

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



#3

October 29, 2014

NOTICE

As a property owner within 200 feet of the property located at 1615 Spring Street in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will hold a public informational hearing regarding a request by the Petitioner for the granting of a Conditional Use Permit (CUP) for the operation of transloading and storage activities, at the **Wednesday, November 5th, 2014** regular **6:30 P.M.** meeting in the Common Council Chambers, First Floor, City Hall, 900 Quay Street.

Petitioner is: PC 28-2014: Peninsula Logistics, LLC; Request for a Conditional Use Permit (CUP) for Operation of Transloading and Storage Activities at 1615 Spring Street Pursuant to Section 15.350(3)(w) of the Manitowoc Municipal Code.

You are invited to attend this informational session in order to voice your opinions on the proposed Conditional Use Permit (CUP) request.

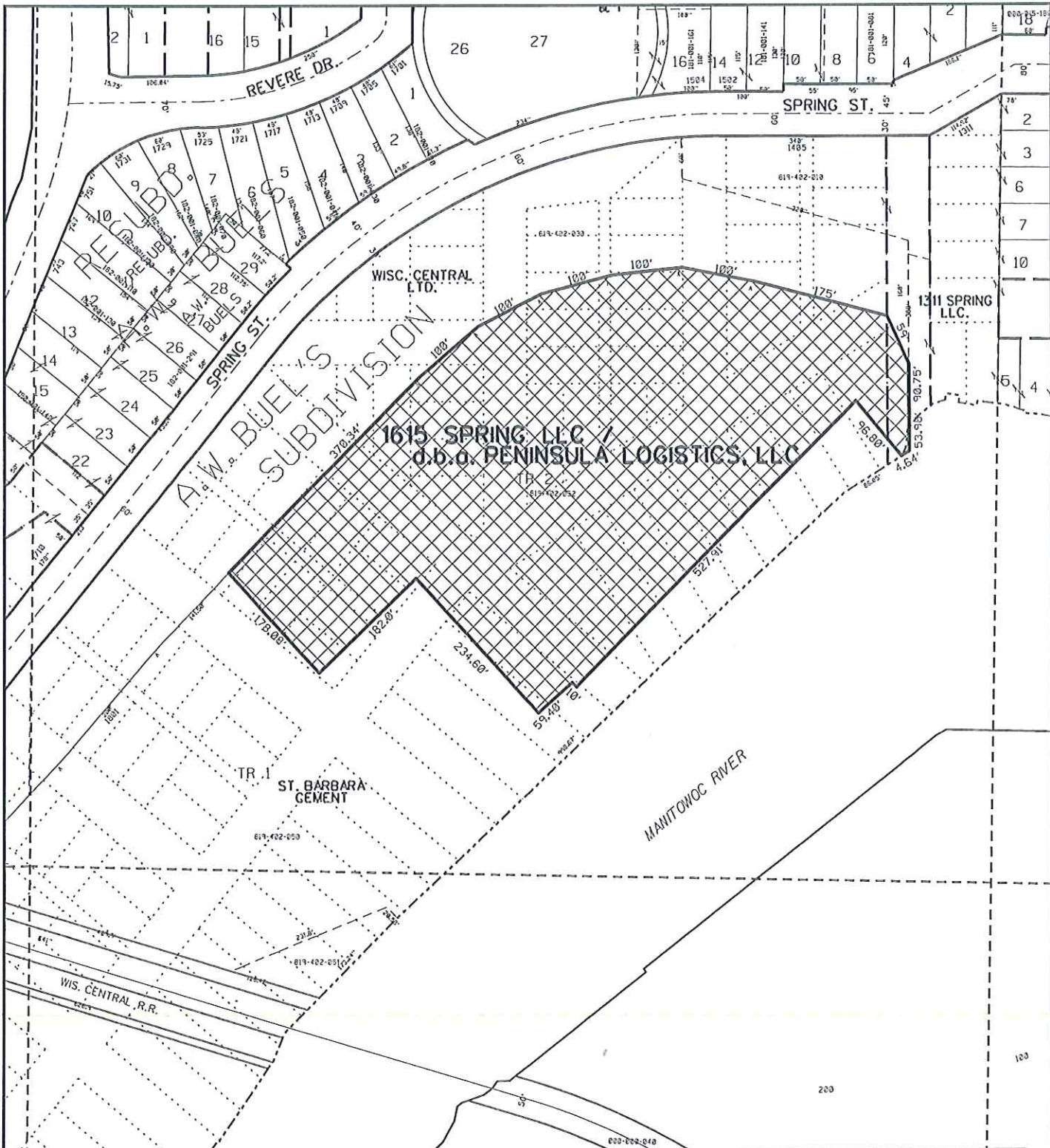
If you wish, you can at your convenience, call (920) 686-6930 or visit the Community Development Department, 1st Floor, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun, City Planner
pbraun@manitowoc.org

Enclosure:



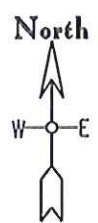


CONDITIONAL USE PERMIT

CITY OF MANITOWOC, WI



AREA OF CONDITIONAL USE
PERMIT FOR BULK STORAGE AND
TRANSLOADING ACTIVITIES



LP 1
10-20-14

Plan \$250 paid
14-2150

PENINSULA LOGISTICS, LLC
100 Maritime Drive, Suite 3C
Manitowoc, WI 54220

September 29, 2014

City of Manitowoc
Attn: Mayor Justin Nickels
900 Quay Street
Manitowoc, WI 54220

RECEIVED
OCT 3 - 2014
CITY CLERK'S OFFICE

RE: Conditional Use Permit for transload operation in Manitowoc

Dear Mayor Nickels,

I write this letter to you in request for permission from the City of Manitowoc to conduct transloading and storage activities of bulk, break-bulk and project cargo from and onto vessels entering the Manitowoc River. Such transloading activity would be conducted primarily at the former cement manufacturing plant at 1615 Spring Street. Per city ordinance MMC 15.330(4)(b), such operations would require a conditional use permit.

The City of Manitowoc's Comprehensive Plan and the Downtown and River Corridor Master Plan suggest that the land on Spring Street be used for manufacturing and specifically the "reuse of the former Rockwell Lime Company property for active working harbor business use". The property is currently zoned I-2 "heavy industrial". Since the late 1800s this property has been used as a dock for cement products, coal and oil. That being said, we will be considerate neighbors to the homes surrounding the working river valley. The noise generated by such our activities will be minimal and will not disturb or disrupt neighboring home owners.

The benefits to the community at large are quite obvious. The commodities and cargo transloaded at the Spring Street dock will result in substantial savings in logistical costs for local manufacturers. Many local producers are currently receiving raw materials that are railed and shipped to transload facilities in Milwaukee, Chicago and the Fox Valley and then being loaded on trucks for the final leg of the journey. The result is inconsistent service and substantially higher shipping costs. By shipping directly to Manitowoc, local manufacturers could potentially save hundreds of thousands, if not millions of dollars each year.

The deep water working river that we have in Manitowoc is perhaps our greatest resource, and it remains underutilized. We believe that we can take advantage of this resource to help drive industry and create jobs in Manitowoc. We ask for your assistance and support as we apply for a conditional use permit to conduct transloading activities in Manitowoc.

Sincerely,



Peter C. Allie
PENINSULA LOGISTICS, LLC

with copy to: City of Manitowoc
Attn: Paul Braun, City Planner
900 Quay Street
Manitowoc, WI 54220