

STATEMENT TO DODGE COUNTY BOARD OF ADJUSTMENT

RE: Thomas M. Springer, Legal Non-Conforming Use Variance Application

January 22, 1998

The Application for a variance from a legal non-conforming use has been submitted on behalf of Thomas Springer, d/b/a Watertown Recyclers for his tire recycling facility located at W7932 Provimi Road, Watertown, Wisconsin. This facility has been in operation at that location since approximately 1989. A DNR Tire Processing Permit was granted in 1992 prior to the adoption by the Town of Shields of the Dodge County Zoning Ordinance. Therefore, the entire tire recycling and shredding facility is "grandfathered" under the application of the Dodge County Zoning Ordinance in the Town of Shields as a legal non-conforming use. Mr. Springer made application to the Board of Adjustment on or about May 8, 1997, to allow an expansion of an existing legal non-conforming use pursuant to Section 8.1 of the Dodge County Zoning Code. That matter was heard before a public hearing on June 26, 1997. This matter is now calendared before the Board of Adjustment at its January 22, 1998, meeting for review and decision.

The only present change is the replacement of a piece of equipment used in the tire shredding operation which is the main purpose of this business enterprise. The original tire shredder was an AI-Jon Tire Cutter/Shredder which was installed on the premises in 1992. This machine was capable of processing and shredding approximately 100 tires per hour. The property owner has replaced that piece of equipment with a new Columbus-McKinnon Tire Shredding System, consisting of tire shredders, conveyors, and sizing equipment. This equipment is designed to process 600 plus tires per hour and is adjustable so as to size the pieces of the processed tires from between 1 inch and 3 inches in size. The previous equipment was not capable of sizing the end product of the tire shredding process. In addition, there are conveyor belts in order to speed up the processing procedures.

The addition and substitution of this machine will reduce the incompatibility of this non-conforming use with the neighboring uses which are primarily residential and agricultural. Therefore, it is requested that the Board of Adjustment grant the application of Mr. Springer. The reason there will be a reduction in the legal non-conforming use is a change in the manner of operation of Mr. Springer's business. Previously, he used trucks to haul the tires to the tire recycling center from various suppliers. The tires were stored in large open tire storage piles on or about the premises. The previous shredding equipment was then used to shred the tires from these piles and/or reload them onto separate tractor trailers for transport off premise. Under the new procedures contemplated by Mr. Springer, the need to keep a large amount of tire storage inventory on hand will be reduced because of the greater capacity of the new tire shredding system to handle the product. It is anticipated that the trucks will now come into the premises and unload directly onto the conveyor system for immediate shredding and reloading. This will lessen the need to maintain a large amount of inventory in tire storage on the premises. The processed tire pieces will then be transported off premise. With the reduction in the need to maintain a large inventory of stored tires, the aesthetic appearance of the premises will be improved. In addition, the fire risks and hazards will be reduced due to the lack of on-premises