



# CITY OF MANITOWOC

WISCONSIN, USA

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

1/29/2026

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 6-2023: McMullen & Pitz Construction Co.; Annual Review of a Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4)**

At the January 28, 2026 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the Annual Review of a Conditional Use Permit for the establishment of a Contractor's Storage Yard and eliminating conditions "B" and "J".***

McMullen & Pitz Construction Co.  
Attn: Ted Jennejohn  
P.O. Box 8  
Manitowoc, WI 54221

Granicus #: 26-0061  
Attachments: Map & Conditions

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

Text deleted shown as ~~strikethrough~~

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.~~

City of Manitowoc

3

NE 1/4  
Sec 25  
T19N, R23E

NW 1/4  
Sec 30  
T19N, R24E

MERO ST.

FRANKLIN ST.

LOT 1  
905

LOT 2  
909

TR C  
925

TR B  
918

TR A  
929

13  
961

12  
967

2618

**Request for a Conditional Use Permit for Construction Storage Yard**

BL. G

S. 26TH ST.

S. 29TH ST.

WASHINGTON ST.

CUSTER ST.

1/4 Section Line

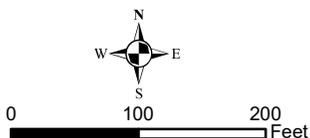
CALUMET AVE.

SE 1/4  
Sec 25  
T19N, R23E

SW 1/4  
Sec 30  
T19N, R24E

# CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit for Construction Storage Yard (Location to be verified with future survey)

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: 1/16/2023  
O:\Planning\PC Plan Commission\PC\_CUP\2023\PC 6-2023 McMullen Pitz CUP\_842 S 26th Street\Maps\PC 06-2023 CUP.mxd

PC 06-2023  
842 S. 26th St.