

Re: Conditional Use Permit Request by Connection Church

06/20/21

Dear members of the Manitowoc Common Council,

We are residents of Manitowoc. We reside on the 1500 block of Kellner St (directly behind the planned location of this pickleball facility). It has come to our attention that Connection Church is pursuing a 12,000 sq. ft. pickleball indoor and outdoor metal facility which is located directly adjacent to our property. We have some major concerns which are as follows:

- The height of the building is set at 23' 8", which exceeds the 15 ft. maximum allowed eave height. What kind of a precedent does this set for future buildings when structures are allowed to exceed the building codes?
- This building would seriously obstruct the view of our neighbors on Kellner St, Just Ct, and Hubbard Cir. Our neighbors are accustomed to seeing the sunset, and other homes in the residential area, not a 24 foot tall, 12,000 square foot sheet metal building.
- The next concern is the material used for this project, which is sheet metal. This gives it the appearance of a warehouse. This is a residential area, what kind of pattern would this set to allow a building like this set in the backyard of a quiet residential area? We wonder what other structures would be built later if the Conditional Use Permit is granted?
- Due to their planned operation schedule of everyday from 8 a.m. to 10 p.m., our concern is the noise level will disrupt the peaceful atmosphere that should be expected in ALL residential areas of Manitowoc.
- A major fear, if this building is allowed to put up, is the standard that the city of Manitowoc would be setting up for a private business to be run on church property. We are told that this is going to be a private club, that would be collecting membership fees, is this the business of a church?
- The residents of the aforementioned surrounding streets are deeply concerned that the home values of our properties will be greatly depreciated due to the construction of a private business in our neighborhood. We have spoken directly with 3 different realtors, and they all said that, if this building were to be built, it would definitely lower property values.
- Due to the great number of young families in our neighborhood, we are concerned of the safety and well-being of our children due to the increased traffic at all hours of the day and evening in a quiet residential area.

We want to thank you for taking the time to review our comments and hope you consider our opposition to this building the same way you would consider this proposal if it were to be put up in your neighborhood.

Sincerely,

Nathan and Mary Hochmuth