



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

12/21/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 29-2023: Koenig, Request for a Conditional Use Permit a for Tattoo Establishment at 624 N 8th Street pursuant to 15.230(3)f.

At the December 20, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Conditional Use Permit for the establishment of a Tattoo Establishment located at 624 N. 8th Street pursuant to the attached conditions.

Kristina Koenig
735 S. 22nd Street
Manitowoc, WI 54220

Granicus #: 23-1081
Attachments: Map & Conditions

REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP)
TO KRISTINA KOENIG
1/16/2024

Re: PC29-2023: Grant to Kristina Koenig (Koenig) or any future LLC that Koenig is a managing member of, a CUP under Section 15.370(27) of the Manitowoc Municipal Code ("Code") for the operation of a Tattoo Establishment at 624 N. 8th Street, (parcel # 000-060-110) Manitowoc WI. This CUP shall hereinafter serve as authorization for the location and operation of a Tattoo Establishment, and all appurtenant and related functions. The area included in the CUP ("CUP Area") is described on the attached map. Koenig is required to comply with the following conditions:

- A. This CUP does not waive or pre-empt any requirements under any building, zoning, or health codes or any other requirements of any municipal, state or federal regulation statute or law. If Koenig does not secure all the required licensing by December 31st, 2024, this CUP is void. Koenig shall provide the Department of Community Development documentation evidencing the issuance of all the required licenses.
- B. Koenig shall not assign or transfer its interest in the CUP to any party without the prior written approval of the Plan Commission and Manitowoc Common Council.
- C. The CUP authorizing the location and operation of the business in the CUP Area shall not be effective until the Common Council approves the CUP request.
- D. The CUP shall automatically terminate effective the same date Koenig ceases to operate at the location or any required license or permit is revoked or expires.
- E. At any date and time, non-compliance with the terms 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.

City of Manitowoc

ST. CLAIR ST.

N 9TH ST.

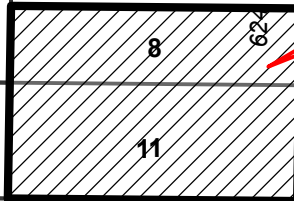
N 8TH ST.

PARK ST.

SW 1/4
Sec 20

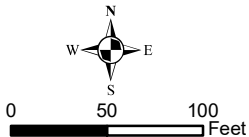
T19N, R24E

Request for a Conditional Use Permit for the Operation of Tattoo Establishment



CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for the Operation of Tattoo Establishment

PC 29-2023
624 N. 8th St.

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: 12/11/2023

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City of Manitowoc Plan Commission

City of
Manitowoc

R-6

ST. CLAIR ST.

R-4

R-4

Request for a Conditional
Use Permit for the Operation
of Tattoo Establishment

N-9TH ST.

60

N-8TH ST.

59

B-1

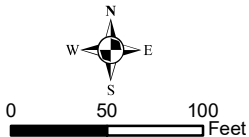
SW 1/4
Sec 20

T19N, R24E

PARK ST.

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for
the Operation of Tattoo Establishment

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PC 29-2023
624 N. 8th St.

City of Manitowoc Plan Commission

City of Manitowoc

ST. CLAIR ST.

Request for a Conditional Use Permit for the Operation of Tattoo Establishment



N 9TH ST

N 8TH ST

PARK ST

SW 1/4
Sec 20

T19N, R24E



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for the Operation of Tattoo Establishment

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PC 29-2023
624 N. 8th St.

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