



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 27, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 26-2020: Vinton Construction Company; Request for a Conditional Use Permit in an I-2 Heavy Industrial Zoning District Pursuant to Section 15.350(3)z for Property off of Albert Drive for the establishment of a concrete batch plant, stone crushing and bulk storage of product operation.

At the August 26, 2020 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the request for a Conditional Use Permit for the establishment of a top soil processing, concrete batch plant, stone crushing and bulk storage of product operation in an I-2 Heavy Industrial Zoning District.

Granicus #: 20-0876

Attachments: Conditions & Map

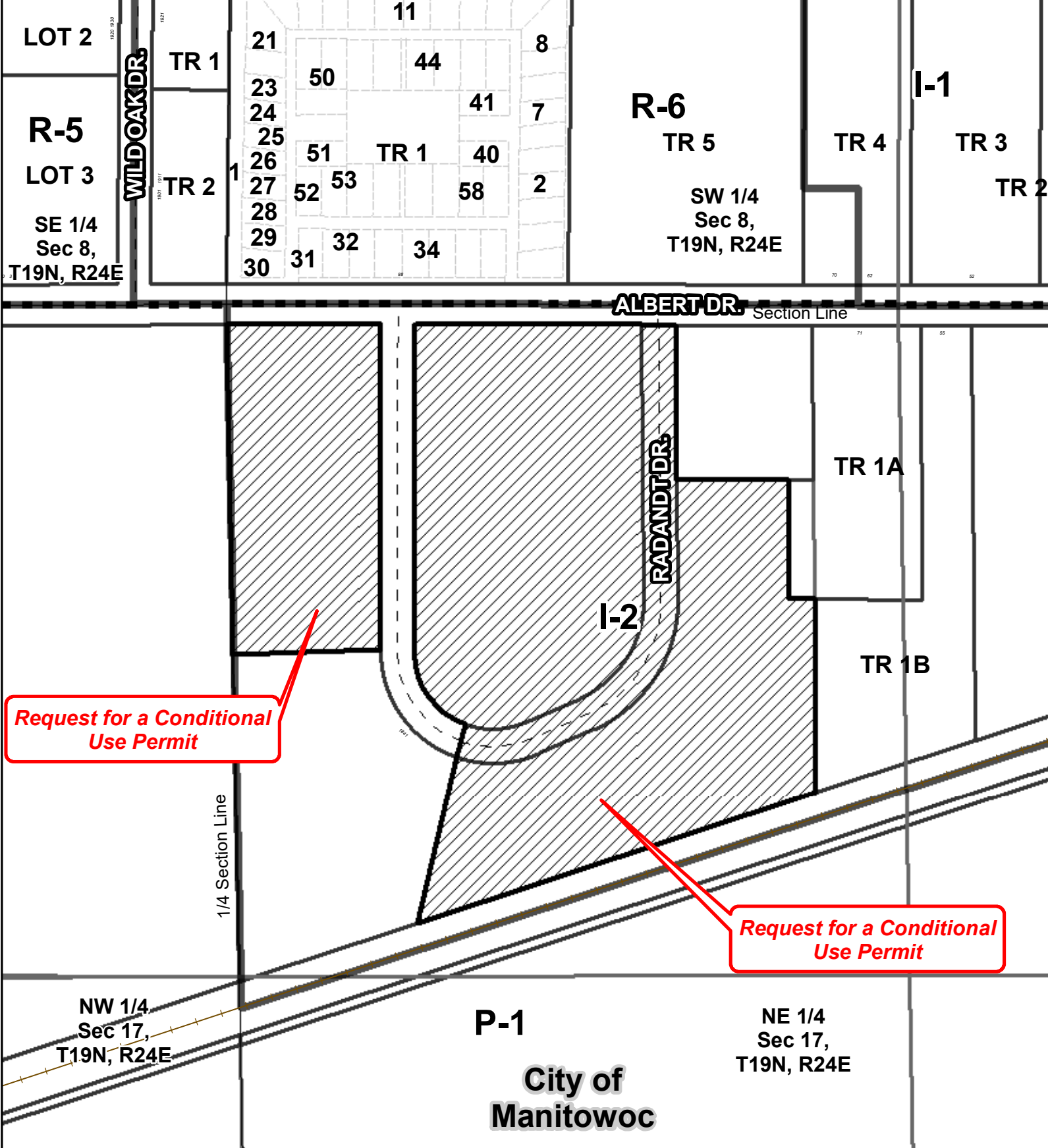
**REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR VINTON CONSTRUCTION COMPANY
LOCATED IN THE 1800 BLOCK OF RADANDT DRIVE
08/26/2020**

Re: PC26-2020: The CUP is granted exclusively to Vinton Construction Company (“Owner/Vinton”) pursuant to Section 15.370(27) and 15.350(3)z of the Manitowoc Municipal Code (“Code”) for property located in the 1800 block of Radandt Drive (Property”), and shall hereinafter serve as authorization for the location and operation at the Property of a top soil processing, concrete batch plant, stone crushing and bulk storage of product business. The area of the CUP is identified on the attached map and shall hereinafter be referred to as the “CUP Area”. The CUP Area is located on Tax Parcel # 817-101-033.

The Owner is required to comply with the following conditions:

1. This CUP shall not be assigned, transferred, sublet or conveyed in any manner without the written consent of the Common Council and Plan Commission. The CUP shall automatically terminate effective the date any license granted to the Owner, is closed, denied, revoked, or terminated. If the CUP is terminated the Owner shall have to re-apply for a new CUP.
2. Non-compliance with any terms or conditions of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.
3. Vinton shall make every effort to reduce ambient noise levels at the site.
4. Vinton shall cover graveled areas with dust palliatives at least twice each year or as additionally required by the City of Manitowoc.
5. Vinton will be permitted to operate between the hours of 6:00 am – 6:30 pm Monday thru Friday; Saturdays between the hours of 7:00 am – 12:00 pm. Vinton shall not be in operation on Sundays or any federal holiday.
6. Vinton shall extend the existing berm that is along Albert Drive; the berm shall extend southerly along the east property line for an approximate distance of 800 lineal feet as depicted on the map in the application packet. The berm shall be approximately the same height and width as the existing berm along Albert Drive. Trees shall be planted on or adjacent to the berm. The trees shall be the same species and spaced similarly to the ones along the Albert Drive berm. Prior to installation, the planting plan shall be reviewed and approved by the Community Development Department.
7. Vinton shall make every effort to retain the existing mature trees and shrubbery along the perimeter of the CUP area.
8. Vinton shall maintain a minimum 25’ natural buffer area around the perimeter of the CUP area. No storage or crushed materials, batch plant and other infrastructure shall be located in the 25’ buffer area.

9. No inoperable, junked or disassembled vehicles or machinery are allowed on the Property.
10. Vinton shall enter into a Right-of-Way use or similar agreement with the City of Manitowoc to address any activities in the dedicated Radandt Drive right-of-way. The CUP will not be effective until said agreement is approved and signed by the City.
11. Vinton will have until June 1, 2021 to purchase the property, if the purchase is after said date Vinton will be required to re-petition for a new CUP.
12. Vinton shall place and maintain any protection measures to protect the storm and sanitary sewers, water and other utilities. Vinton shall be required to place erosion control measures and silt fencing as determined by the City of Manitowoc Engineering Department.



Request for a Conditional Use Permit

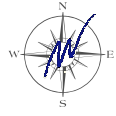
Request for a Conditional Use Permit

CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use Permit

PC 26-2020
Albert Drive



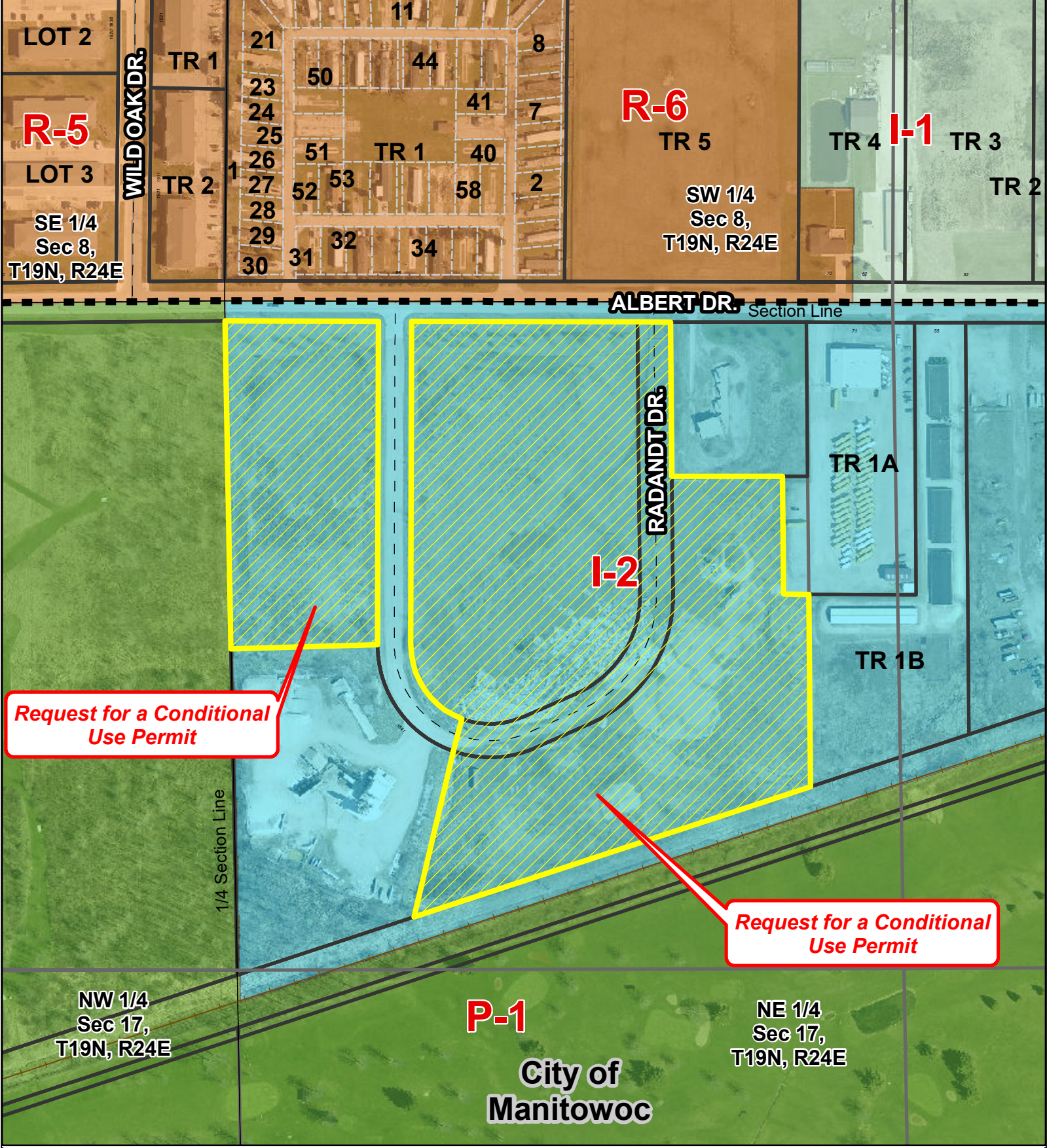
0 125 250 Feet

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 8/19/2020

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Manitowoc City Plan Commission



Request for a Conditional Use Permit

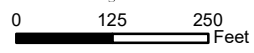
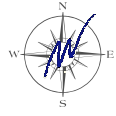
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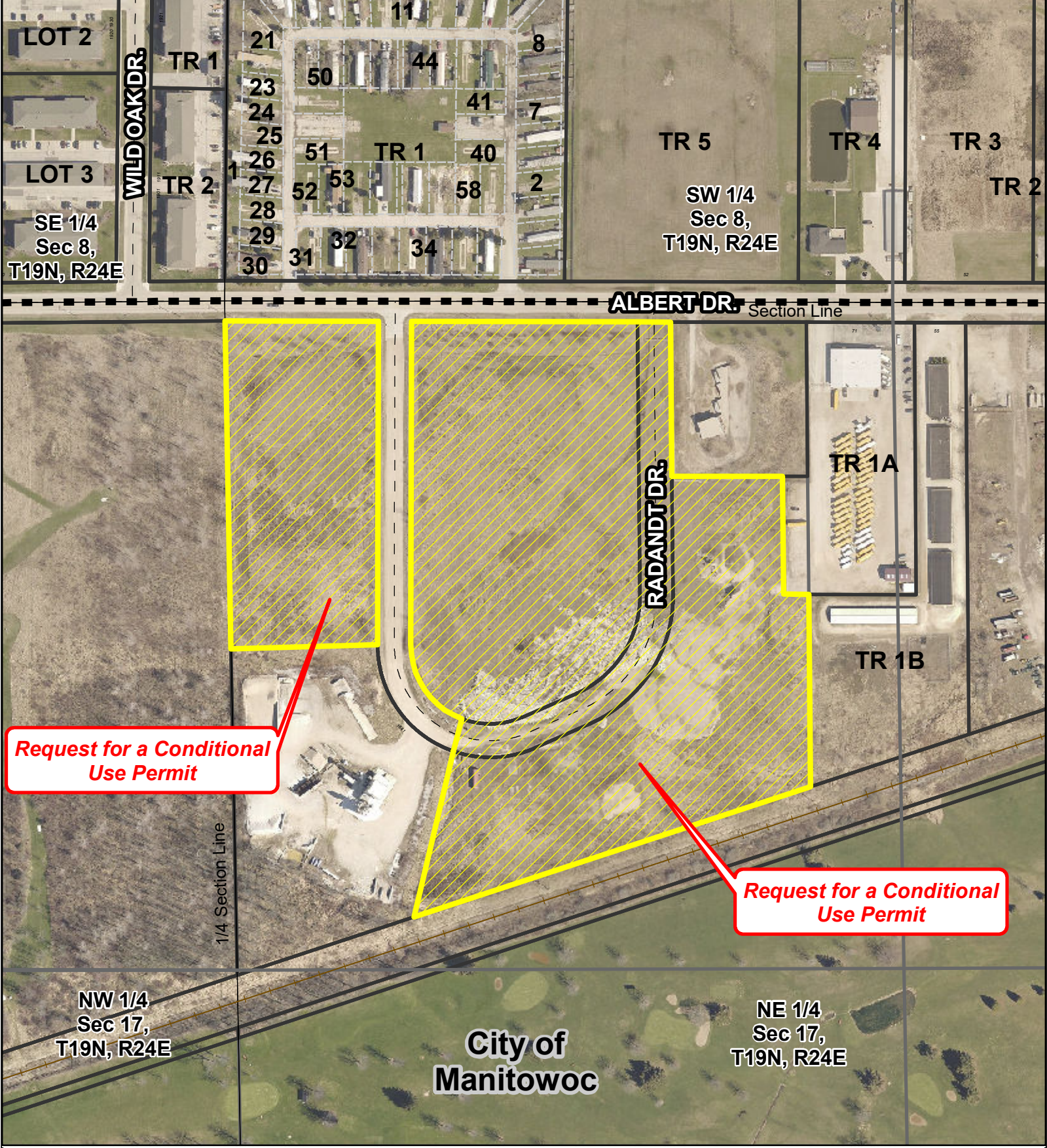


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Manitowoc City Plan Commission

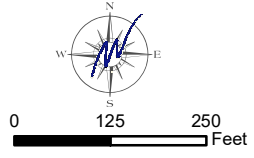


Request for a Conditional Use Permit

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City of Manitowoc, WI



Area of Conditional Use Permit

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PC 26-2020
Albert Drive

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