



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

1/26/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 6-2023: McMullen & Pitz Construction Co.; Request for a Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4)

At the January 25, 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 Contractor's Storage Yard pursuant to the following conditions.

McMullen & Pitz Construction Co.
Attn: Ted Jennejohn
P.O. Box 8
Manitowoc, WI 54220

Granicus #: 23-0064
Attachments: Map & Conditions

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
McMULLEN & PITZ CONSTRUCTION COMPANY (M&P)
LOCATED AT 842 S. 26TH STREET
TAX PARCEL # 000-363-100
2/21/2023

Note: The address and Tax parcel # above are for the current parcel. If the CUP is approved, a Certified Survey will be prepared and a new address and parcel # will be created for the M&P parcel.

- A. The CUP shall require compliance with all applicable local and state regulations.
- B. The CUP will automatically terminate if M&P is not successful in purchasing the property by December 31, 2023.
- C. M&P shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council. The CUP shall automatically terminate effective the date any license or certification granted to M&P by the State or other licensing entity is closed, denied, revoked, or terminated.
- D. 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.
- E. No inoperable, unlicensed, junked or disassembled vehicles are allowed on the Property.
- F. The volume of sound inherently or recurrently generated shall not exceed 70 decibels at the CUP boundary line.
- G. The ground vibration inherently or recurrently generated shall not be perceptible, without instruments, at any point of any boundary line of the lot on which it is located.
- H. The use shall not emit an obnoxious, dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the lot on which the use is located.
- I. The applicant shall work with City staff on approval of appropriate site screening.
- J. The CUP shall be reviewed at the January, 2025 Plan Commission meeting.

City of Manitowoc

NE 1/4 Sec 25 T19N, R23E

NW 1/4 Sec 30 T19N, R24E



Request for a Conditional Use Permit for Construction Storage Yard

MERO ST.

FRANKLIN ST.

R-4

I-1

BL. G

R-4

S. 26TH ST.

S. 29TH ST.

WASHINGTON ST.

B-3

B-3

B-2

CUSTER ST.

1/4 Section Line

CALUMET AVE.

I-2

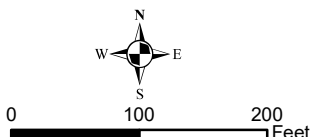
SE 1/4 Sec 25 T19N, R23E


C-1

SW 1/4 Sec 30 T19N, R24E

CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit for Construction Storage Yard (Location to be verified with future survey)

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: 1/16/2023

O:\Planning\PC Plan Commission\PC_CUP\2023\PC 6-2023 McMullen Pitz CUP_842 S 26th Street\Maps\PC 06-2023 CUP Zoning.mxd

PC 06-2023 842 S. 26th St.

City of Manitowoc Plan Commission

City of Manitowoc

3

NE 1/4
Sec 25
T19N, R23E

NW 1/4
Sec 30
T19N, R24E

MERO ST.

FRANKLIN ST.

LOT 1

LOT 2

2618

Request for a Conditional Use Permit for Construction Storage Yard

BL. G

S. 26TH ST.

S. 29TH ST.

TR C
TR B
TR A

925
929

13
12

967

WASHINGTON ST.

31

2904

SE 1/4
Sec 25
T19N, R23E

CUSTER ST.

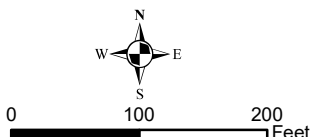
1/4 Section Line


CALUMET AVE.

SW 1/4
Sec 30
T19N, R24E

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PC 06-2023
842 S. 26th St.

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