



# CITY OF MANITOWOC

WISCONSIN, USA

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

3/23/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 11-2023: Hubbartt; Request for a Conditional Use Permit for the Creation of a Used Car Lot Located at 734 N. 8th Street pursuant to 15.270(3)a)**

At the March 23, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the Conditional Use Permit for the establishment of a Used Car Sales Lot pursuant to the attached conditions.***

Ray Hubbartt  
4202 Ray Street  
Manitowoc, WI 54220

Granicus #: 23-0234  
Attachments: Map & Conditions

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
RAY HUBBARTT (HUBBARTT) FOR THE OPERATION OF A  
USED AUTOMOBILE SALES BUSINESS  
LOCATED AT 734 N. 8<sup>TH</sup> STREET  
TAX PARCEL # 000-044-010  
3/22/2023

- A. The CUP shall require compliance with all applicable local and state regulations. The owner is required to obtain all local, state and other licensing for the used automobile sales before December 31, 2023. If any licensing or certifications are not obtained by December 31, 2023 the CUP shall automatically terminate.
- B. HUBBARTT shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council. HUBBARTT may assign the CUP to any corporation, LLC or other entity in which HUBBARTT is a majority owner or managing member of.
- C. The CUP shall automatically terminate effective the date any license or certification granted to HUBBARTT by the State or other licensing entity is closed, denied, revoked, or terminated. 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. A maximum of 11 automobiles may be parked on the property outside of the building at any time; of those a maximum of 7 automobiles for sale are permitted at a time. The sale of, exterior display, or parking of other vehicles other than automobiles is not allowed. Other vehicles shall include but not be limited to trailers, utv's, atv's, snowmobiles, motorcycles, RVs, campers, boats and similar items.
- E. No inoperable, unlicensed, junked or disassembled automobiles or vehicles are allowed on the Property unless they are inside the building.
- F. Outdoor display and storage of merchandise and equipment is not permitted other than used automobiles that are for sale.
- G. The hours of operation for the used automobile sales operation shall be Monday – Friday, 7am to 6pm.
- H. The volume of sound inherently or recurrently generated shall not exceed 70 decibels at the CUP boundary line.
- I. A 15' vision triangle shall be maintained at the corner of N. 8<sup>th</sup> and Huron Streets.



# LAND USE APPLICATION

APPLICANT Ray Hubbartt PHONE 920-323-7543

MAILING ADDRESS 4202 ray st. Manitowoc WI EMAIL hubbsrj@gmail.com

PROPERTY OWNER Ray Hubbartt PHONE \_\_\_\_\_

MAILING ADDRESS 4202 Ray st. Manitowoc, WI. EMAIL \_\_\_\_\_

REQUEST FOR:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350                         | <input type="checkbox"/> Request for Annexation \$350*               |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100               | <input type="checkbox"/> Planned Unit Development (PUD) \$350*       |
| <input type="checkbox"/> Official Map Review \$350*                     | <input type="checkbox"/> Street/Alley Vacation \$350*                |

*\*Publication of legal notice fees additional.*

STATUS OF APPLICANT:  Owner  Agent  Other

PROJECT LOCATION ADDRESS 734 North 8th street Manitowoc

PARCEL ID# 052-000044010 CURRENT ZONING B-3 B-3

CURRENT USE OF PROPERTY Nothing SHOP

PROPOSED USE OF PROPERTY Used car lot with mechanic shop

**REQUIRED: Attach a detailed written description of your proposal or request. Include as much information as possible including planned use, maps, project renderings or drawings, etc.**

I plan to have around 5 to 7 vehicles for sale on lot at a time. I will also offer mechanic work on these vehicles and offer the same mechanic service to the public. We will be painting the front of the building.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed Ray Hubbartt Date 03/09/2023  
*(Property Owner)*

<b>For Office Use Only</b>	
Date Received: _____	PC #: <u>11-2023</u>
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm. Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

My planned use for the property located at 734 North 8<sup>th</sup> St. Manitowoc is a used auto dealership & car service. I planned to have between 5 & 7 vehicles on the lot. We plan to also paint the facing & make the building look nice. It will be kept clean around the property at all times.

OPEN TO THE PUBLIC

M-F  
7-5



811

00044030

809

000044020

109'

60'

000044010

728

150'

000044070

734

20'

60'

N. 8TH ST.

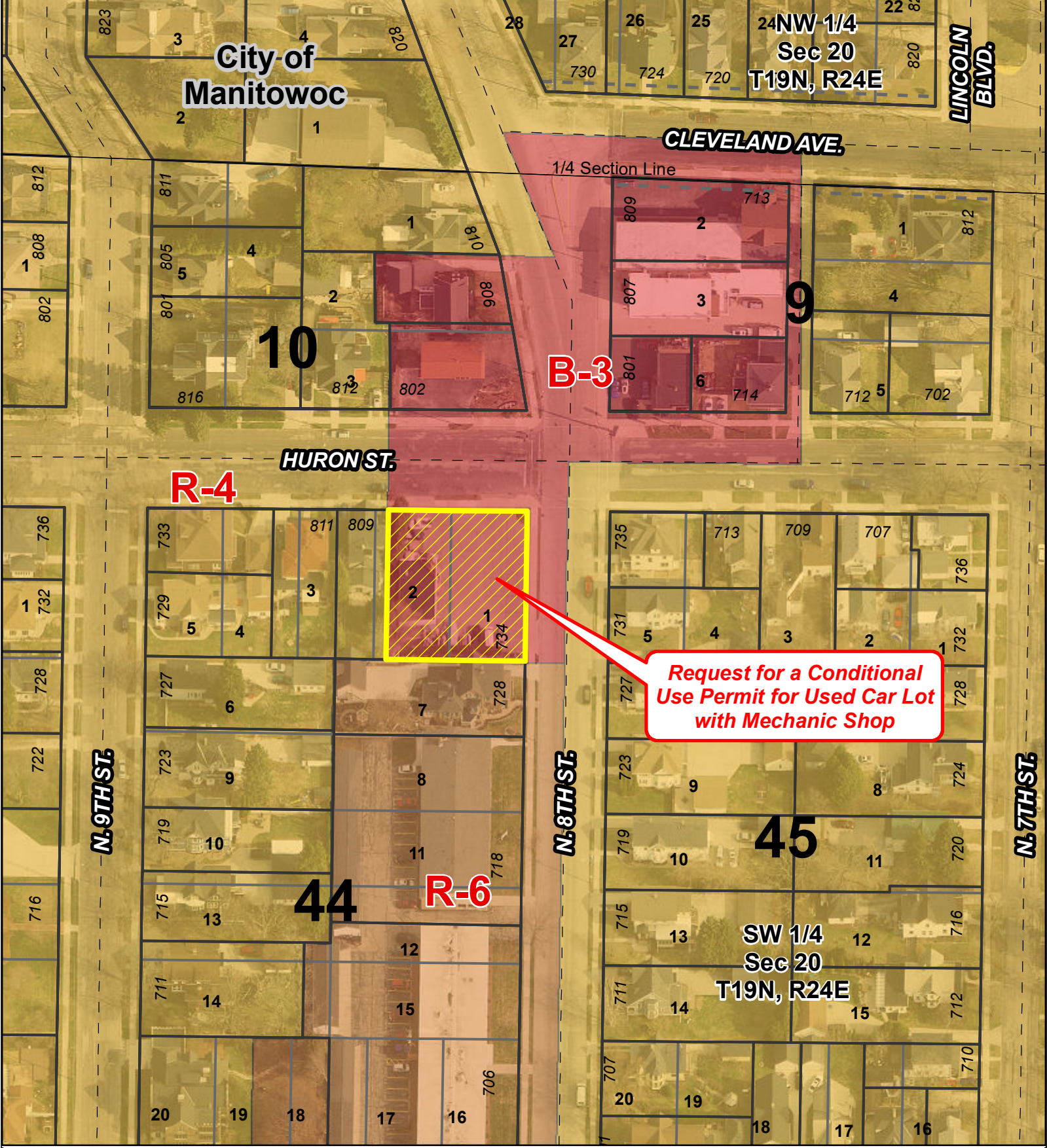
66'

60'

60'

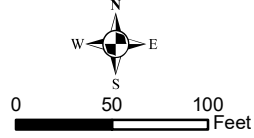
731

735



# CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for Used Car Lot with Mechanic Shop

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: 3/15/2023

O:\Planning\PC Plan Commission\PC\_CUP\2023\PC 11-2023 Hubbartt CUP\_734 S 8th Street\Map\PC 11-2023 CUP Zoning.mxd

**PC 11-2023**  
734 N. 8th St.

City of Manitowoc Plan Commission

City of  
Manitowoc

24NW 1/4  
Sec 20  
T19N, R24E

LINCOLN  
BLVD.

CLEVELAND AVE.

1/4 Section Line

HURON ST.

N. 9TH ST.

N. 8TH ST.

N. 7TH ST.

Request for a Conditional  
Use Permit for Used Car Lot  
with Mechanic Shop

10

9

44

45

SW 1/4  
Sec 20  
T19N, R24E



0 50 100  
Feet

# CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for  
Used Car Lot with Mechanic Shop

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: 3/15/2023

O:\Planning\PC Plan Commission\PC\_CUP\2023\PC 11-2023 Hubbartt CUP\_734 S 8th Street\Map\PC 11-2023 CUP.mxd

PC 11-2023  
734 N. 8th St.

City of Manitowoc Plan Commission