

Report to the Manitowoc Plan Commission

Meeting Date: April 26, 2017

Report Print Date: April 21, 2017; 10:22 AM

Request: (PC 11-2017) Manitowoc Public Utilities; Review of Placement of a Wind Screen Structure pursuant to § 62.23(5)

Reason for Request: Wisconsin Plan Commissions are authorized to review and make recommendations on extensions/alterations of public utilities under § 62.23(5), Wis. Stats. Manitowoc Public Utilities is planning to construct a wind screen around a portion of its petroleum coke storage area, so this may be considered a site alteration that falls under required referrals to the Plan Commission.

Existing Land Use for Subject Property: MPU petroleum coke storage area

Existing Zoning for Subject Property: I-1 Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	MPU power plant, Lake MI	I-1 Light Industrial
East	Lake Michigan	None
South	MPU outside storage yard, Lake MI	I-1 Light Industrial
West	MPU rail lines, Lincoln High School	I-1 Light Industrial, R-4 Residential

Comprehensive Plan: Although § 66.1001, Wis. Stats. does not specifically require public utility site alterations to meet the “Consistency Requirement,” it is sound planning practice to consider the policies and recommendations of the Comprehensive Plan when reviewing such referrals. The Future Land Use Classification for the site is Institutional and Community Facilities as well as Environmental Corridor.

Consistency Analysis

The Comprehensive Plan discusses the role of MPU in the community but does not establish any particular policies regarding MPU or future development of its site. However, the Utilities and Community Facilities element of the Plan includes the map of existing and planned future facilities including trails. The Utilities and Community Facilities map (attached) indicates a proposed bicycle and pedestrian facility (trail connection) along the Lake Michigan shoreline connecting the Wayside Park area with Red Arrow Park through or adjacent to the MPU facility and pet coke storage area. If coordinated with future plans for this trail connection, alterations to this part of the MPU facility should not interfere with the ability to implement the Utilities and Community Facilities plan and would then uphold consistency with the City’s Comprehensive Plan.

Report: A site plan is attached showing the proposed location and dimensions for the wind fence. Manitowoc Public Utilities reports that the proposed wind fence must be constructed as part of a consent order with the USEPA to prevent fugitive dust from the petroleum coke pile. All facilities in USEPA Region 5 have had to either install wind fence or air quality monitors for fugitive dust. The wind fence is required to be up and operational no later than October 31, 2017.

Site Assessment

Potential impact to the ability to construct a future trail connection is the primary concern with any alterations to this portion of the MPU site. On the positive side, providing some visual screening of the coke pile and adding dust control should be beneficial to the community and environment.

The proposed placement of the wind fence between the existing security fence and the concrete barrier as shown on the attached site plan appears to minimize potential impacts on a future trail. This assumes that MPU does not need to maintain any setbacks between the wind fence and other potential uses. This also assumes that the City will be able to utilize its Lake Bed Grant area to construct a future trail foundation.

Trail construction must consider many factors and stakeholder interests. Without conducting a feasibility/preliminary engineering study to confirm any assumptions, we can reasonably expect that the best place to construct the contemplated trail connection is outside of the MPU security fence and within the bed of Lake Michigan. This could be achieved by placing rip rap or other armoring further into the lake bed to create additional upland areas and then backfilling with appropriate material. A multi-use path should have a usable surface width of 10 to 14 feet as well as buffer areas considering adjacent slopes and structures. A total of 30 to 50 feet of additional upland area may be necessary. A bridge crossing over the MPU water discharge area would also be necessary to implement a trail connection.

Recommendation: The Community Development Department finds that the wind fence is a necessary alteration to the Manitowoc Public Utilities property and recommends approval. We further request that Manitowoc Public Utilities cooperate with the City on plans for a future trail connection at such time that a feasibility study moves forward.



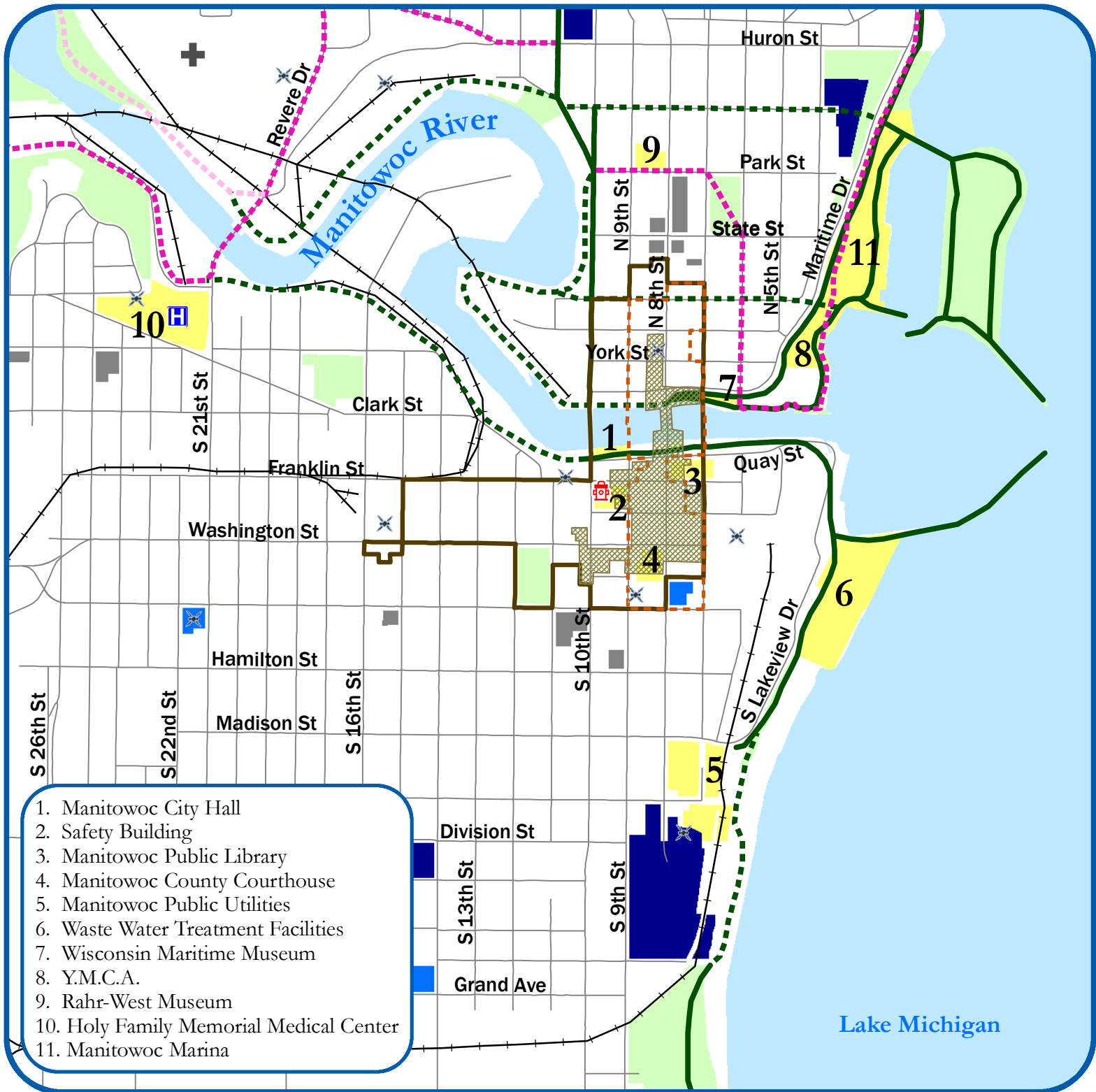
NO.	DATE	BY	REVISION

WIND FENCE PROPOSED LAYOUT



MANITOWOC PUBLIC UTILITIES
MANITOWOC, WISCONSIN

TITLE:
DATE: 03-29-2017
DRAWN BY: RAO
CHECKED BY: SK
SCALE: 1" = 80'
DEPARTMENT: PP
TYPE: WORK ORDER
SHEET NUMBER:
6365-C1



1. Manitowoc City Hall
2. Safety Building
3. Manitowoc Public Library
4. Manitowoc County Courthouse
5. Manitowoc Public Utilities
6. Waste Water Treatment Facilities
7. Wisconsin Maritime Museum
8. Y.M.C.A.
9. Rahr-West Museum
10. Holy Family Memorial Medical Center
11. Manitowoc Marina

Utilities & Community Facilities - Downtown Detail

Map 7b

City of Manitowoc
Comprehensive Plan

Parks & Bike/Pedestrian Facilities

- Existing Park
- Proposed Park Land Acquisition
- Existing City Bike/Pedestrian Facility
- Proposed City Bike/Pedestrian Facility
- Proposed Primary Ice Age Trail Route
- Proposed Alternate Ice Age Trail Route

Special Districts

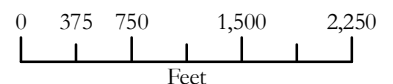
- 8th Street Historic District
- Design Review Area
- Main Street Program Area

Other Community Facilities

- Cemetery
- Hospital
- Fire Station
- Existing Telecommunications Facilities
- Community Facility

- Religious Institution
- Public School
- Private School

Date: December 21, 2009
Source: City of Manitowoc, Land Use Inventory (2008); Manitowoc County LIO; US-DOT; V&A



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Shaping places. shaping change

