



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

April 24, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 16-2025: 1615 Spring LLC & 1311 Spring LLC; Request to Assign an Existing Conditional Use Permit for a Storage in Bulk, or Tansloading Activities in an I-2 Heavy Industrial Zoning District for property located at 1311 & 1615 Spring Street (Tax Parcel #'s 000-039-020-012 & 819-402-052)

At the April 23 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

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

Alex Allie
100 Maritime Drive, Suite 3C
Manitowoc, WI 54220

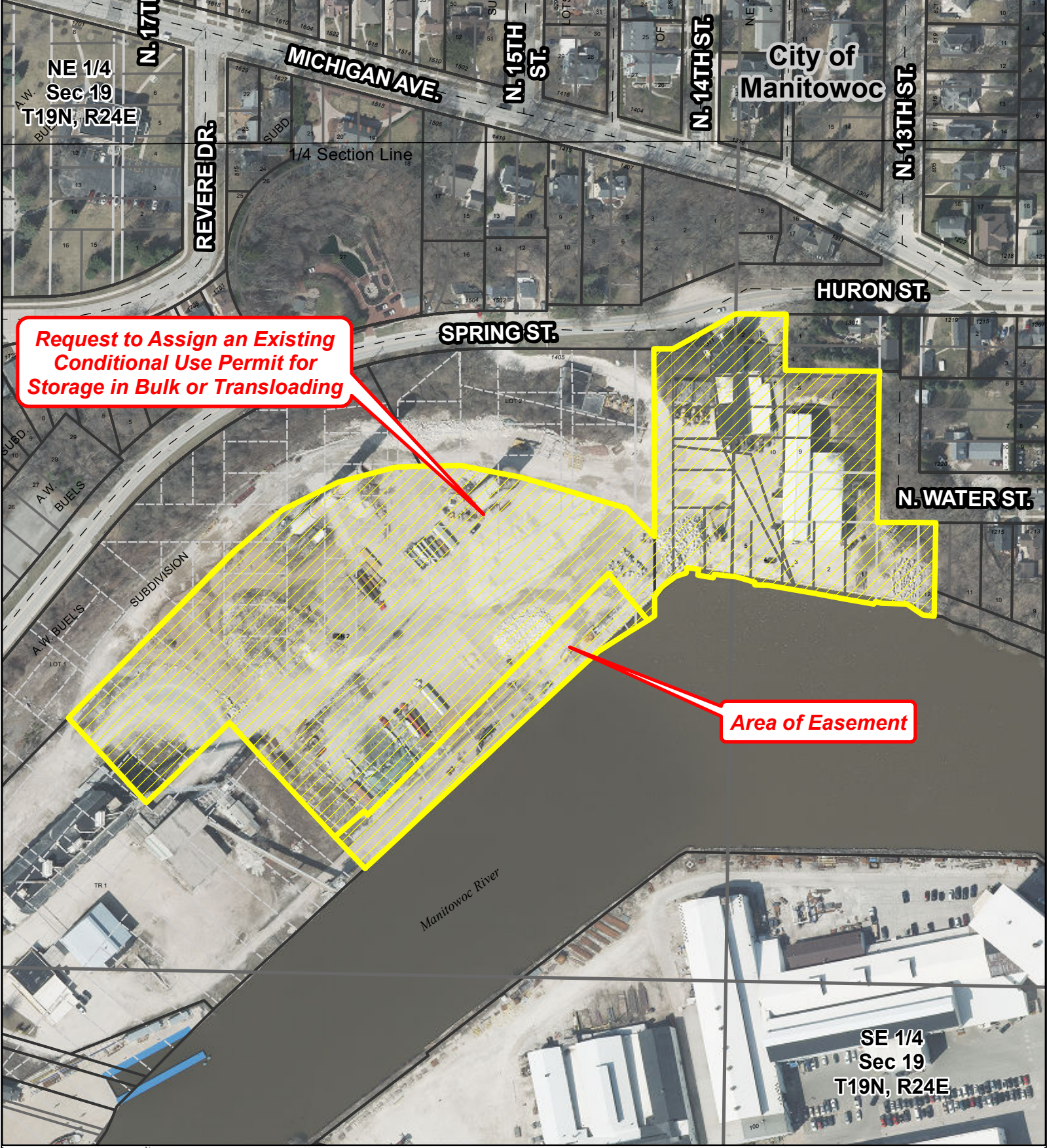
Granicus #: 25-0331
Attachments: Conditions & Map

*Community Development Department • Phone (920) 686-6930
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • www.manitowoc.org*

**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**

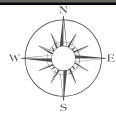
Recommend approval and assignment of the CUP, subject to the following conditions:

- 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.



CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 200 400 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
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Map Plotted: 4/18/2025

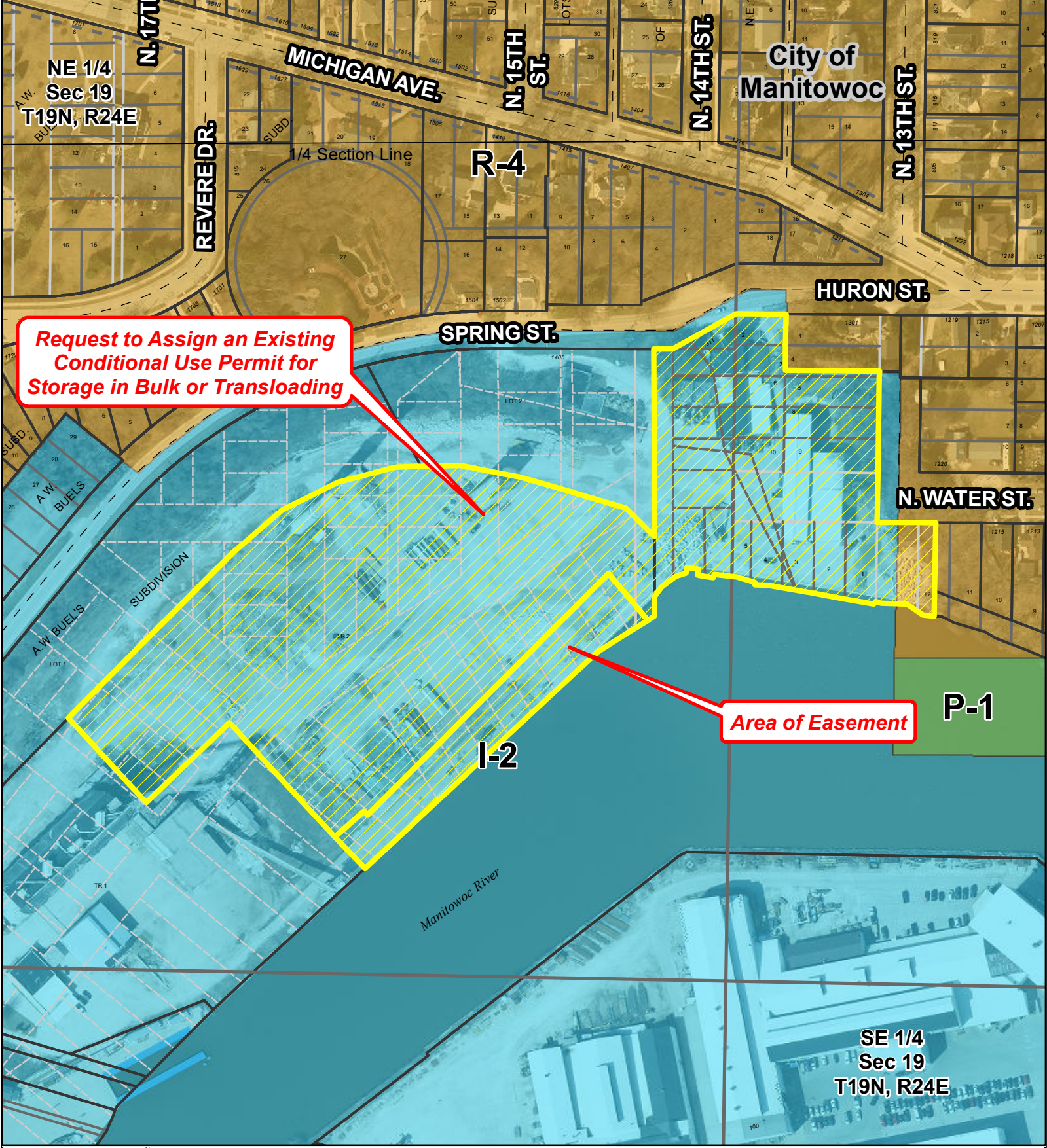
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Existing Conditional Use Permit
Area to be Assigned for Storage
in Bulk or Transloading Activities

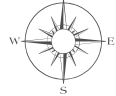
PC 16-2025
1615 Spring St.
1311 Spring St.

Manitowoc City Plan Commission



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


Area of Easement



0 200 400 Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI



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

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