



# CITY OF MANITOWOC

WISCONSIN, USA

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

June 18, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 18-2021: Connection Church; Request for a Conditional Use Permit pursuant to 15.110(3) a for the establishment of a Church and Gym/Community Center located at 1455 N Rapids Road.**

At the May 26, 2021 meeting of the Manitowoc City Plan Commission, the Commission, voted on a motion to approve the Conditional Use Permit for Connection Church. The proposed conditions are attached and were acknowledged by the applicant. Community Development staff recommended to the Plan Commission approval of the Conditional Use Permit. The Plan Commission voted 3-3 on the motion to approve, which means that the motion to approve failed.

The Commissioners who voted against the Conditional Use Permit were concerned with the three criteria stated in Manitowoc Municipal Code 15.370(27)c when determining whether to approve the Conditional Use Permit. The criteria to be considered when granting a CUP are if the proposed use: (1) is reasonably necessary for the convenience and welfare of the public; (2) is in harmony with the character of the surrounding area; and (3) will have a minimal or no effect on surrounding property values.

Neighbors submitted letters opposing the proposal with approximately 83 signatures. The staff recommendation remains approval of the Conditional Use Permit

Address of applicant:  
Connection Church  
Attn: Pastor Chris Gilbert  
1455 N. Rapids Road  
Manitowoc, WI 54220

Granicus #: 21-0498

Attachments: CUP application, Proposed Conditions & Map

*Community Development Department • Phone (920) 686-6930  
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • [www.manitowoc.org](http://www.manitowoc.org)*



# LAND USE APPLICATION

APPLICANT Pastor Chris Gilbert PHONE 920-917-7272

MAILING ADDRESS 5049 Brookfield Circle, Manitowoc WI 54220 EMAIL chris.gilbert@myconncetion.church

PROPERTY OWNER Connection Church PHONE 920-684-8845

MAILING ADDRESS 1455 North Rapids Rd, Manitowoc WI 54220 EMAIL \_\_\_\_\_

REQUEST FOR:

- Conditional Use Permit (CUP) \$350\*
- Zoning District Change/Map Amendment \$350\*
- Site Plan Review \$350
- Request for Annexation \$350\*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350\*
- Official Map Review \$350\*
- Street/Alley Vacation \$350\*

*\*Publication of legal notice fees additional.*

STATUS OF APPLICANT:  Owner  Agent  Other  
1455 North Rapids Rd. Manitowoc WI

PROJECT LOCATION ADDRESS \_\_\_\_\_

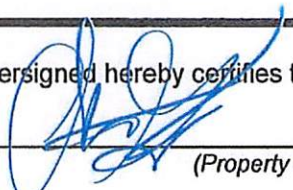
PARCEL ID# 052-81410101000 CURRENT ZONING Residential

CURRENT USE OF PROPERTY Church

PROPOSED USE OF PROPERTY Church and Gym

**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.*

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

Signed  (Property Owner) Date 5/10/2021

<b>For Office Use Only</b>	
Date Received: <u>5/12/2021</u>	PC #: <u>18-2021</u>
Fee Paid: <u>\$350 (credit card)</u>	Check#: _____
Plan Commission Date: <u>5/26/21</u>	

**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

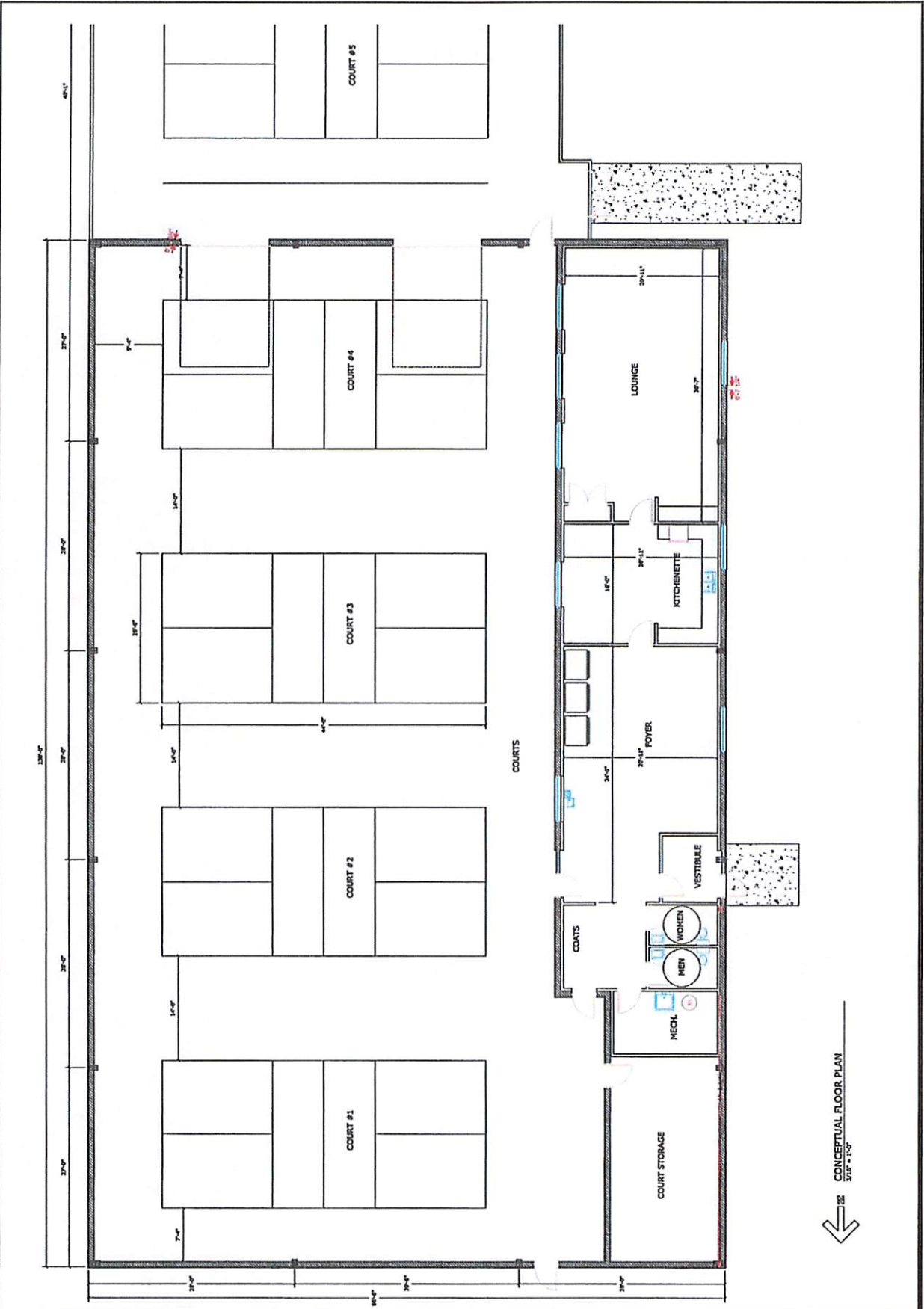
DATE	REV.	BY

**CFB BUILDING SERVICE**  
 1000 HUNTERS BLVD  
 SUITE 100  
 WILMINGTON, DE 19801  
 TEL: 302-438-1100  
 FAX: 302-438-1101  
 WWW.CFBUILDINGSERVICE.COM

**PICKLEBALL FACILITY**  
 PROJECT LOCATION:  
 1455 N. RAJDS ROAD  
 HAYTOWOC, WI 54220

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF A.C.E. ENGINEERS AND ARCHITECTS, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A.C.E. ENGINEERS AND ARCHITECTS, INC.

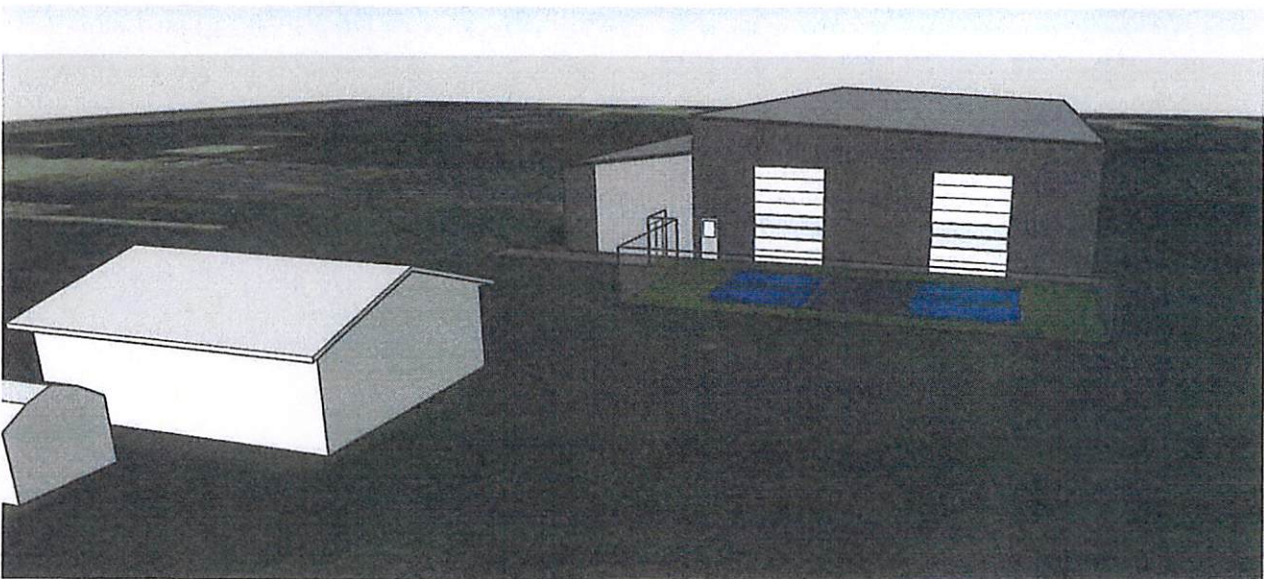
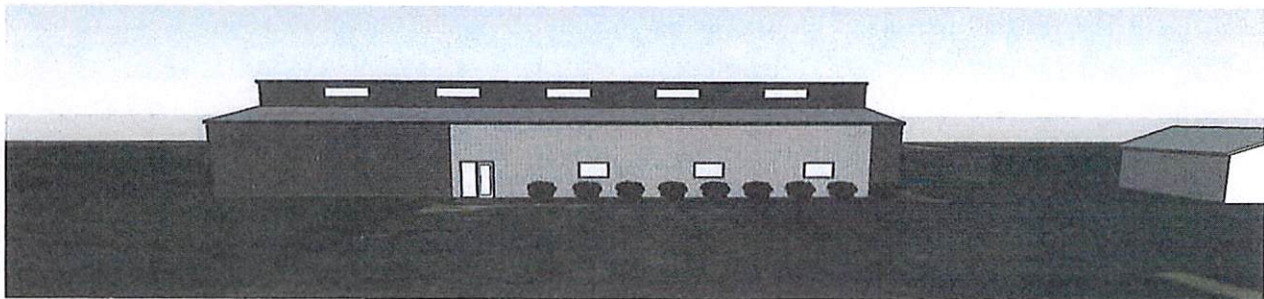
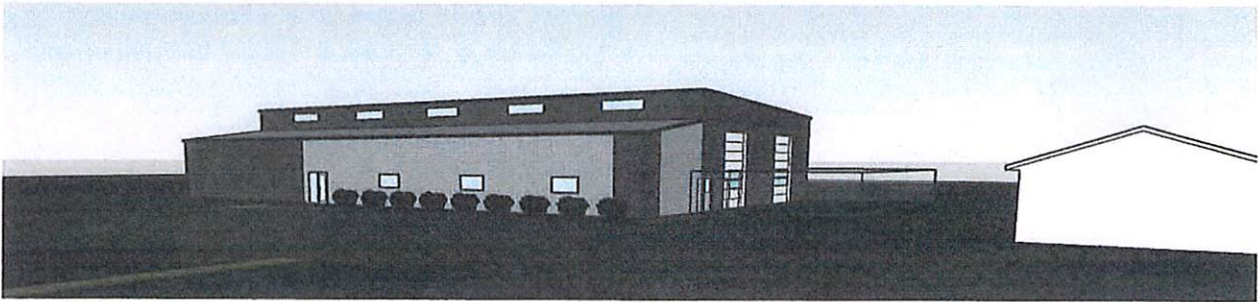
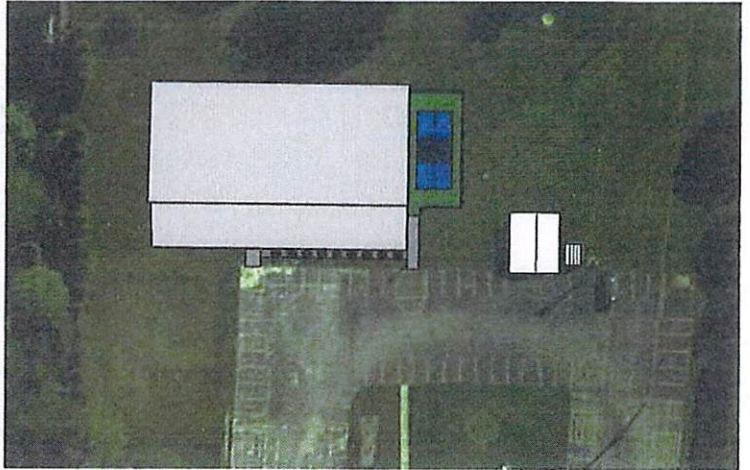
**A1.0**  
 SHEET NO. 000001  
 DRAWN BY: CEM  
 CHECKED BY: CEM  
 DATE: 01/20/21  
 SCALE: AS SHOWN



← 20  
 CONCEPTUAL FLOOR PLAN  
 3/16" = 1'-0"




# THE PICKLEBALL CONNECTION





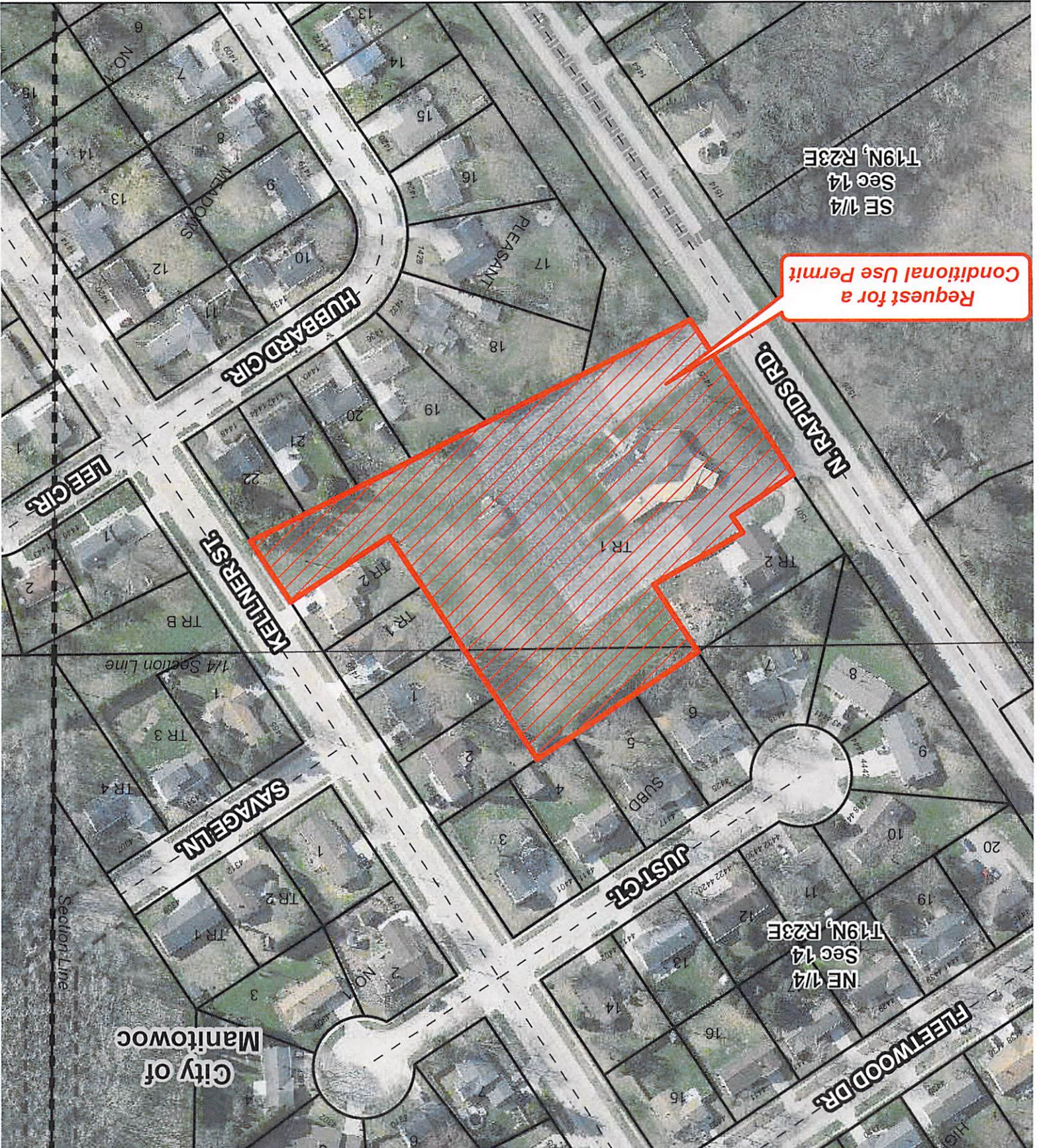
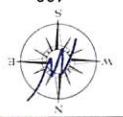
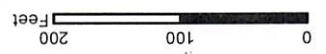
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.  
Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Pictad: 5/17/2021

Area of Conditional Use Permit



# CONDITIONAL USE PERMIT

City of Manitowoc, WI





REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
CONNECTION CHURCH  
LOCATED AT 1455 NORTH RAPIDS ROAD  
TAX PARCEL # 814-101-010  
5/26/2021

- A. The CUP shall require Connection Church be in compliance with all applicable local and state regulations.
- B. The Gym/Community Center shall be restricted to the hours of 8 a.m. to 10 p.m. Lighting for Gym/Community Center shall be so arranged as to reflect the light away from adjoining residential premises.
- C. Connection Church shall develop the Gym/Community Center in compliance with the conceptual plans dated May, 2021.
- D. When the facility is in use the doors shall remain closed.
- E. Storm water, related to the new building, shall be addressed during the site plan submittal process.
- F. Per the submitted application, the area labeled Court #5, which is an exterior pickle ball court surface shall not be permitted.
- G. Connection shall not assign or transfer its interest in the CUP to any party without the written approval of the Manitowoc City Plan Commission and Manitowoc Common Council.
- H. 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.