

Report to the Manitowoc Plan Commission

Meeting Date: May 26, 2021

Request: 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 North Rapids Road.

Existing Land Use for Subject Property: Church

Existing Zoning for Subject Property: R-2, Single Family District

Surrounding Property Land Uses and Zoning:

Direction	Existing Land Use	Existing Zoning
North	Residential	R-2 (Single Family), R-4 (Single & Two-Family), & R-5 (Low Density Multiple Family)
South	Residential	R-3 (Single Family)
East & West	Residential	R-2 (Single Family)

Comprehensive Plan: The subject property is shown as “Institutional and Community Facilities”. This land use category is intended to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, airports, and special care facilities.

Consistency Analysis

While a Conditional Use is not required to be consistent with the Comprehensive Plan, in this instance the requested use is consistent with the land use category identified.

Report: Connection Church is the owner of the property located at 1455 North Rapids Road and has operated a church on the property for quite some time. In research of the history of the parcel it was found that a Conditional Use has never been issued for the church making it a legal non-conforming use. In order to clean up the non-conforming situation and to allow the addition of a gym/community center on the site, it was determined that a Conditional Use would be the most appropriate route forward.

No modifications to the church facility or accessory parking lot are intended at this time. However, by the issuance of the conditional use it would allow expansions that meet the requirements of the R-2 District. The existing church is approximately 8,000 square feet with adequate parking.

The applicant is proposing to construct a new 12,000 square foot multi-use facility. The facility will not be open to the public and only for the use of private members or members of the church. Amenities within the structure include pickle ball playing surface, lounge, kitchenette and toilet facilities. Expected hours of operation are 8 a.m. to 10 p.m.

Within the R-2 District, primary uses (under the conditional use, the multi-use facility would be considered a primary use versus an accessory use) are required to meet the following regulations:

- Front/Street Setback – 25 feet
- Side Setback – 7.5 feet
- Rear Setback – 25 feet
- Lot Coverage – 25%
- Building Height – 35 feet

The existing church and community center meet the minimum requirements of the district.

Municipal Code: Pursuant to Section 15.370(27)(c) of the Municipal Code, “the Plan Commission and Council shall consider whether the requested use:

- A. is reasonably necessary for the convenience and welfare of the public.
- B. Is in harmony with the character of the surrounding area.
- C. Will have a minimal effect or no effect on the surrounding property values.

The Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)(c) as well as compliance with regulations of the particular zoning district which the conditional use would be located.”

State Statute: As a reminder, in 2017 the Wisconsin legislature also passed Wisconsin Act 67 which lessened the discretion and control of local governments regarding the issuance of conditional use permits.

Public Comments: Notices for the Plan Commission informational hearing were mailed out per MMC 15.370(27)(b) to all abutting or fronting property owners on May 20th; at the time of this writing no comments have been received.

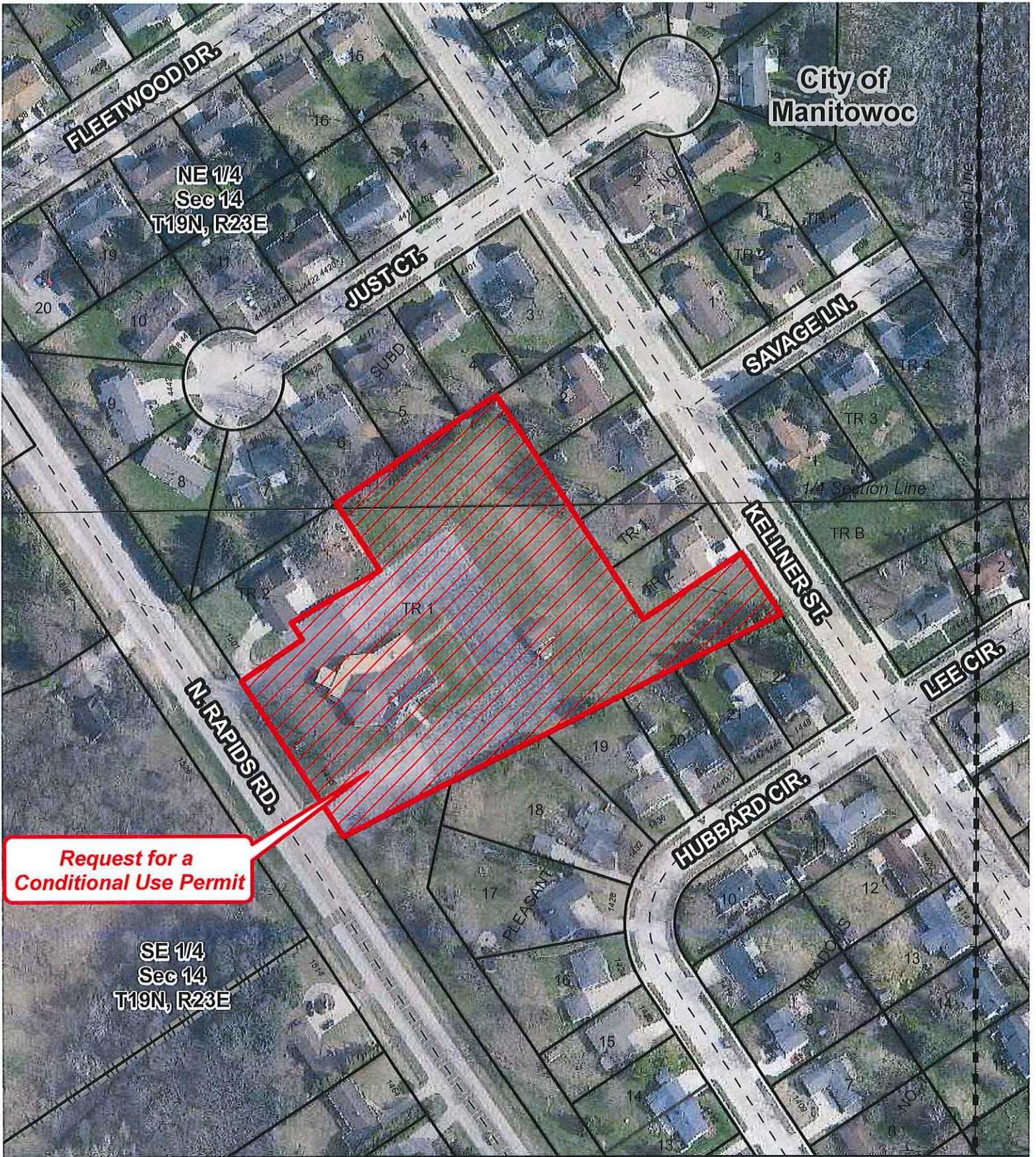
Timeline:

- Public Hearing at the Common Council is planned for Monday, June 21st, 2021.

Recommendation: Approve the request for a Conditional Use Permit for a Church and Gym/Community Center pursuant to the submittal packet and the following conditions:

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
CONNECTION CHURCH
LOCATED AT 1455 NORTH RAPIDS ROAD
TAX PARCEL # 814-101-010
5/18/2021

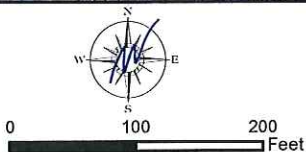
- A. The CUP shall require Connection Church be in compliance with all applicable local and state regulations.
- B. The Gym/Community Center shall be restricted to the hours of 8 a.m. to 10 p.m. Lighting for Gym/Community Center shall be so arranged as to reflect the light away from adjoining residential premises.
- C. Connection Church shall develop the Gym/Community Center in compliance with the conceptual plans dated May, 2021.
- D. 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.
- E. 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.



**Request for a
Conditional Use Permit**

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit

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: 5/17/2021

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PC 18-2021
1455 N. Rapids Rd.

Manitowoc City Plan Commission



LAND USE APPLICATION

APPLICANT Pastor Chris Gilbert PHONE 920-917-7272

MAILING ADDRESS 5049 Brookfield Circle, Manitowoc WI 54220 EMAIL chris.gilbert@myconnection.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*
- Site Plan Review \$350
- Certified Survey Map (CSM) \$100
- Official Map Review \$350*
- Zoning District Change/Map Amendment \$350*
- Request for Annexation \$350*
- Planned Unit Development (PUD) \$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 _____
81410101000 Residential

PARCEL ID# 052- CURRENT ZONING _____

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  Date 5/10/2021
(Property Owner)

For Office Use Only	
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



Adam Tegen
Community Development Director
900 Quay Street
Manitowoc, WI 54220

RE: Connection Church Conditional Use Permit

Dear Adam,

Connection church, located at 1455 N. Rapids Road in Manitowoc, would like to pursue the construction of a new 12,000 square foot multi-purpose facility. The proposed structure will be detached from the main building and positioned to the east of said building along the eastern edge of the existing asphalt parking lot.

The Conditional use permit request is in regard to the eave height of the proposed structure. The high eave elevation will be 23'-8" tall. Section 15.110, part (5) indicates that accessory buildings shall not exceed 15 feet in height. If not for the eave height restriction, the proposed structure would comply with section 15.110.

The structure will be used as a multi-purpose facility including a pickle ball court playing surface, lounge, kitchenette, and toilet facilities. The facility will not be open to the public and open for use to only private members or by the use of Connection Church. The existing parking lot will be shared by both facilities. The multi-purpose building and the church will not be occupied at the same time with congregation level occupancy and the multi-purpose building is not intended to be used for church services. The building is not intended to have exterior lighting other than what is required by building code. Hours of occupancy are anticipated to be between 8:00am and 10:00pm

The proposed construction type is a pre-engineered metal building with pre-finished wall panels. The building will be designed to comply with commercial building code regulations and will be classified as a commercial structure. The building elevation will be designed so as to not create a drainage nuisance to surrounding properties. Building utilities are anticipated to extend from Kellner St in the existing greenspace area that abuts the existing utility easement.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Christopher Herzog
President – A.C.E. Building Service.



CONNECTION CHURCH MULTIPURPOSE FACILITY

