



# CITY OF MANITOWOC

WISCONSIN, USA

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

February 27, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 7-2025: Gritty Lane Antique Mall / Northland Associates, LLC;  
Request for a Conditional Use Permit for the Temporary Sale of Outdoor  
Merchandise; 3310 Calumet Avenue. (Parcel # 725-000-090)**

At the February 26, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

**Approve the issuance of a Conditional Use Permit to Gritty Lane Antique Mall for the temporary sales and display of outdoor merchandise.**

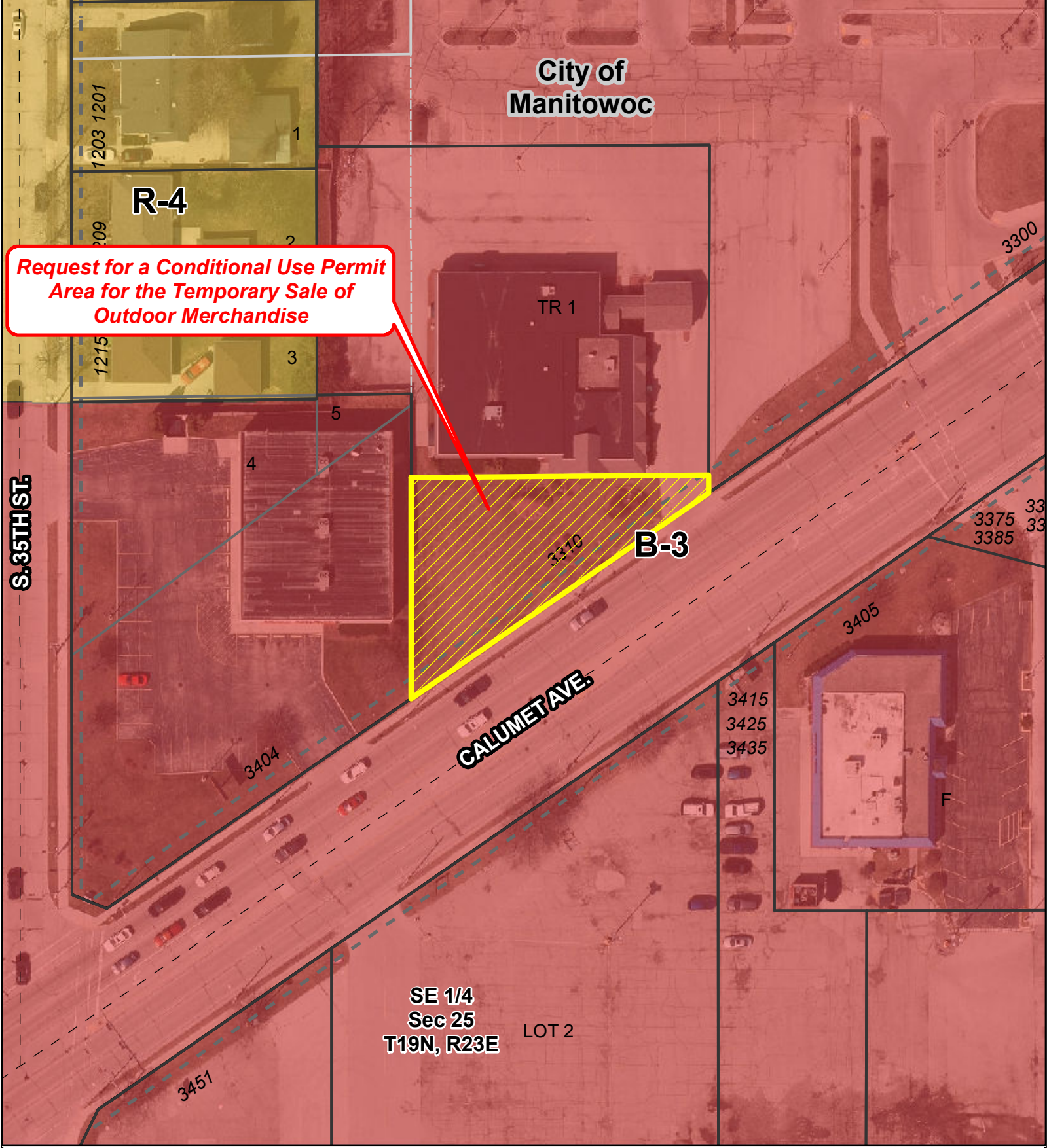
Gritty Lane Antique Mall  
Attn: Steve Swetlik  
3310 Calumet Avenue  
Manitowoc, WI 54220

Northland Associates, LLC  
Attn: Dan Wergin  
823 Buffalo Street  
Manitowoc, WI 54220

Granicus #: 25-0152  
Attachments: Conditions & Map

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
GRITTY LANE ANTIQUE MALL  
LOCATED AT 3310 CALUMET AVENUE  
TAX PARCEL # 725-000-090  
3/17/2025

- A. The CUP shall require compliance with all applicable local and state regulations and licensing as needed.
- B. Gritty Lane 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 if Gritty Lane relocates, goes out of business or any license, permit or certification granted to Gritty Lane by any licensing entity is closed, denied, revoked, or terminated.
- C. 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.
- D. Gritty Lane can hold up to 8 events in a calendar year. Vendor tents, merchandise and other items related to the outside event can only be located outdoors between the time of 8am and 6pm; after these hours the site shall be cleared of all items.
- E. Gritty Lane shall not locate any tents, vendors, products or other items that block any vision triangles for vehicles, bicyclists or pedestrians.
- F. No items may be placed off site or on public property. All garbage shall be contained within the site and removed at the end of the event.
- G. Gritty Lane shall follow all sign regulations, this CUP does not allow any additional signage that is not allowed in the sign district that the property is currently located in.
- H. Gritty Lane shall work with City staff if there are any concerns with vision triangles, vendor locations, parking issues or any other item related to the conditional use permit request.



City of  
Manitowoc

R-4

Request for a Conditional Use Permit  
Area for the Temporary Sale of  
Outdoor Merchandise

TR 1

B-3

CALUMET AVE.

SE 1/4  
Sec 25  
T19N, R23E

LOT 2



0 50 100 Feet

## CONDITIONAL USE PERMIT

City of Manitowoc, WI



Conditional Use Permit Area for  
the Temporary Sale of Outdoor Merchandise

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: 2/13/2025  
O:\Committees\PC Plan Commission\PC\_CUP\2025\PC 7-2025 Gritty Lane Antique Mall 3310 Calumet Ave\Maps\PC 7-2025 CUP Zoning.mxd

PC 7-2025  
3310 Calumet Ave.

City of Manitowoc Plan Commission

# City of Manitowoc

**Request for a Conditional Use Permit  
Area for the Temporary Sale of  
Outdoor Merchandise**

TR 1

S. 35TH ST

CALUMET AVE

SE 1/4  
Sec 25  
T19N, R23E LOT 2

## CONDITIONAL USE PERMIT City of Manitowoc, WI



0 50 100 Feet

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Conditional Use Permit Area for  
the Temporary Sale of Outdoor Merchandise

PC 7-2025  
3310 Calumet Ave.

City of Manitowoc Plan Commission