



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



5/24/2018

**To:** Mayor and Common Council

**From:** Manitowoc City Plan Commission

**Subject:** **PC 15-2018: Jim Larson Plumbing, LLC: Request for Conditional Use Permit for a Permitted Use to Operate a Plumbing Shop which Requires Outside Storage of Merchandise in a B-3 General Business District located at 1010 Hamilton St.**

Dear Mayor and Common Council:

At the May 25, 2018 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 actions: to approve the request for outside storage of merchandise for a permitted use, pursuant to the attached conditions.

Respectfully Submitted,

Paul Braun  
Plan Commission Secretary

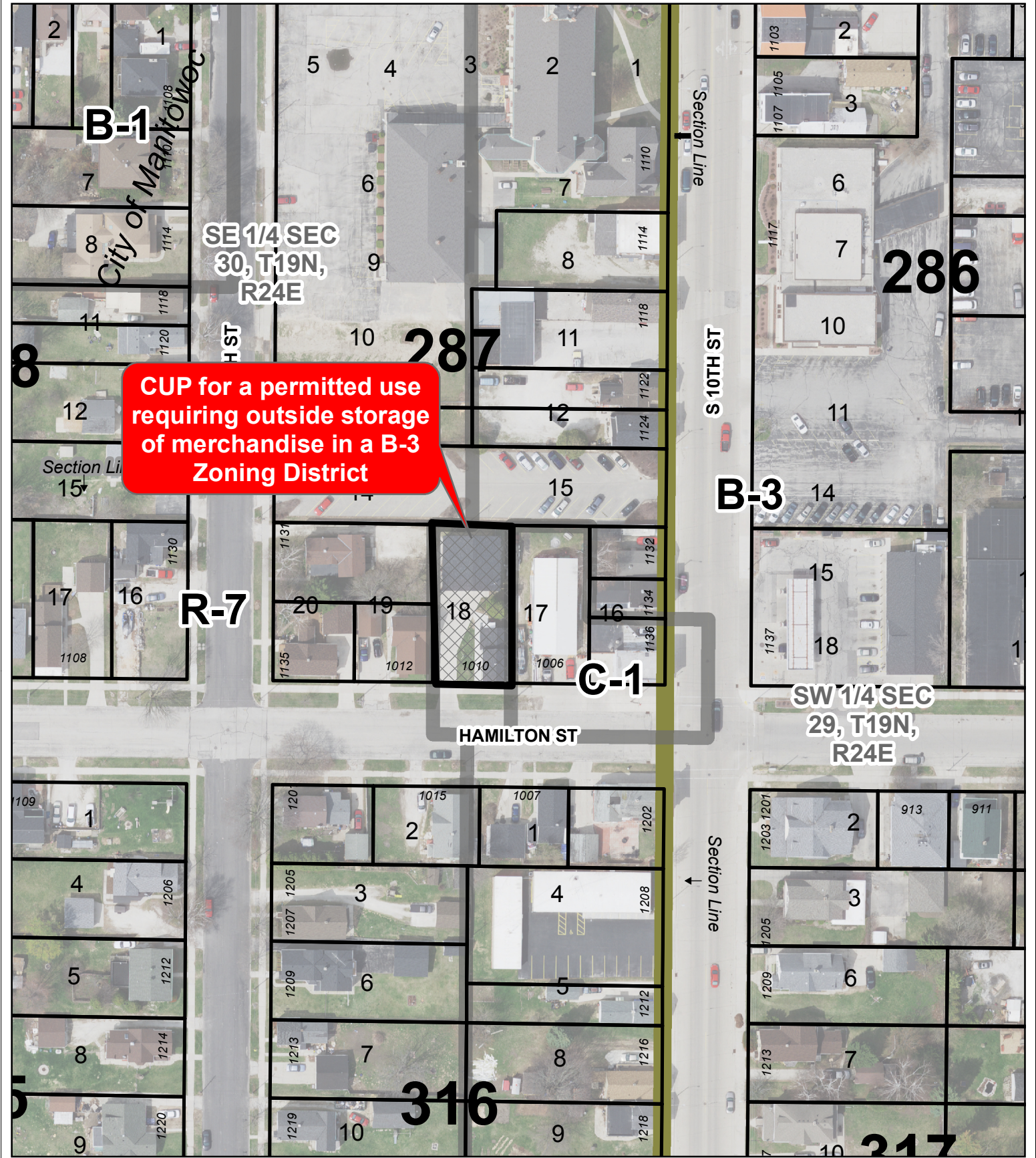
Attachment: Conditions and Map  
Granicus # 18-0517

Applicant: James Larson  
2508 Wollmer St.  
Manitowoc, WI 54220

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP)  
TO JIM LARSON, d.b.a. JIM LARSON PLUMBING, LLC; 2508 WOLLMER STREET  
5/23/2018

**RE: PC 15-2018: Grant exclusively to Jim Larson, d.b.a. Lim Larson Plumbing, LLC a CUP under Section 15.270(3)f of the Manitowoc Municipal Code for outside storage of merchandise pertaining to a permitted use in the "B-3" General Business Zoning District at 1010 Hamilton Street, Manitowoc, WI. The parcel number for the subject area is 052-000-287-180.00 Mr. Larson is required to comply with the following conditions:**

1. 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.
2. The CUP is granted exclusively to Jim Larson, d.b.a. Jim Larson Plumbing, LLC; and is not assignable to any other person or entity unless authorized by the City Plan Commission and Common Council.
3. 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.
4. All storage of outside merchandise must be contained in the rear half (60 feet) of the parcel and must be screened from view.
5. Maintain a fence on the north and west side of the property in the area where merchandise is going to be stored.



**CUP for a permitted use requiring outside storage of merchandise in a B-3 Zoning District**

# CONDITIONAL USE PERMIT

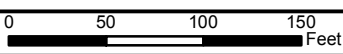
City of Manitowoc, WI



Prepared by City of Manitowoc  
 Planning Department  
 www.manitowoc.org  
 Map Plotted: 05/16/2018  
 Y:\Planning\PC Plan Commission\Actions 2018\PC 15-2018 Larson Plumbing CUP

**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.

Area of Conditional Use Permit for Outside Storage



PC15-2018 Larson Plumbing CUP  
 Hamilton and 10th Street



To whom it may concern:

I wish to apply for a conditional use permit for the property at 1010 Hamilton Street. I would like to be able to store up junk water heaters and cast iron and galvanized piping until I am able to fill my utility trailer to recycle them. the area I wish to use is currently fully enclosed by privacy fencing on the north side of the garage. I also intend to install a lockable privacy gate on the front of the west side of the garage to park my utility trailer and to keep people out of the area. Nothing would be easily seen by any neighbor or any local traffic and nothing will accumulate for more than a month or so. The area will be kept as neat as possible. Please contact me with any questions or concerns you may have in this matter. Thank you for your consideration.

James R Larson  
Jim Larson Plumbing LLC  
2508 Wollmer Street  
Manitowoc, WI 54220

(920) 860-1619  
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