



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

April 24, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 15-2025: Zirpoli / Bergner; Request to Assign an Existing Conditional Use Permit to Operate a Beauty Salon in the B-1 Office Residential Zoning District for property located at 709 Marshall Street (Tax Parcel # 000-284-012)**

At the April 23 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

**Approve the Assignment of the 1996 Conditional Use Permit.**

Tammy Zirpoli  
232 Skyline Drive  
Francis Creek, WI 54214

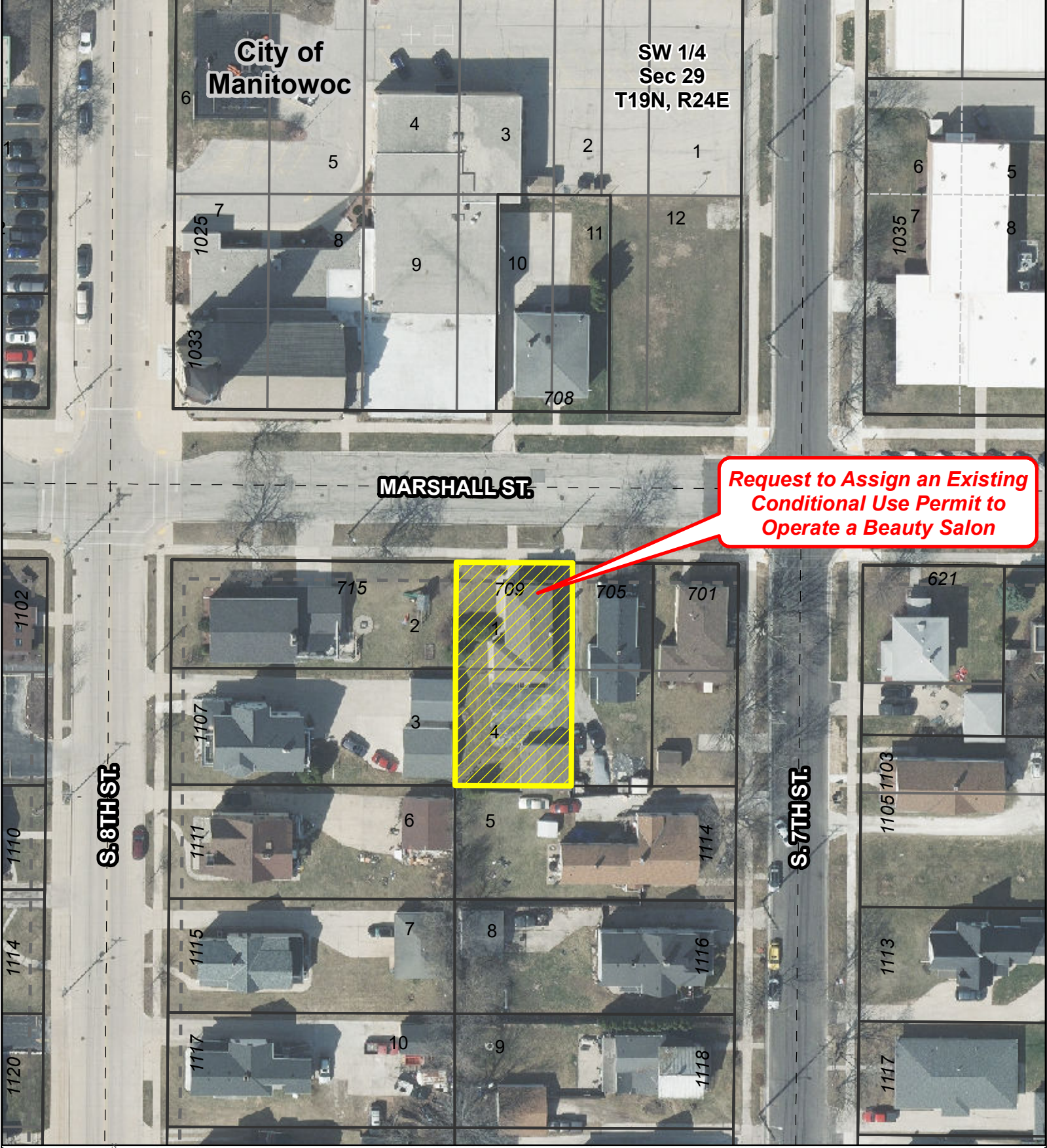
Mary Bergner  
125 Watson Road  
Two Rivers, WI 54241

Granicus #: 25-0330  
Attachments: Conditions & Map

REQUIREMENTS FOR THE ASSIGNMENT OF A  
CONDITIONAL USE PERMIT (CUP) FOR THE OPERATION OF  
A BEAUTY SALON TO TAMMY ZIRPOLI  
LOCATED AT 709 MARSHALL STREET  
TAX PARCEL # 000-284-012  
5/19/2025

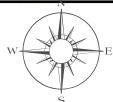
NOTE: The CUP was originally issued to Larry and Mary Bergner in 1996. PC 12-1996

- A. The Conditional Use Permit be granted exclusively to Tammy Zirpoli and associated staff and that the Conditional Use Permit not be assignable or transferrable without the written approval of the City Plan Commission.
- B. That the Conditional Use Permit be subject to the conditions outlined under Section 15.230(3)5, which would limit the maximum building floor area (net public space) to 900 square feet or less; limit hour of operation to between 8:00 A.M. and 8:00 P.M., Monday – Saturday, special landscaping or fencing where residential properties abut the subject property; and to make provisions for vehicular access, parking and loading areas.



# CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 50 100 Feet

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.

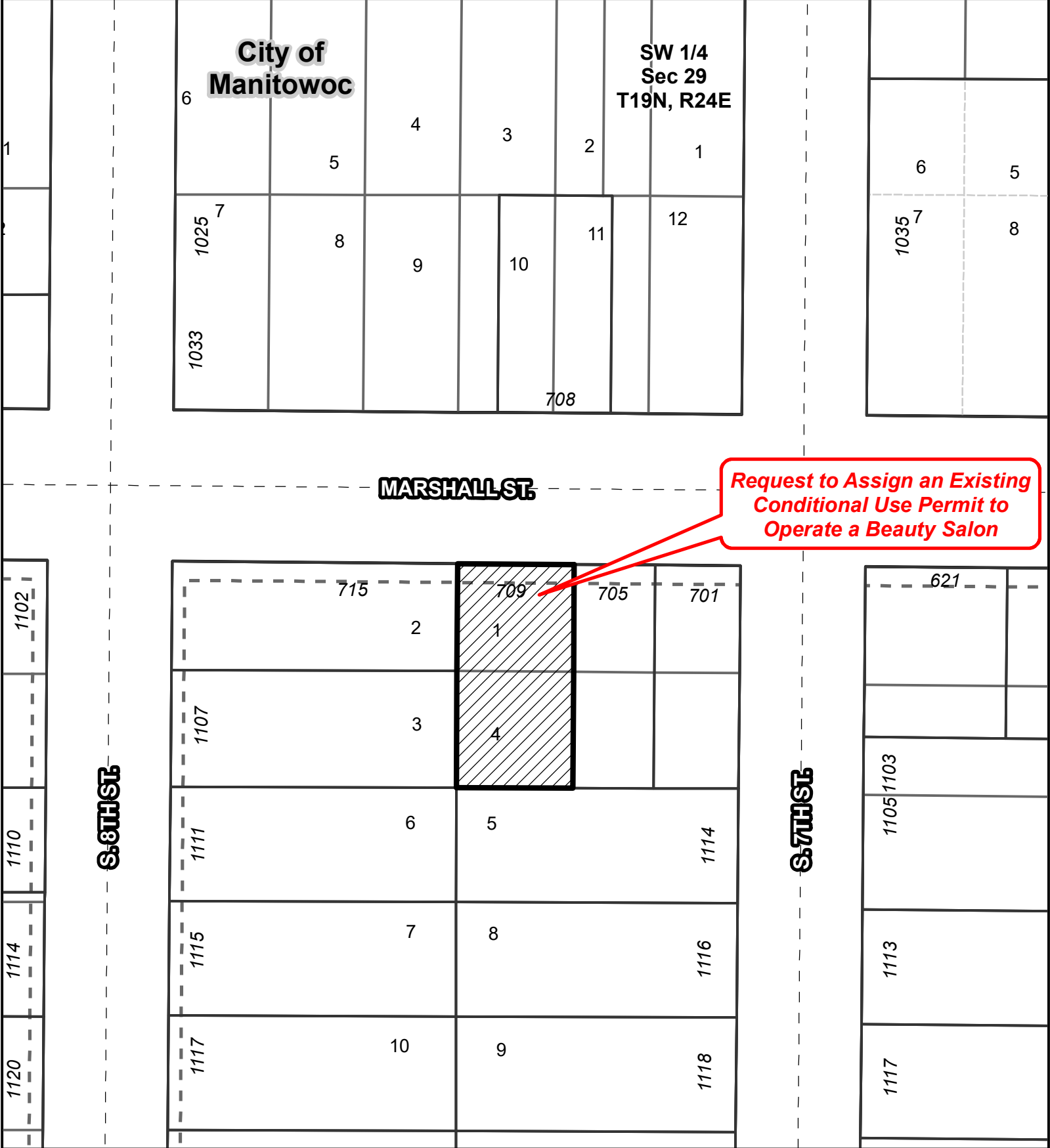
Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 4/14/2025  
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Existing Conditional Use Permit  
Area to be Assigned to  
Operate a Beauty Salon

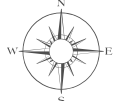
PC 15-2025  
709 Marshall St.

Manitowoc City Plan Commission



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