

Report to the Manitowoc Plan Commission

Meeting Date: January 26, 2022

Request: PC 36-2019: Grow it Forward: Annual Review of an Adaptive Reuse Conditional Use Permit located at 1501 Marshall Street

Reason for Request: The approved 2019 Conditional Use Permit required the Plan Commission to review the permit annually.

Existing Land Use for Subject Property: Adaptive Reuse

Existing Zoning for Subject Property: R-4 Single and Two Family Residential

Report: No complaints or issues are on file in the Building Inspection, Fire and Police Departments concerning the Conditional Use Permit granted to Grow it Forward.

Grow it Forward is located in the former St John's United Church of Christ and church and school building. Grow it Forward uses the location for their Community Center which provides space for activities such as: commercial kitchen, winter farmers market, classes, lessons, and hall rentals. Grow it Forward is a 501(c)3 nonprofit organization on a charitable mission to grow, teach, feed, and connect to the local food community. To maintain the nonprofit status Grow it Forward must keep the building in a mission related use and can't rent out space to for profit businesses that may jeopardize their nonprofit status.

The property is located at the southwest corner of Marshall and S. 15th Streets and is zoned R-4 Single and Two Family Residential. The CUP area consists of two individual parcels (000-292-010 & 000-292-090), combined they are 0.68 acres. The frontage along S. 15th Street is 198.5' and 150' along Marshall Street. There are approximately 42 off street parking spaces available.

The Chapter 15 Zoning Ordinance does not have a land use defined that is similar to the proposed use. The proposed use does not completely fall under any of the existing definitions in the Zoning Code such as: church, farmers market, fraternal organization, lodge, private lodge, or school. For the purposes of only this Adaptive Reuse Conditional Use Permit the term "Community Center" will be created and defined. The Community Center term will better represent Grow it Forward's actual uses of the property.

"Community Center" will be defined for this conditional use permit as: A building to be used as a place of meeting, education or social activity; not operated for profit and in which alcoholic beverages or meals are an accessory use, not normally dispensed or consumed on a regular basis. The building is generally open to the public and designed to accommodate and serve significant segments of the community. The Community Center's main mission is to grow, teach, feed, and connect local food to the community.

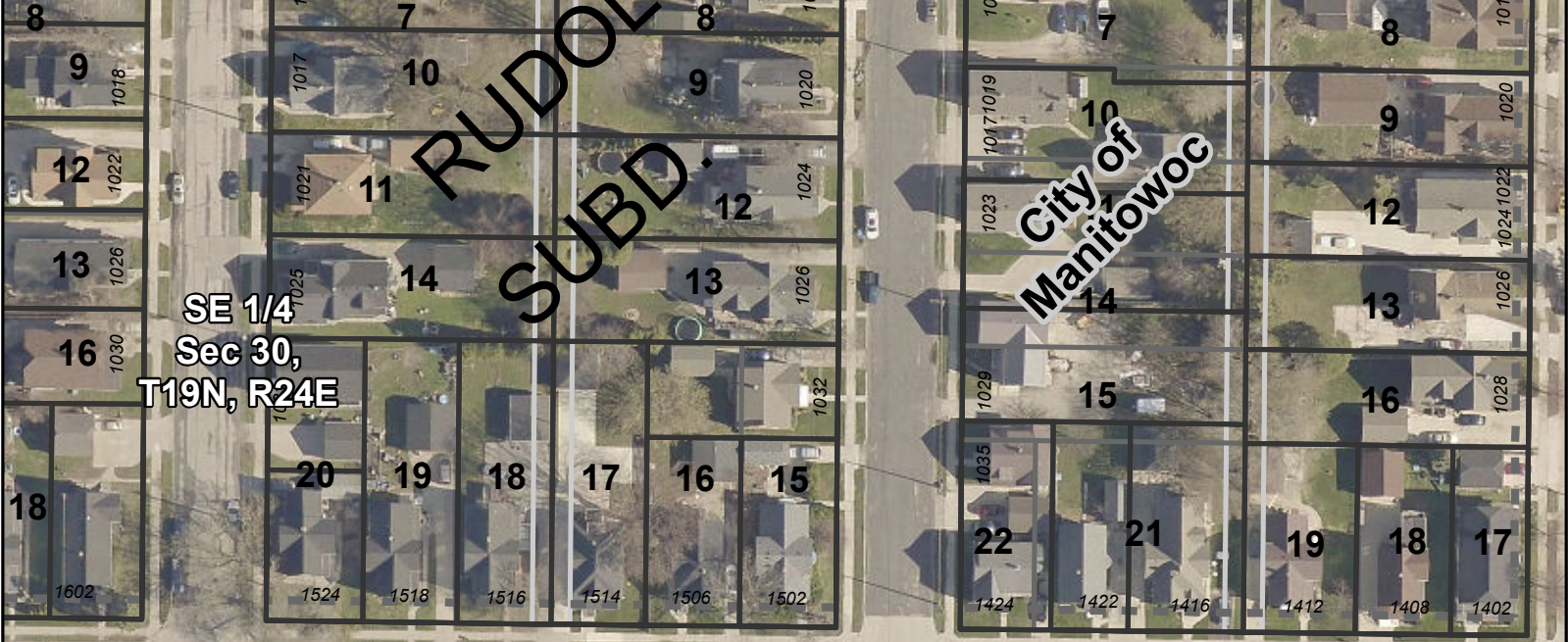
Recommendation: Approve the annual review of Grow it Forward's Adaptive Reuse Conditional Use Permit located at 1501 Marshall Street.

**GROW IT FORWARD, INC.
REQUIREMENTS FOR AN
ADAPTIVE REUSE - CONDITIONAL USE PERMIT (CUP) FOR
A COMMUNITY CENTER
LOCATED AT 1501 MARSHALL STREET
~~NOVEMBER 20, 2019~~ JANUARY 26, 2022**

Re: PC36-2019: The CUP is granted exclusively to Grow it Forward, Inc. ("Grow it Forward") pursuant to Section 15.370(27) and 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 1501 Marshall Street (Property"), and shall hereinafter serve as authorization for the location and operation of the Community Center. The CUP Area is defined as Tax Parcel #'s "052-000-292-090.00 & 000-292-010"

For this and only this CUP "Community Center" will be defined as: A building to be used as a place of meeting, education or social activity; not operated for profit and in which alcoholic beverages or meals are an accessory use, not normally dispensed or consumed on a regular basis. The building is generally open to the public and designed to accommodate and serve significant segments of the community.

- A. The CUP shall not be assignable or transferrable without the written approval of the City Plan Commission and Manitowoc Common Council.
- B. 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.
- C. The CUP shall require compliance with all applicable city, county and state licensing requirements.
- D. Hours of operation for activities, markets, or events held inside the structure shall be from 8:00am – 9:00pm Sunday through Thursday, and 8:00am – 10:00 pm Friday and Saturday. Hours of operation for activities, markets, or events held outside the structure may take place during daylight hours only. Setup and take down activities for any activities, markets or events; which are not open to the public may occur outside the hours stated.
- E. Garbage receptacles, when stored outside, shall be leak proof, secure against rodents and have permanent, tight fitting covers. Garbage receptacles shall be stored in an unobtrusive area and shall be screened from off-premises view.
- F. Grow it Forward shall take any reasonable measures to avoid causing a disruption, nuisance or disturbance regarding parking, noise or other activities for the neighborhood.
- G. The community commercial kitchen may be used by for-profit and not-for-profit individuals selling their product off-site or for special events which occur on site: such as markets, banquets, wedding receptions, funerals, anniversaries or similar activities only.
- H. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission in January, 2023.



RUDOLPH SUBD.

City of Manitowoc

**SE 1/4
Sec 30,
T19N, R24E**

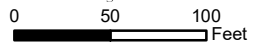
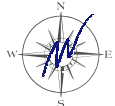
MARSHALL ST.



Request for a Conditional Use Permit for Adaptive Reuse

S. 16TH ST.

S. 15TH ST.



CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for Adaptive Reuse

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: 11/12/2019

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PC 36-2019 Grow It Forward
1501 Marshall St

Manitowoc City Plan Commission