

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, January 27, 2021

Request: PC 5-2020: Knutson, Annual Review of a Conditional Use Permit for an Open Sales Lot located at 2020 Dufek Drive.

Reason for Request: The approved 2020 Conditional Use Permit required the Plan Commission to review the permit annually.

Existing Land Use for Subject Property: After the Conditional Use Permit was granted, the land is used as an open sales lot.

Existing Zoning for Subject Property: B-3, General Business District

Report: The Building Inspection, Fire and Police Departments were contacted to see if there were any complaints on file and there have been no complaints from neighbors or abutting property owners concerning the Conditional Use Permit granted in 2020.

Community Development staff have been working with Mr. Knutson on a preliminary site plan for a coffee shop on the property. SMI has prepared the preliminary site plan but the project has slowed because of COVID 19, difficulty finding an available architect, and rising construction costs. The owner is planning to submit to the City a formal site plan in the next few months and begin construction once the State approves the building plans.

The existing conditional use permit is scheduled to terminate on January 1, 2022. If the owner wants to continue the open sales lot use they will be required to reapply for a new conditional use permit. The proposed coffee shop use is a permitted use in the current B-3 zoning district.


Recommendation: Staff recommends approval of the annual review for the Conditional Use Permit.



Request for a Conditional Use Permit - Open Sales Lot

CONDITIONAL USE PERMIT

City of Manitowoc, WI

 Area of Conditional Use Permit for Open Sales Lot

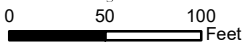
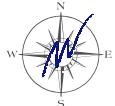
PC 5-2020 Plate
2020 Dufek Drive

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: 1/14/2020

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Manitowoc City Plan Commission



**REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR CARL KNUTSON AND NICHOLAS
KNUTSON, 2020 DUFEK DRIVE
01/24/2020**

Re: PC5-2020: The CUP is granted exclusively to Carl A. Knutson and Nicholas Knutson (“Owners”) pursuant to Section 15.370(27) and 15.270(3)g of the Manitowoc Municipal Code (“Code”) for property located at 2020 Dufek Drive (Property”), and shall hereinafter serve as authorization for the location and operation at the Property of an “Outside storage or sales of merchandise” in a B-3 General Business Zoning District. The area of the CUP is identified on the attached map and shall hereinafter be referred to as the “CUP Area”. The CUP Area is defined as Tax Parcel # 052-835-203-060.00”.

The Owners are required to comply with the following conditions:

1. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in January, 2021.
2. The Open Sale Hours for the operation shall be between 7am – 7pm, Monday – Sunday.
3. All exterior lighting from the CUP area shall be contained to the site and shall not filter over the property lines onto adjoining properties.
4. In the event the property comprising the CUP Area is sold or leased to a party other than an entity in which Carl Knutson or Nicholas Knutson has a controlling interest, the CUP shall then terminate effective the date of conveyance.
5. The Property is limited to a maximum of 8 storage sheds and 5 vehicles at any single time. Vehicles include automobiles, trucks, trailers, campers, RV’s, and boats.
6. Product sold or stored on the site shall be setback at least 15 feet from the residential use along the west property line and setback at least 10 feet from the north property line. There shall also be a 100’ x 70’ vision triangle located at the northeast corner of the Owners parcel; the attached CUP map depicts this area. The intent of the above described vision triangle is to maintain the site vision to the business to the north.
7. The storage of any materials, junk, debris, garbage or inoperable vehicles is prohibited on the subject property.
8. All products displayed on the Property shall not be placed in the right-of-way or in the vision triangles. Product shall be displayed, placed, and located in an orderly fashion.
9. This CUP shall be reviewed by the Plan Commission at their January 2021 meeting. The CUP shall also terminate in January, 2022; the Owner shall have to re-apply for a new CUP at that time if they intend on using the property for Outside storage or sales of merchandise. The intent of this CUP is to encourage the owners to redevelop the property for a higher and better use but temporarily provides the owners with an interim use. The owners shall have to reapply for a CUP after the termination date.