execute the precautions, notice hazardous conditions and monitor equipment and activity.

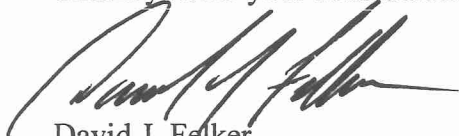
It is essential that independent and consistent monitoring of adherence to abatement procedures be provided. Written details will only provide an outline of what needs to be done, not assure that it will be done. I propose that an independent engineering firm provide the service at the expense of the Michels Corporation.

Attached I have provided a document entitled "Pollution Prevention Opportunities for Concrete Batch Plants". This is a document provided by information from the Florida Department of Environmental Protection's Pollution Prevention Program and the National Ready Mix Concrete Association's publication, "Environmental Management Practices". It details real ways in which such a project can be conducted responsibly. I do not see that Michels Corporation has shown that it will meet many of these requirements.

The project in question will be a long one. We are a retail store which has provided a local family furniture and appliance shopping experience to the community for decades. Placing a cement mixing plant next to our parking lot and main entrance, which will bring constant movement of trucks and equipment will be quite disruptive, dirty, dusty, noisy and potentially hazardous to the health and welfare of our employees and customers. The traffic may also be hazardous at the uncontrolled intersection of Hwy 100.

It is imperative that the council consider the needs and safety of the West Allis community as a whole, which includes residences and business and the people within them. I see no benefit to our business or the West Allis community in granting this special use permit and respectfully request that you deny Michel Corporation's request.

Thank you for your consideration,



David J. Felker  
Vice President, Colder's Furniture