



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



October 29, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 35-2020: Manitowoc Property Management, LLC; Request for a Conditional Use Permit for an Adaptive Reuse pursuant to 15.370(29) located at 1034 S. 18th Street

At the October 28, 2020 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Request for an Adaptive Reuse Conditional Use Permit to Manitowoc Property Management, LLC for property located at 1034 S. 18th Street under the following conditions:

Manitowoc Property Management, LLC
Attn: Richard Robinson, Sr.
1302 Washington Street
Manitowoc, WI 54220

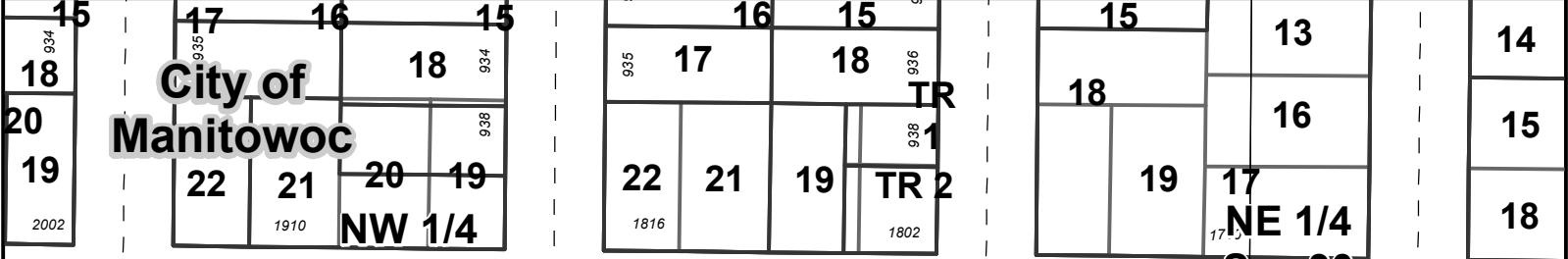
Granicus #: 20-1052
Attachments: Application Letter, Map & Conditions

**REQUIREMENTS FOR ADAPTIVE REUSE
CONDITIONAL USE PERMIT (CUP)
APPROVAL FOR MANITOWOC PROPERTY MANAGEMENT, LLC
1034 S. 18TH STREET
11/16/2020**

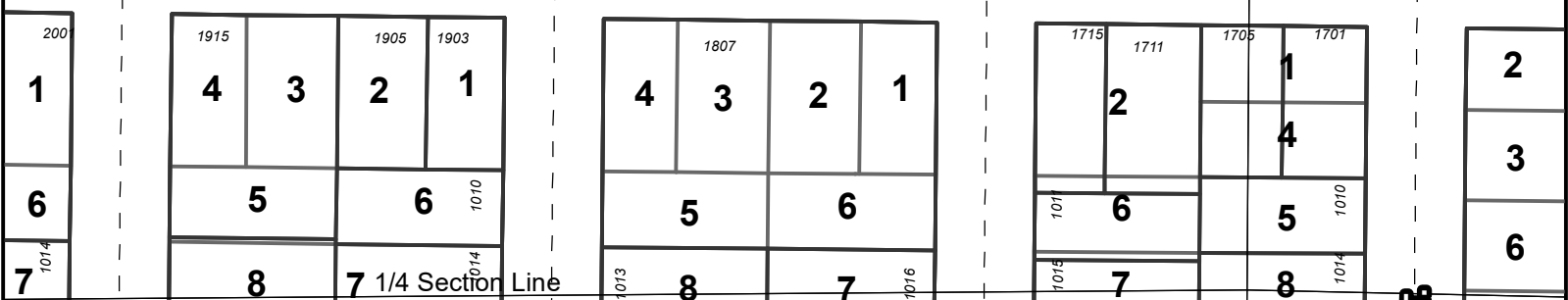
Re: PC35-2020: The adaptive reuse CUP is granted exclusively to Manitowoc Property Management, LLC (MPM pursuant to Section 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 1034 S. 18th Street (Property"), and shall hereinafter serve as authorization for the location and operation of a hair salon, massage therapy, tanning salon and coffee shop in addition to uses already permitted within the B-1 zoning district. The area of the CUP is identified on the attached map and shall hereinafter be referred to as the "CUP Area". The CUP Area is defined as Tax Parcels # 000-262-200.

MPM is required to comply with the following conditions:

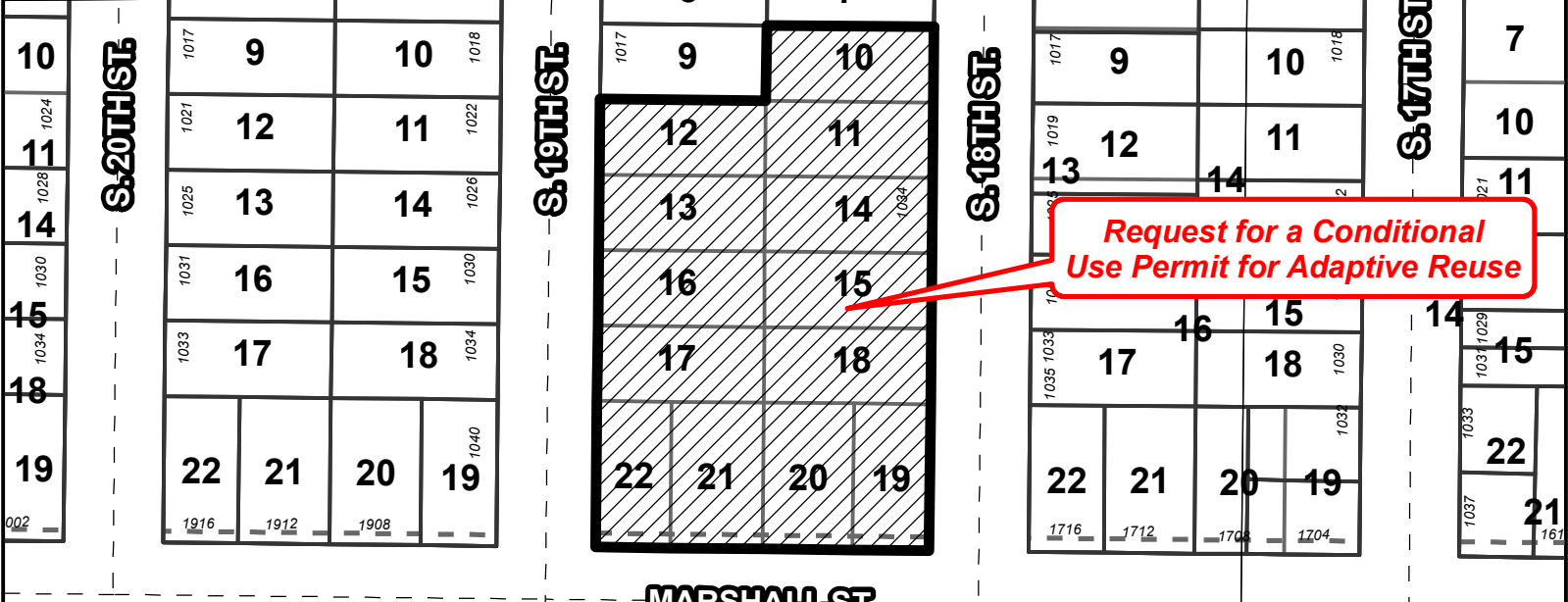
1. The CUP authorizing the siting and operation of MPM in the CUP Area shall not become effective and binding until the Common Council approves the CUP as outlined herein and all applicable permits, licenses and authorizations are in place.
2. MPM shall not assign or transfer its interest in the CUP to any party without the written approval of the Manitowoc City Plan Commission and Manitowoc Common Council. In the event the CUP Area is sold or leased to a party other than an entity in which MPM has a controlling interest, the CUP shall then terminate effective the date of conveyance and the subsequent owner shall reapply for a new CUP.
3. Compliance with all federal, state and local regulations, licensing and Code requirements.
4. The hours of operation for the salon, massage therapy, tanning services, and coffee shop shall be limited to 7am to 9pm Monday through Saturday. Similar or comparable uses to aforementioned uses or other uses permitted in the B-1 zoning district may be permitted after approval by the Community Development Department.
5. All exterior lighting from the CUP area shall be contained to the site and shall not extend over the property lines onto adjoining properties. Light emitted from the site shall not exceed 0.1 foot candles at the adjoining or abutting residential property line.
6. Garbage receptacles / dumpsters, when stored outside, shall be leak proof, secure against rodents and have permanent, tight fitting covers. Garbage receptacles / dumpsters shall be stored in an unobtrusive area and shall be screened from off-premises view with a site obscuring fence, wall or evergreen hedge and gate. The Community Development shall approve dumpster/garbage locations and the site obscuring treatment.
7. No more than 25% of the gross building square footage shall be used for uses that are not specifically permitted in the B-1 Zoning District (15.230(1)). Non-permitted uses over 25% of the gross square footage shall need to get prior approval from the Plan Commission.
8. No merchandise or other goods, products, materials or containers shall be displayed outside of the building where such business is carried on.
9. 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
Sec 30
T19N, R24E
WASHINGTON ST
Sec 30
T19N, R24E

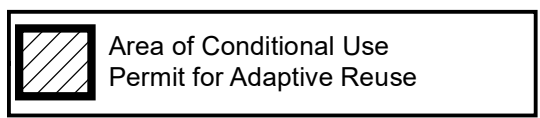
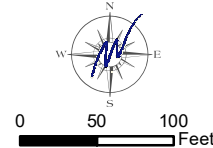


Request for a Conditional Use Permit for Adaptive Reuse



CONDITIONAL USE PERMIT

City of Manitowoc, WI



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: 10/20/2020

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PC 35-2020
 1034 S. 18th St.

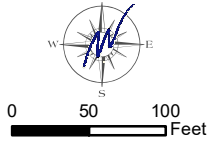
Manitowoc City Plan Commission



Request for a Conditional Use Permit for Adaptive Reuse

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for Adaptive Reuse

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Prepared by City of Manitowoc
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Map Plotted: 10/20/2020

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PC 35-2020
1034 S. 18th St.

Manitowoc City Plan Commission



Manitowoc Property Management LLC

LET US DO THE WORK

October 12, 2020

Manitowoc City Planning Department
Attn: Paul Braun
900 Quay St.
Manitowoc, WI 54220

Subj: Adaptive Reuse of School – 1034 S. 18th St. Manitowoc, WI 54220

We are requesting Adaptive Reuse for the property located at 1034 S. 18th St. Manitowoc, WI 54220. The property would be primarily used for Business/Professional, as well as a hair salon, nail salon, and possibly massage/tanning services. The 19th Street entrance (old gymnasium) would be the main entrance. The old gymnasium would be a waiting area as well as a coffee shop. Ideally, the coffee shop would open at 7am, which would fall outside of the 8:00 am to 8:00 pm "Special Conditions" for B-1 zoning. We are requesting adaptive reuse of the building for a mixture of uses as described above. No major alterations will be made to the existing parking lot or of the exterior structure in order to preserve the historical integrity of the property.

Thank you,

Richard R. Robinson Sr.
Manitowoc Property Management LLC
MPM Realty
1302 Washington St.
Manitowoc, WI 54220
888-744-6615