



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)



May 17, 2017

## NOTICE OF PUBLIC INFORMATIONAL HEARING

As a property owner within 200 feet of a proposed amendment to a Conditional Use Permit (CUP) that was issued for property located at 1311 and 1615 Spring Street, Manitowoc WI, you are being notified that the Manitowoc City Plan Commission will meet on **May 24th, 2017 at 6:00 o'clock P.M.** in the Common Council Chambers, Main Floor, City Hall, 900 Quay Street, and shall hold a public informational hearing to consider an amendment to a CUP pursuant to Section 15.370(29) and 15.350(3)w of the Manitowoc Municipal Code. The CUP area is identified on the attached map.

***Petitioner is: PC7-2017 / PC28-2014: 1615 Spring LLC & 1311 Spring LLC d.b.a. Trans-Link Services LLC.; Requesting a Second Amendment to a Conditional Use Permit that was issued pursuant to Section 15.370(29) and 15.350(3)w for Property at 1311 and 1615 Spring Street for the operation of a "Storage in bulk, or transloading activities of materials" business.***

You are invited to attend this informational meeting in order to voice your opinion regarding the proposed CUP.

If you wish, you can call (686-6930) or visit the office of the City Plan Commission, Main Floor, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun  
City Planner

Enclosure

Trans-Link Services LLC  
1616 Wollmer Street  
Manitowoc, WI 54220

May 11, 2017

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

RE: 2<sup>nd</sup> Amendment of Conditional Use Permit for transloading operation in Manitowoc

Dear Mayor Nickels,

I write this letter to you to request permission to amend our existing Conditional Use Permit to conduct transloading activities at our facility located at 1615 Spring Street. Over the past two years, we've used the facility for the transloading and storage of bulk, break bulk and project cargo.

The City of Manitowoc's Comprehensive Plan and Downtown and River Corridor Master Plan calls for the "reuse of the former Rockwell Lime Company property for active working harbor business use". The property is also zoned I-2 "heavy industrial". Since the late 1800s the property has been used as a dock for cement products, coal and oil.

Beginning this summer, the owners of the property and the State of Wisconsin are investing \$3,600,000 to replace the dock wall and dredge the river. This will allow significantly more local products to be loaded onto barges and vessels from this property. More and more opportunities are arising for Trans-Link to increase the number of commodities entering and exiting Manitowoc by water. With the traction that we are gaining, we are quickly realizing that Trans-Link needs flexibility in order to compete with other ports on the Great Lakes.

Since beginning our operations at the Spring Street property in late 2014, we have been very courteous to the surrounding home owners, and the noise generated by our operations has been minimal which nothing out of the ordinary for heavy industrial zoned property. On Spring Street and at the Manitowoc peninsula, we've handled tens of thousands of tons of cargo in the past two years which have resulted in substantial savings in logistical costs for local manufacturers, as well as opened new opportunities for manufacturers to compete on work that freight would have been otherwise too costly.

With our original request for a Conditional Use Permit and its first amendment, we submitted several self-imposed restrictions on commodities that can be transloaded at the property. These restrictions include the hours of operation that we can transload cargo.

The vessels that come into Manitowoc to deliver commodities and cargo are very expensive to run. Currently, should a vessel arrive at our dock past 7pm on a week day, they are required to wait until 7am the following day to unload their cargo. On the very low end, the cost of a tug and barge to wait is \$1,000 per hour. With a ship, that cost can be \$6,000 per hour or more. If we are unable to provide service to vessels in the overnight hours, they will simply pass the Port of Manitowoc by and either head to Milwaukee or Green Bay as our port will become too costly.

Based on our current restrictions, we are asking for a compromise on the hours of service. We are not requesting that all activities can be done 24 hours per day. We would like our conditional use permit to be amended to allow us to perform conveyor assisted transloading of vessels 24 hours per day, and also transloading of bottom ash, clay, wood chips, aggregates and other light products 24 hours per day. The process of using a conveyor to transload is no different than how other transloaders on the Manitowoc River operate and any disruption is kept to a minimum. Bottom ash, clay, wood chips and aggregates are also considered 'light products' and any disruption will be minimized. As always, we will remain in full compliance with the Manitowoc Municipal Code.

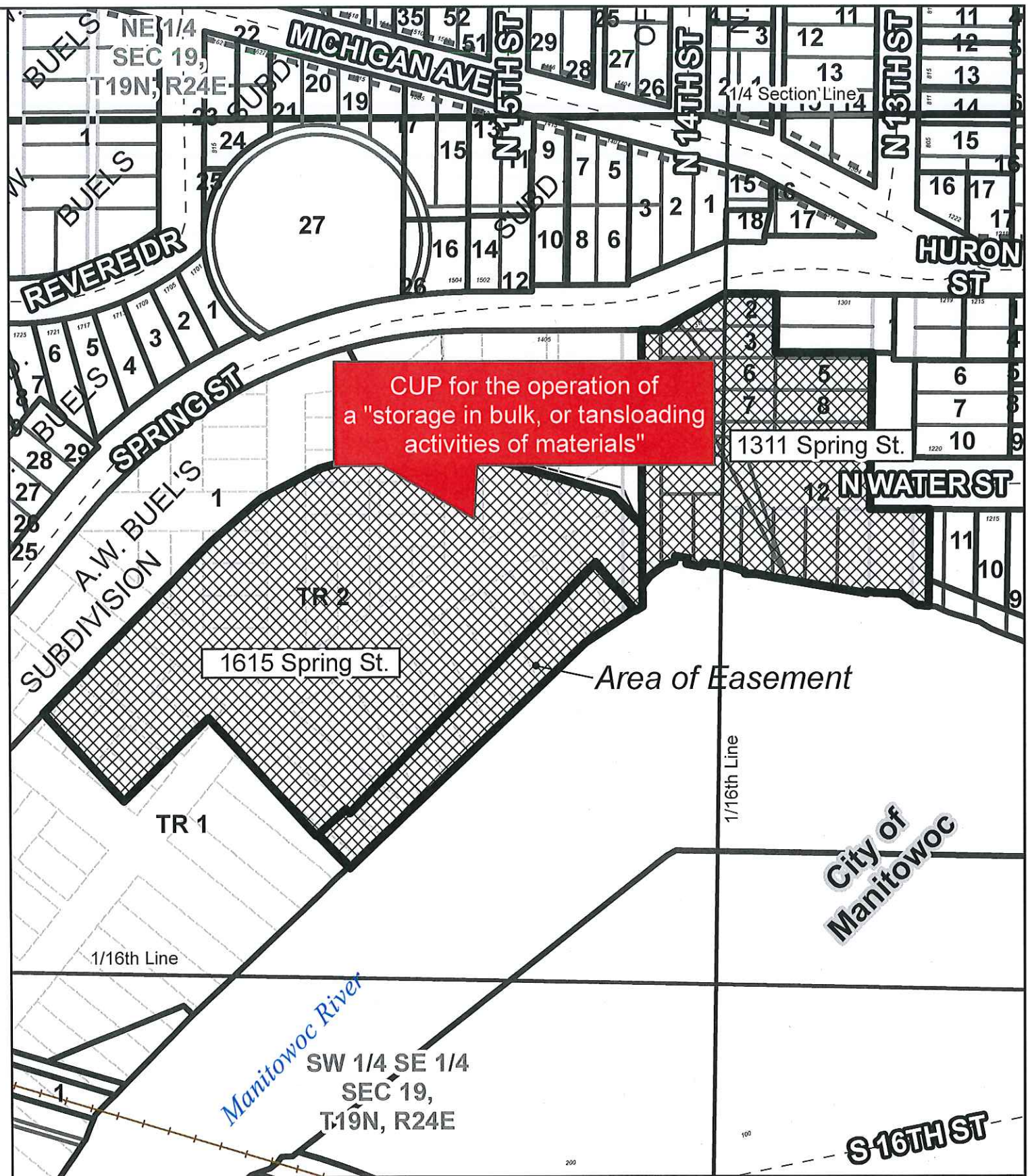
The deep water working river that Manitowoc has is perhaps our greatest resource and we ask for your continued assistance and support as we amend our conditional use permit to expand our loading activities on the Manitowoc River.

Sincerely,

Troy and Bobbie Flentje  
Trans-Link Services LLC

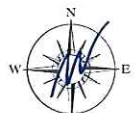
With copy to: City of Manitowoc  
Attn: Paul Braun, City Planner  
900 Quay Street  
Manitowoc, WI 54220





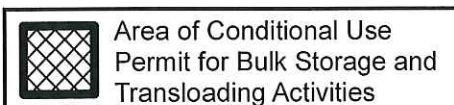
# CONDITIONAL USE PERMIT

City of Manitowoc, WI



Prepared by City of Manitowoc  
Planning Department  
www.manitowoc.org  
Map Plotted: 01/17/2017  
Y:\Planning\PC Plan Commission\Actions 2017\PC7-2017 CUP Trans Link Services

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.



0 100 200 300 Feet

PC7-2017 Conditional Use Permit;  
1311 and 1615 Spring St.

Manitowoc City Plan Commission