



CITY OF MANITOWOC
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March 29, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC 3-2017: Knutson / Terp, 2020 Dufek Drive, Request for a Renewal of a Conditional Use Permit for an Open Sales Lot Pursuant to 15.270(3)g.**

Dear Mayor and Common Council:

At the March 28, 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 action: approval of a Conditional Use Permit for the establishment of an Open Sales Lot in a B-3 General Business Zoning District located at 2020 Dufek Drive pursuant to the attached conditions and instruct the Clerk to schedule a public hearing for the April 16th, 2018 Common Council meeting.

Respectfully Submitted,
Paul Braun
Plan Commission Secretary

Attachment: Conditions and Map
Granicus # 18-0206

Applicants:
Tim Terp
3404 Chasm Lane
Manitowoc, WI 54220

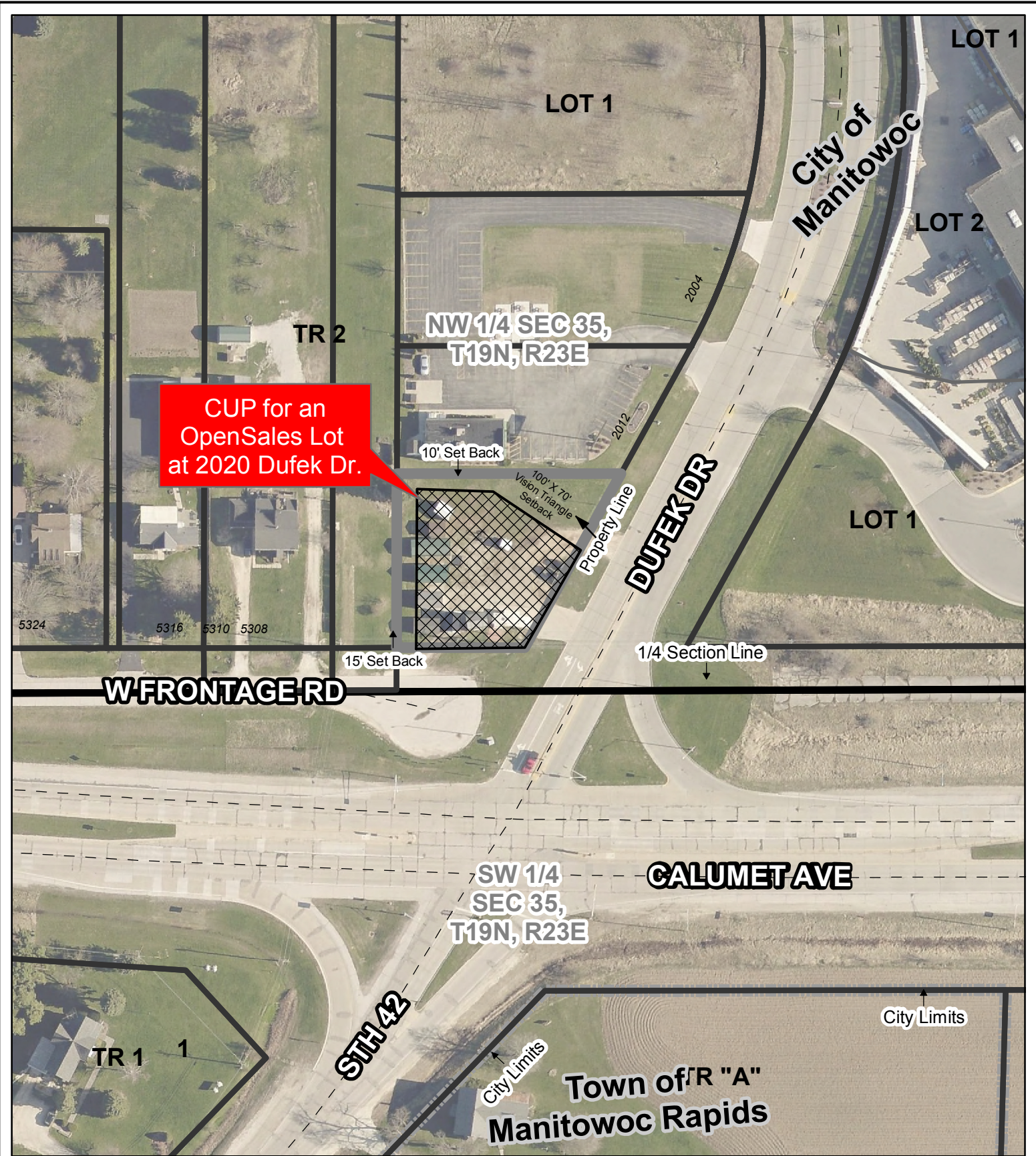
Carl Knutson
1735 Cross Street
Manitowoc, WI 54220

**REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR CARL KNUTSON AND TIMOTHY
TERP, 2020 DUFEK DRIVE
2/28/2018**

Re: PC3-2017: The CUP is granted exclusively to Carl A. Knutson and Timothy Terp (“Owners”) pursuant to Section 15.370(27) and 15.270(3)g of the Manitowoc Municipal Code (“Code”) for property located at 2020 Dufek Drive (Property”), and shall hereinafter serve as authorization for the location and operation at the Property of an “Outside storage or sales of merchandise” in a B-3 General Business 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 Parcel # 052-835-203-060.00”.

The Owners are required to comply with the following conditions:

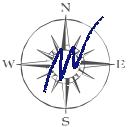
1. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in January, 2019.
2. The Open Sale Hours for the operation shall be between dawn and dusk, Monday – Sunday.
3. All exterior lighting from the CUP area shall be contained to the site and shall not filter over the property lines onto adjoining properties.
4. In the event the property comprising the CUP Area is sold or leased to a party other than an entity in which Carl Knutson or Timothy Terp has a controlling interest, the CUP shall then terminate effective the date of conveyance.
5. The Property is limited to a maximum of 8 storage sheds and 4 vehicles at any single time. Vehicles include automobiles, trucks, trailers, campers, RV’s, and boats.
6. Product sold or stored on the site shall be setback at least 15 feet from the residential use along the west property line and setback at least 10 feet from the north property line. There shall also be a 100’ x 70’ vision triangle located at the northeast corner of the Owners parcel; the attached CUP map depicts this area. The intent of the above described vision triangle is to maintain the site vision to the business to the north.
7. The storage of any materials, junk, debris, garbage or inoperable vehicles is prohibited on the subject property.
8. All products displayed on the Property shall not be placed in the right-of-way or in the vision triangles. Product shall be displayed, placed, and located in an orderly fashion.
9. This CUP shall automatically terminate on January 1, 2020. The intent of this CUP is to encourage the owners to redevelop the property for a higher and better use but temporarily provides the owners with an interim use. The owners shall have to reapply for a CUP after the termination date.



CUP for an OpenSales Lot at 2020 Dufek Dr.


CONDITIONAL USE PERMIT

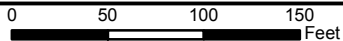
City of Manitowoc, WI



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 02/21/2018
 Y:\Planning\PC Plan Commission\Actions 2017\PC3-2017 CUP Open Sales 2020 Dufek\2018 Renewal

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 an Open Sales Lot
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PC3-2017 CUP Open Sales Renewal
 2020 Dufek Dr.