



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

January 27, 2022

To: Mayor and Common Council

From: Paul Braun

Subject: PC 4-2022: Zabel / Glasstone LLC; Request for a Conditional Use Permit in the C-1 Commercial Zoning District pursuant to 15.310(3)b for the establishment of a mini-warehouse located at 3737 Dewey Street.

At the January 26, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Conditional Use Permit for the establishment of a Mini-Warehouse located at 3737 Dewey Street pursuant to the following conditions.

Glasstone, LLC
Attn: Eric Zabel
1232 N. 8th Street
Manitowoc, WI 54220

Granicus #: 22-0075
Attachments: Conditions and Map

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
GLASSTONE, LLC (GLASSTONE)
LOCATED AT 3737 DEWEY STREET
FEBRUARY 21, 2022

- A. The CUP shall require compliance with all applicable local and state regulations including any site plan approval conditions.
- B. Gravel areas on the site shall either be asphalt or concrete.
- C. The site shall be cleaned of any trash and garbage prior to issuance of a site plan final occupancy permit.
- D. Any disturbed areas on the site shall be restored with grass or other vegetative cover meeting erosion control standards.
- E. Non-compliance with the terms of the CUP and Site Plan approval 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.

NW 1/4
Sec 36
T19N, R23E

1/4 Section Line

DEWEY ST.

S. 39TH ST.

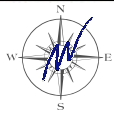
**Request for a Conditional
Use Permit for mini-warehouse**

**City of
Manitowoc**

SW 1/4
Sec 36
T19N, R23E

CONDITIONAL USE PERMIT

City of Manitowoc, WI




0 150 300
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
www.manitowoc.org

Map Plotted: 1/19/2022
O:\Planning\PC Plan Commission\PC_CUP\2022\PC 3-2022 Zabel Glasstone MiniWarehouse Dewey St\maps\PC 3-2022 CUP.mxd

 **Area of Conditional Use Permit
for a Residential Facility for
mini-warehouse**

PC 3-2022
3737 Dewey St.

Manitowoc City Plan Commission