

**Report to the
Manitowoc Plan Commission**

Meeting Date: January 28, 2026

Request: ANNUAL REVIEW

PC 6-2023: Annual Review McMullen & Pitz Construction Co.; Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4) located off of S. 26th and Franklin Streets.

Existing Land Use for Subject Property: Vacant / Light Industrial

Existing Zoning for Subject Property: I-1, Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, east, west	Business, light industrial	I-1 Light Industrial
South	Contractor's storage yard, retail	I-1 Light Industrial and B-3 General Business

UPDATE:

On February 20th, 2023 the Common Council issued a Conditional Use Permit to McMullen & Pitz for the establishment of a Contractor's Storage Yard. The CUP was reviewed by the Common Council at their February 17th, 2025 meeting and no issues or patterns of concern were reported. For this annual review the Police, Fire and Building Inspection Departments reported no issues or patterns of concern for the storage yard.

Original Report:

McMullen & Pitz (M&P) has entered into an agreement with IMF Real Estate Holdings, LLC (IMF/ Invincible) to purchase approximately 4.5 acres to be used as a storage yard for their business. Invincible will remain on the lot in their current building. A condition of the purchase is that M&P is able to obtain a conditional use permit for their proposed use. The subject property is located at the west side of the Franklin Street and S. 26th Street intersection. M&P is planning to relocate their materials and equipment from their lot on the Riverpoint District to the 26th Street location. Currently the subject property is vacant and overgrown with trees and vegetation. M&P will have access to the subject property over an access easement off of S. 26th Street. M&P will not be using the area on a daily basis, the peak use of the site will be during the construction season. Their office and yard on Maritime Drive will remain unchanged.

Recommendation: Approve the annual review of the Conditional Use Permit to McMullen & Pitz Construction Company for the operation of a Contractor's Equipment Storage Yard pursuant to the attached amended conditions.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
McMULLEN & PITZ CONSTRUCTION COMPANY (M&P)
LOCATED AT 842 S. 26TH STREET
TAX PARCEL # 720-000-043
2/21/2023-**Revised 2/16/2026**

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Text added shown as ***bold italicize***

- A. The CUP shall require compliance with all applicable local and state regulations.
- ~~B. The CUP will automatically terminate if M&P is not successful in purchasing the property by December 31, 2023.~~
- C. M&P 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 effective the date any license or certification granted to M&P by the State or other licensing entity is closed, denied, revoked, or terminated.
- D. 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.
- E. No inoperable, unlicensed, junked or disassembled vehicles are allowed on the Property.
- F. The volume of sound inherently or recurrently generated shall not exceed 70 decibels at the CUP boundary line.
- G. The ground vibration inherently or recurrently generated shall not be perceptible, without instruments, at any point of any boundary line of the lot on which it is located.
- H. The use shall not emit an obnoxious, dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the lot on which the use is located.
- I. The applicant shall work with City staff on approval of appropriate site screening.
- ~~J. The CUP shall be reviewed at the January, 2025 Plan Commission meeting.~~

