

LPT
11-17-14


CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



14-2432

November 7, 2014

To: Mayor and Common Council
From: Manitowoc City Plan Commission

Subject: PC28-2014: 1615 Spring LLC / Peninsula Logistics, LLC; Request for a Conditional Use Permit (CUP) under Section 15.350(3)w for the Storage in Bulk or Transloading Activities of Materials at 1615 Spring Street.

Dear Mayor and Common Council:

At the regular November 5, 2014 meeting of the Manitowoc City Plan Commission the Commission held a public informational hearing on a request from Peter Allie who is a member in the 1615 Spring, LLC and the Peninsula Logistics, LLC entities. 1615 Spring, LLC is the owner of the property and Peninsula Logistics, LLC will be the operator of the storage and transloading activities.

The Commission notes that the owner is requesting the CUP for no specific product at this time but they need to be more responsive and timely to market and business requests to transload machinery, equipment, lumber, and other similar materials as listed in Section 15.350(3)w of the Municipal Code. The CUP will not allow the transloading or storage of the following materials which have been problematic to the residential neighbors in the past: stone, coal, brick or asphalt.

The Commission also notes that the area is zoned I-2 Heavy Industrial and has been zoned Heavy Industrial since at least 1930. Prior to 1615 Spring LLC, the area was owned by Rockwell Lime and used as a transloading location for their cement and lime materials. The current owners have razed many of the former structures and have invested in the property to return it to a functional use. The area is accessible by the Manitowoc River which is one of a few (Milwaukee and Green Bay) with a deep water river access point. Per the request the transloading site could result in a substantial savings in logistical costs for local manufacturers.

The Commission continued to state that the Downtown & River Corridor Master Plan identifies the area as "Peninsula Harbor" and states that this area is "Manitowoc's working river harbor providing active commerce and employment in



the heart of the community. With a diverse mix of thriving industrial uses the district should focus on the maintenance and advancement of the working riverfront.” The master plan also specifically references the former Rockwell Lime property promoting the redevelopment and reuse of the property for active working harbor business use. In addition the “Manitowoc Riverwalk Master Plan and Design Guidelines” categorizes the area north of the 10th Street bridge as the Industrial District working harbor area.

Notices were mailed to property owners within 200 feet but the list was expanded to include the residences along Revere Drive and Michigan Avenue. Approximately 3 residents were in attendance and their major concerns were truck traffic on Revere Drive, hours of operation and type of materials to be transloaded.

The Commission unanimously recommended issuance of a Conditional Use Permit exclusively to 1615 Spring LLC. and Peninsula Logistics, LLC. for the operation of storage in bulk or transloading activities of materials subject to the attached conditions.

Respectfully Submitted,



Paul Braun

City Planner

Attachments

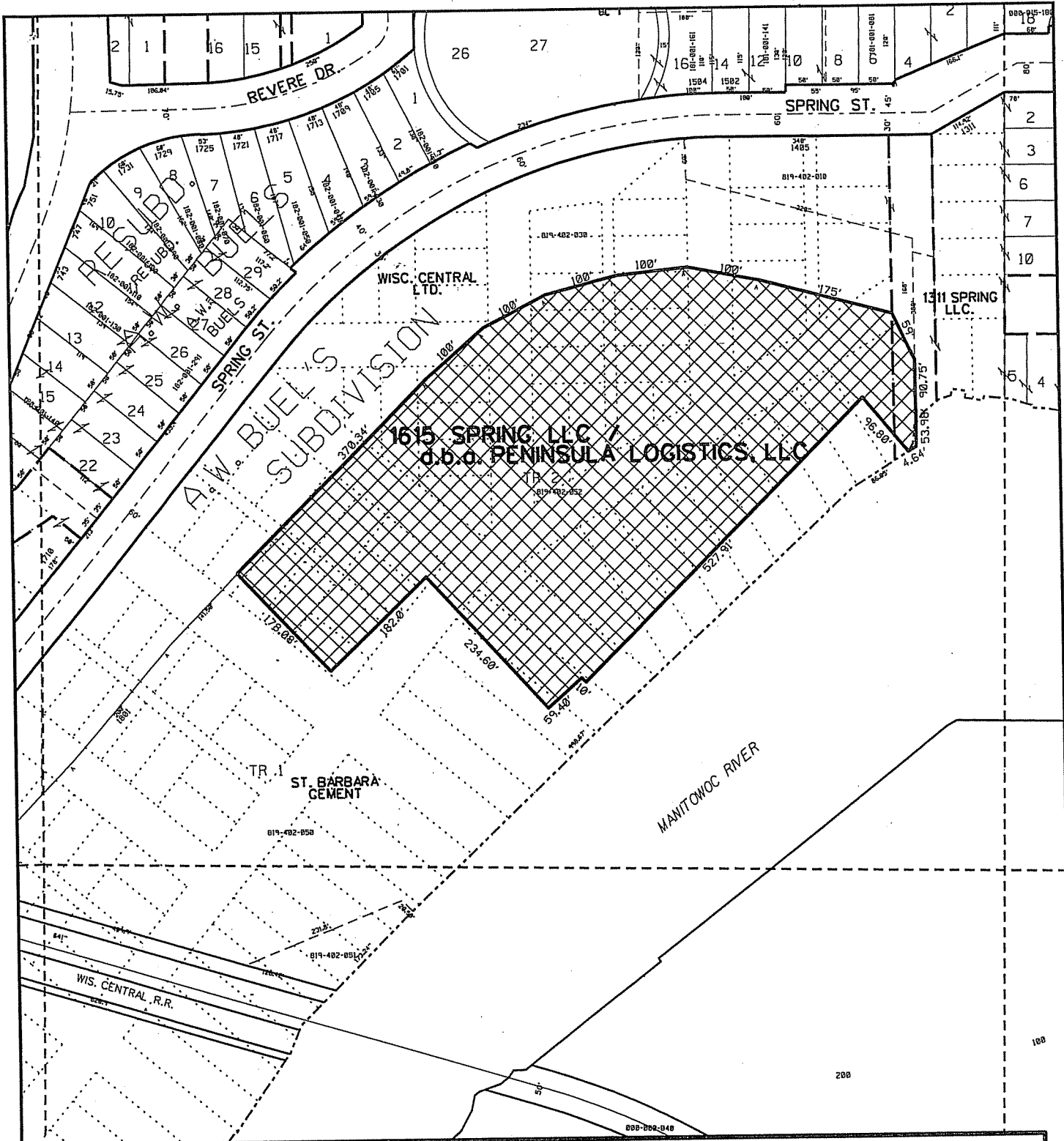
Reference Council Doc. 14-2150

**PROPOSED CONDITIONAL USE PERMIT (CUP)
1615 SPRING LLC. / PENINSULA LOGISTICS, LLC.
NOVEMBER 5, 2014**

**CUP CONDITIONS
PC28-2014**

Recommend approval of the CUP, subject to the following conditions:

- A. CUP be granted exclusively to 1615 Spring LLC and Peninsula Logistics, LLC for the storage in bulk, or transloading activities of materials pursuant to Section 15.350(3)w of the Municipal Code and being located at 1615 Spring Street (tax parcel # 819-402-052) and shown on the attached map. The following materials or products will not be allowed to be transloaded or stored unless authorized by the Plan Commission and Common Council: stone, brick, coal, and asphalt.
- B. The CUP shall not become effective until after the date that the Common Council adopts the Plan Commission report containing the conditions.
- C. This CUP shall not be assigned, transferred, sublet or conveyed in any manner without the written consent of the Common Council and Plan Commission.
- D. 1615 Spring LLC and Peninsula Logistics, LLC shall make every effort to reduce noise levels at the site, and shall maintain noise levels no greater than allowed by law.
- E. The transloading of materials shall be permitted on Monday thru Friday, between the hours of 6:00 A.M. and 9:00 P.M.
- F. The transloading of materials shall be permitted on Saturday 7:00 A.M. to 7:00 P.M.
- G. Transloading shall not be permitted on Sundays or any U.S. holiday.
- H. In the event dust problems occur as a result of the operation, the owner shall apply dust palliatives as requested by the City in accordance with the Municipal Code.
- I. 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.

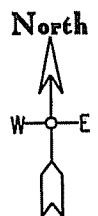


CONDITIONAL USE PERMIT

CITY OF MANITOWOC, WI



AREA OF CONDITIONAL USE
PERMIT FOR BULK STORAGE AND
TRANSLOADING ACTIVITIES



0 100
FEET

LP-1
10-20-14

14-2150

Plan \$250 paid

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 CLERKS 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