

Report to the Manitowoc Plan Commission

Meeting Date: April 23, 2025

Request: PC 16-2025: 1615 Spring LLC & 1311 Spring LLC; Request to Assign an Existing Conditional Use Permit for Storage in Bulk or Transloading Activities in an I-2 Heavy Industrial Zoning District for property located at 1311 & 1615 Spring Street (Tax Parcel #'s 000-039-020 & 819-402-052)

Existing Land Use for Subject Property: Transloading, Bulk Storage

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
West	Industrial, Transloading, Cement Plant	I-2 Heavy Industrial
South	Industrial, Manufacturing	I-2 Heavy Industrial
East	Industrial and Residential	I-2 heavy Industrial & R-4 Single and Two Family
North	Residential Single and Two Family	R-4 Single and Two Family

Report: Alex Allie member of 1311 Spring LLC and 1615 Spring LLC is requesting the assignment of a Conditional Use Permit which was originally issued to Trans-Link Services, LLC in 2017 for the storage in bulk, or transloading activities per MMC 15.350(3)w. Trans-Link ceased operations in 2024.

There are no changes or amendments to the 2017 CUP being requested other than it being transferred to the new entities. The CUP area consists of 3 areas; property located at 1615 Spring Street (tax # 819-402-052); 1311 Spring Street (tax # 000-039-020) and an easement area over the St Barbara Cement, Inc property (tax # 819-402-050), 0.92 acres all shown on the accompanying map.

The property is currently zoned I-2 Heavy Industrial, and the Heavy Industrial zoning for this property dates back to 1930. Section 15.350(3)w (the I-2 Heavy Industrial district) permits “storage in bulk, or transloading activities of materials as listed in section 15.330(4)b,” which is the I-1 Light Industrial Conditional Use Permit section of the code. This section lists 27 items that could be transloaded or stored on site and include the following: asphalt, brick, building materials, butane and propane, cement, clay products, coal, contractor’s equipment, feed, fertilizer, fuel, grain, gravel, hay, ice, lime, lumber, machinery, paper, pipe, roofing, sand, stone, tar and creosote products, wood, wool and other similar materials.

The 2017 CUP permits conveyor assisted transloading of vessels 24 hours a day, seven days a week and some limited crane / lift assisted transloading 24 hours a day seven days a week.

Transloading of materials by conveyor and crane assisted methods of limited “light” materials is allowed 24 hours a day, seven days a week except holidays. The light materials would be bottom ash, clay, wood chips, aggregates and other similar “light” products. The intent behind identifying “light” products is that these are materials which create minimal noise. Items other than ash, clay, wood chips, and aggregates would have to follow the Monday thru Friday 7:00 AM – 7:00 PM, and Saturday and Sundays 8:00 AM to 5:00 PM hours.

The Building Inspection, Police and Fire Departments have reported that they don’t have any issues or concerns on file over the past two years.

Conditional Use Permits are controlled by section 15.370(27) of the municipal code.

In acting upon any application for a conditional use, the Plan Commission and Council shall consider whether the requested use: (1) is reasonably necessary for the convenience and welfare of the public; (2) is in harmony with the character of the surrounding area; and (3) will have a minimal or no effect on surrounding property values.

Municipal Code:

Pursuant to Section 15.370(27)(c) of the Municipal Code, “the Plan Commission and Council shall consider whether the requested use:

- A. is reasonably necessary for the convenience and welfare of the public.
- B. Is in harmony with the character of the surrounding area.
- C. Will have a minimal effect or no effect on the surrounding property values.

The Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)(c) as well as compliance with regulations of the particular zoning district which the conditional use would be located.”

State Statute:

“ §62.23(7)(de) Conditional use permits.

1. In this paragraph:

a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10."

Public Comments: No notices were mailed out to neighbors because the CUP is being assigned and no changes to the conditions are being requested. The CUP is simply transferring to a different entity.

Timeline

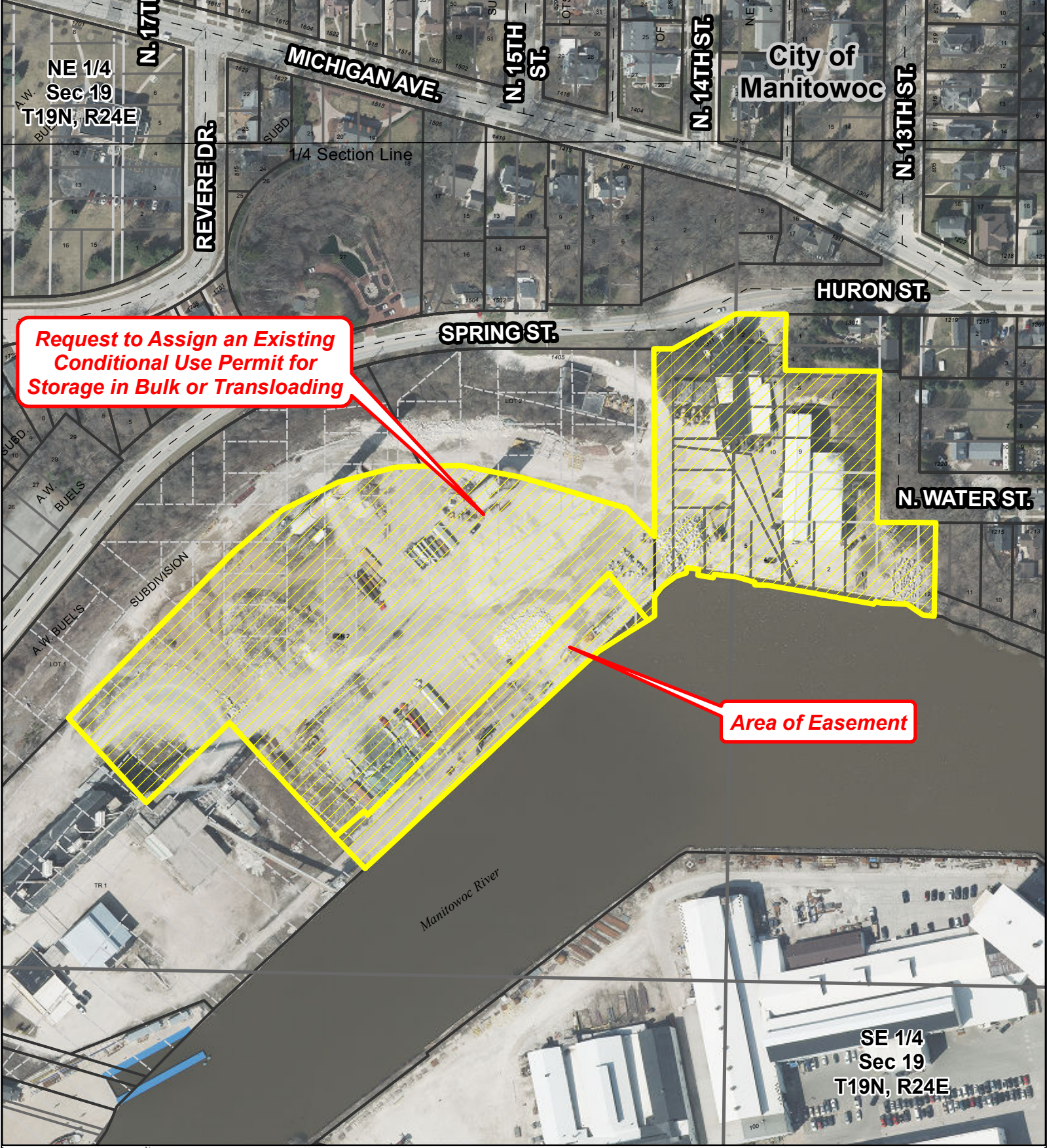
- Application Received: April 11, 2025
- Notifications Sent: Not Applicable
- Plan Commission Discussion: April 23, 2025
- Common Council acceptance of Plan Commission report: May 19, 2025

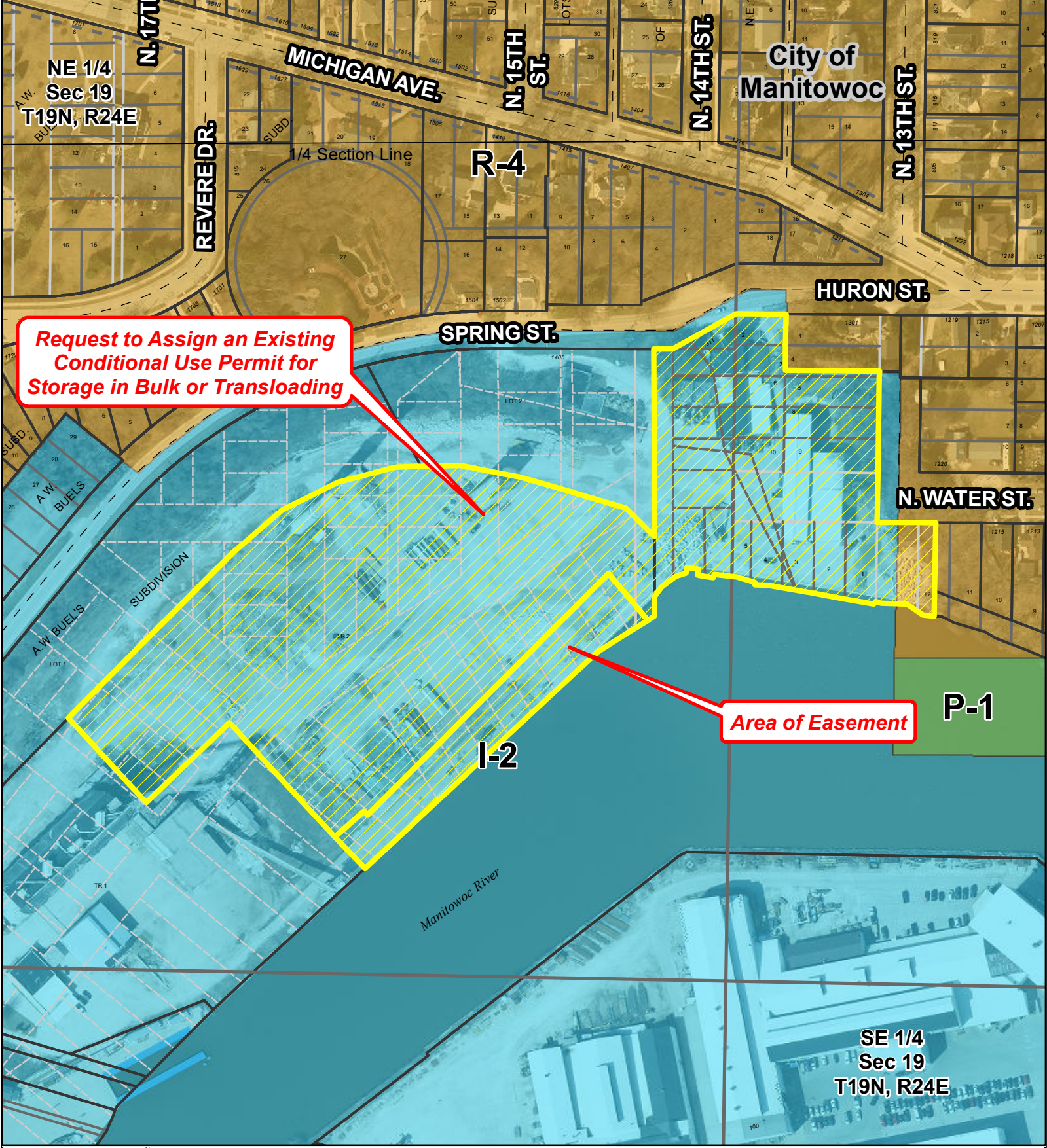
Recommendation: Approve the assignment of the 2017 Conditional Use Permit to 1311 Spring LLC and 1615 Spring LLC.

**ASSIGNMENT OF A CONDITIONAL USE PERMIT (CUP) FROM TRANS-LINK SERVICES,
LLC TO 1311 SPRING LLC (1311 SPRING) AND 1615 SPRING LLC (1615 SPRING)
MAY 19, 2025
PC 16-2025**

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

- A. CUP shall be granted exclusively to 1311 SPRING AND 1615 SPRING 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 # 819-402-052); 1311 Spring Street (tax # 000-039-020) and an easement area over the St Barbara Cement, Inc property (tax # 819-402-050), 0.92 acres all shown on the accompanying map. The following materials or products will not be allowed to be transloaded or stored unless authorized by the Plan Commission and Common Council: 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. 1311 SPRING AND 1615 SPRING 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 Monday thru Friday, between the hours of 7:00 AM and 7:00 PM; with the exception of conveyor assisted transloading or transloading of bottom ash, clay, wood chips, aggregates and other "light" products, which can be loaded 24 hours a day. The intent behind identifying "light" products is that these are materials which create minimal noise.
- F. The transloading of materials shall be permitted on Saturday and Sunday between the hours of 8:00 AM and 5:00 PM with the exception of conveyor assisted transloading or transloading of bottom ash, clay, wood chips, aggregates and other "light" products, which can be loaded 24 hours a day. The intent behind identifying "light" products is that these are materials which create minimal noise.
- G. Transloading shall not be permitted on 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.





**Request to Assign an Existing
Conditional Use Permit for
Storage in Bulk or Transloading**


Area of Easement

CONDITIONAL USE PERMIT

City of Manitowoc, WI

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: 4/18/2025
O:\Committees\PC Plan Commission\PC_CUP\2025\PC 16-2025 1615 Spring LLC 1311 Spring LLC\Maps\PC 16-2024 CUP Zoning.mxd



Existing Conditional Use Permit
Area to be Assigned for Storage
in Bulk or Transloading Activities

PC 16-2025
1615 Spring St.
1311 Spring St.
Manitowoc City Plan Commission



LAND USE APPLICATION

APPLICANT 1615 Spring LLC & 1311 Spring LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

PROPERTY OWNER 1615 Spring LLC & 1311 Spring LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

REQUEST FOR:

☒ Conditional Use Permit (CUP) \$350* ☐ Zoning District Change/Map Amendment \$350*
☐ Site Plan Review \$350 ☐ Request for Annexation \$350*
☐ Certified Survey Map (CSM) \$100 ☐ Planned Unit Development (PUD) \$350*
☐ Official Map Review \$350* ☐ Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Other

PROJECT LOCATION ADDRESS 1311 Spring Street & 1615 Spring Street

PARCEL ID# 052-819-402-052, 052-000-039-020, 052-819-402-010 CURRENT ZONING I-2

CURRENT USE OF PROPERTY Transload Facility

PROPOSED USE OF PROPERTY Transload Facility

REQUIRED: Attach a detailed written description of your proposal or request.
Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature  Date 4/15/2025
(Property Owner)

Print Name Alex C Allie

For Office Use Only

Date Received: _____

PC/SP #: _____

Fee Paid: _____

Check#: _____

Plan Commission Date: _____

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.

Deadline for submission is the Friday two weeks prior to the meeting.

Please contact the Community Development Department at 920-686-6930 if you have any questions.

1615 Spring LLC & 1311 Spring LLC
100 Maritime Drive, Suite 3C
Manitowoc, WI 54220

April 15, 2025

City of Manitowoc
Attn: Paul Braun
900 Quay Street
Manitowoc, WI 54220

Dear Paul,

I write this letter to you to request that the Conditional Use Permit that is currently held by Trans-Link Services, LLC be transferred into the names of 1615 Spring LLC and 1311 Spring LLC. Trans-Link Services ceased operations in 2024 and we would like to have the permit transferred into the property owner's names so that we can continue having similar operations in the future.

We are satisfied with the current conditions of the permit and are not requesting any other changes at this time. Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "Alex C. Allie". The signature is fluid and cursive, with the first name "Alex" and last name "Allie" clearly distinguishable.

Alex C. Allie
1615 Spring LLC
1311 Spring LLC



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



May 25, 2017

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC 7-2017: Trans-Link Services, LLC; 1311 & 1615 Spring Street.
Request for a second amendment to a Conditional Use Permit.**

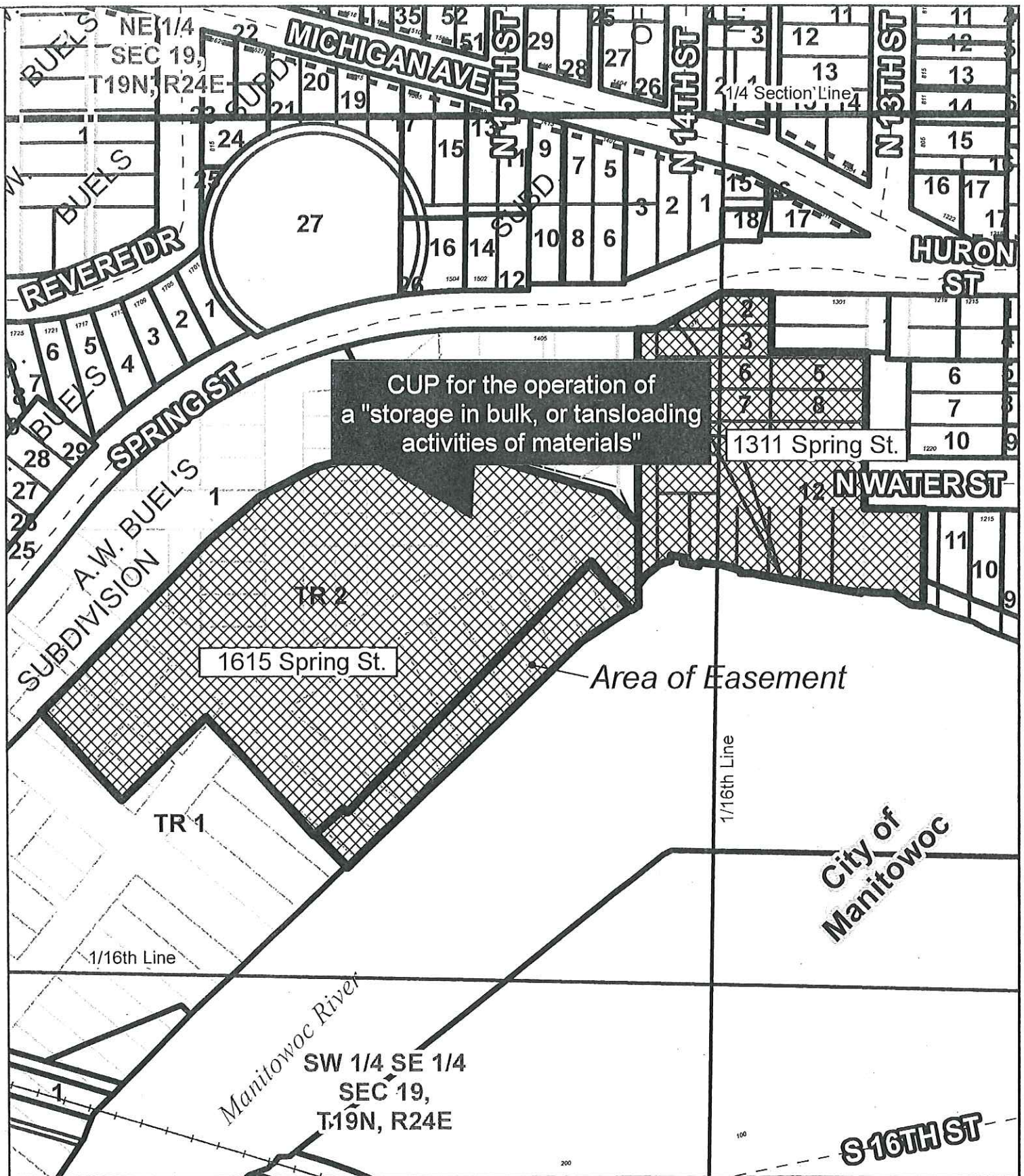
Dear Mayor and Common Council:

At the May 24, 2017 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following action: approval of the amendments to the February 24, 2017 Conditional Use Permit as shown on the attached list of conditions.

Respectfully Submitted,
Paul Braun
Plan Commission Secretary

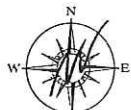
Attachment: Conditions and Map
Granicus # 17-0536

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



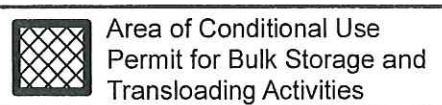
CONDITIONAL USE PERMIT

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

AMENDED CONDITIONAL USE PERMIT (CUP) TRANS-LINK SERVICES, LLC
MAY 24, 2017

CUP CONDITIONS PC7-2017

This CUP amends a previously approved CUP which was dated January 25, 2017.

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

- A. CUP shall be granted exclusively to Trans-Link Services, LLC (Trans-Link) 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 # 819-402-052); 1311 Spring Street (tax # 000-039-020) and an easement area over the St Barbara Cement, Inc property (tax # 819-402-050), 0.92 acres all shown on the accompanying map. The following materials or products will not be allowed to be transloaded or stored unless authorized by the Plan Commission and Common Council: brick, coal, and asphalt.
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