

Report to the Manitowoc Plan Commission

Meeting Date: January 22, 2025

Request: PC 6-2023: McMullen & Pitz Construction Co./110 East 310 LLC; Annual Review of a Conditional Use Permit pursuant to 15.330(4)b. for the establishment a Contractor’s Equipment storage area.

Existing Land Use for Subject Property: Vacant / Light Industrial

Existing Zoning for Subject Property: I-1, Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, east, west	Business, light industrial	I-1 Light Industrial
South	Contractor’s storage yard, retail	I-1 Light Industrial and B-3 General Business

Comprehensive Plan: Industrial / Office

Consistency Analysis

While a Conditional Use is not required to be consistent with the Comprehensive Plan, in this instance the requested use would be consistent with the land use category identified.

Report:

The Common Council, at their February 20, 2023 meeting issued a Conditional Use Permit (CUP) to McMullen & Pitz (M&P) to establish a contractor’s equipment storage yard. One of the conditions in the CUP was a requirement for an annual review. Building Inspection, Police and Fire reported that they have no complaints or concerns on file.

The 4.5+/- acre subject property is located at the west side of the Franklin Street and S. 26th Street intersection.

Ted Jennejohn, Vice President of M&P stated in an email that they constructed a berm along the southerly property line and in spring 2025 they will reseed the property and berm to help stabilize the soils. The other property lines have existing vegetation buffers. He also stated that if there are any complaints in the future they will address those immediately.

The property is owned by 110 East 310 LLC which is an entity McMullen & Pitz created.

Recommendation: Approve the annual review of the Conditional Use Permit to McMullen & Pitz Construction Company / 110 East 310 LLC for the continued use of a Contractor’s Equipment Storage Yard in a I-1 Light Industrial zoning district pursuant to the conditions.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
McMULLEN & PITZ CONSTRUCTION COMPANY (M&P) / 110 EAST 310 LLC
LOCATED AT 842 S. 26TH STREET
TAX PARCEL # ~~000-363-100-720-000-043~~
2/21/2023-2/17/2025

Note: Italicized text has been added in 2025.

~~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.

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

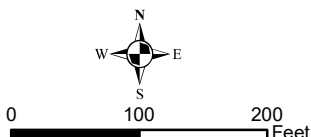
SE 1/4 Sec 25 T19N, R23E


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

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PC 06-2023 842 S. 26th St.

City of Manitowoc Plan Commission