



# CITY OF MANITOWOC

WISCONSIN, USA

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

February 27, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 6-2025: St. Francis of Assisi Parish; Request for a Conditional Use Permit for the Establishment of a Church and Accessory Office and Gathering Space located at 1418 Grand Avenue. (Parcel #355-056-001)**

At the February 26, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

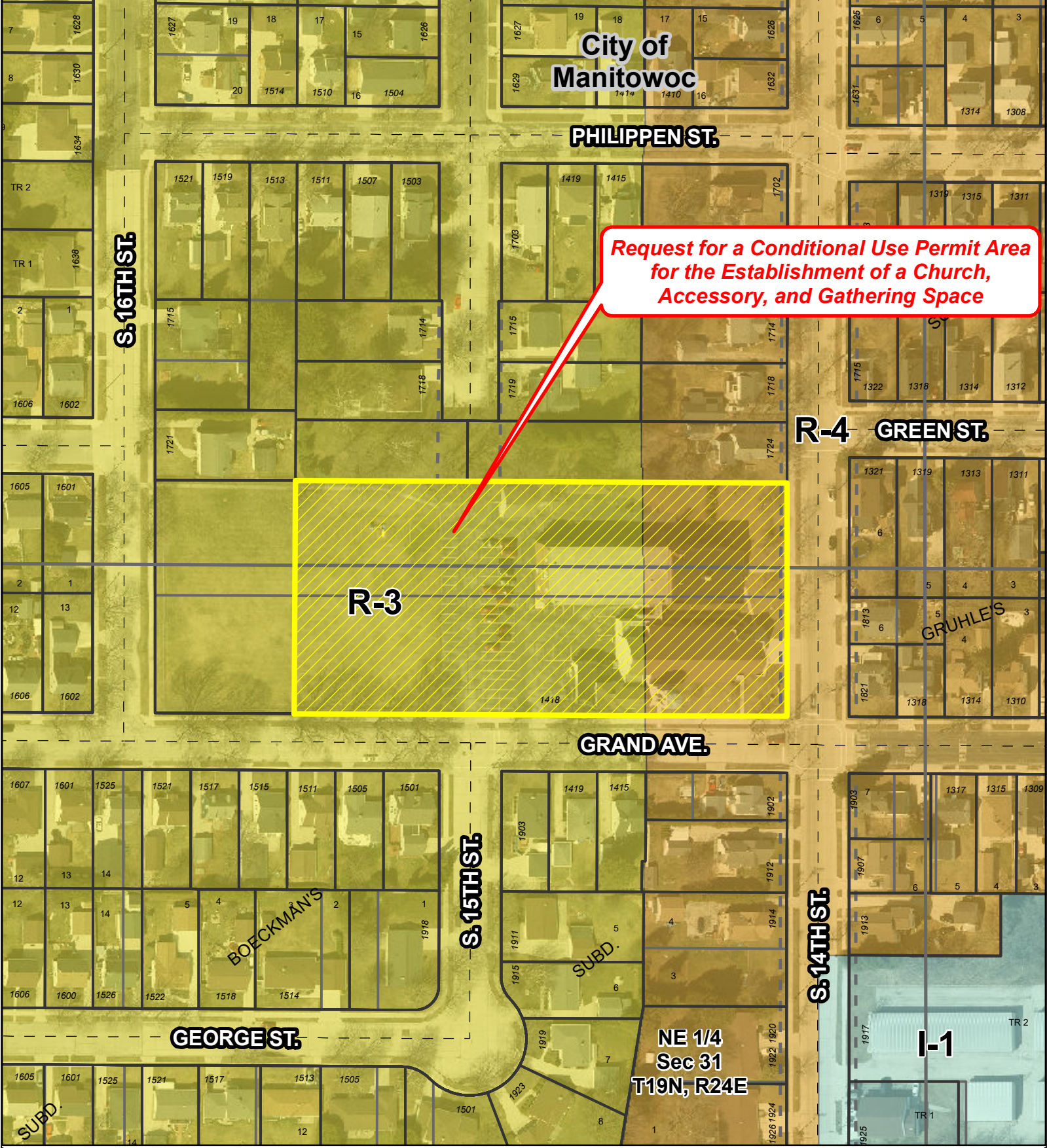
**Approve the issuance of a Conditional Use Permit to St Francis of Assisi Parish for the church, accessory office building and parking areas as shown on the submitted site plan.**

St Francis Assisi Parish  
Attn: Mark LeGreve  
601 N. 8<sup>th</sup> Street  
Manitowoc, WI 54220

Granicus #: 25-0152  
Attachments: Conditions & Map

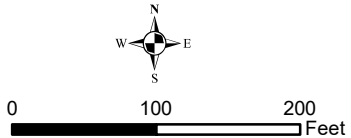
REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
ST FRANCIS OF ASSISI CHURCH (ST FRANCIS)  
LOCATED AT 1418 GRAND AVENUE  
TAX PARCEL # 355-056-001  
3/17/2025

- A. The CUP shall require compliance with all applicable local and state regulations and licensing as needed.
- B. ST FRANCIS shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council.
- C. 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.
- D. During the site plan submittal process ST FRANCIS shall work with city staff on the type and placement of landscaping to buffer the proposed addition from the adjacent neighbors along the north property line.
- E. Dumpster and trash enclosures shall be site screened and located in an obscure location not visible from the adjacent residential uses as much as practicable.
- F. The issuance of this conditional use permit shall be for the church, building addition and current and proposed parking lots as shown on the submitted concept plan. Any development, west of the future parking lot that is not permitted by the underlying zoning district is not authorized under this conditional use permit. All developments shall be in substantial conformance with the submitted application.
- G. All exterior lighting shall be designed to not extend onto any adjoining properties.




# CONDITIONAL USE PERMIT

City of Manitowoc, WI



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: 2/19/2025  
O:\Committees\PC Plan Commission\PC\_CUP\2025\PC 6-2025 St Francis Assisi Grand Ave\Maps\PC 6-2025 CUP Zoning.mxd



Conditional Use Permit Area for  
the Establishment of a Church,  
Accessory, and Gathering Space

PC 6-2025  
1418 Grand Ave.  
City of Manitowoc Plan Commission

# City of Manitowoc

PHILIPPEN ST.

**Request for a Conditional Use Permit Area  
for the Establishment of a Church,  
Accessory, and Gathering Space**

GREEN ST.

GRAND AVE.

S. 15TH ST.

S. 14TH ST.

S. 16TH ST.

GEORGE ST.

BOECKMAN'S

SUBD.

NE 1/4  
Sec 31  
T19N, R24E

GRUHLE'S

## CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 100 200 Feet

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PC 6-2025  
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City of Manitowoc Plan Commission