



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 15, 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 July 15, 2021 special meeting of the Manitowoc City Plan Commission, the Commission, voted unanimously on a motion to approve the Conditional Use Permit for Connection Church.

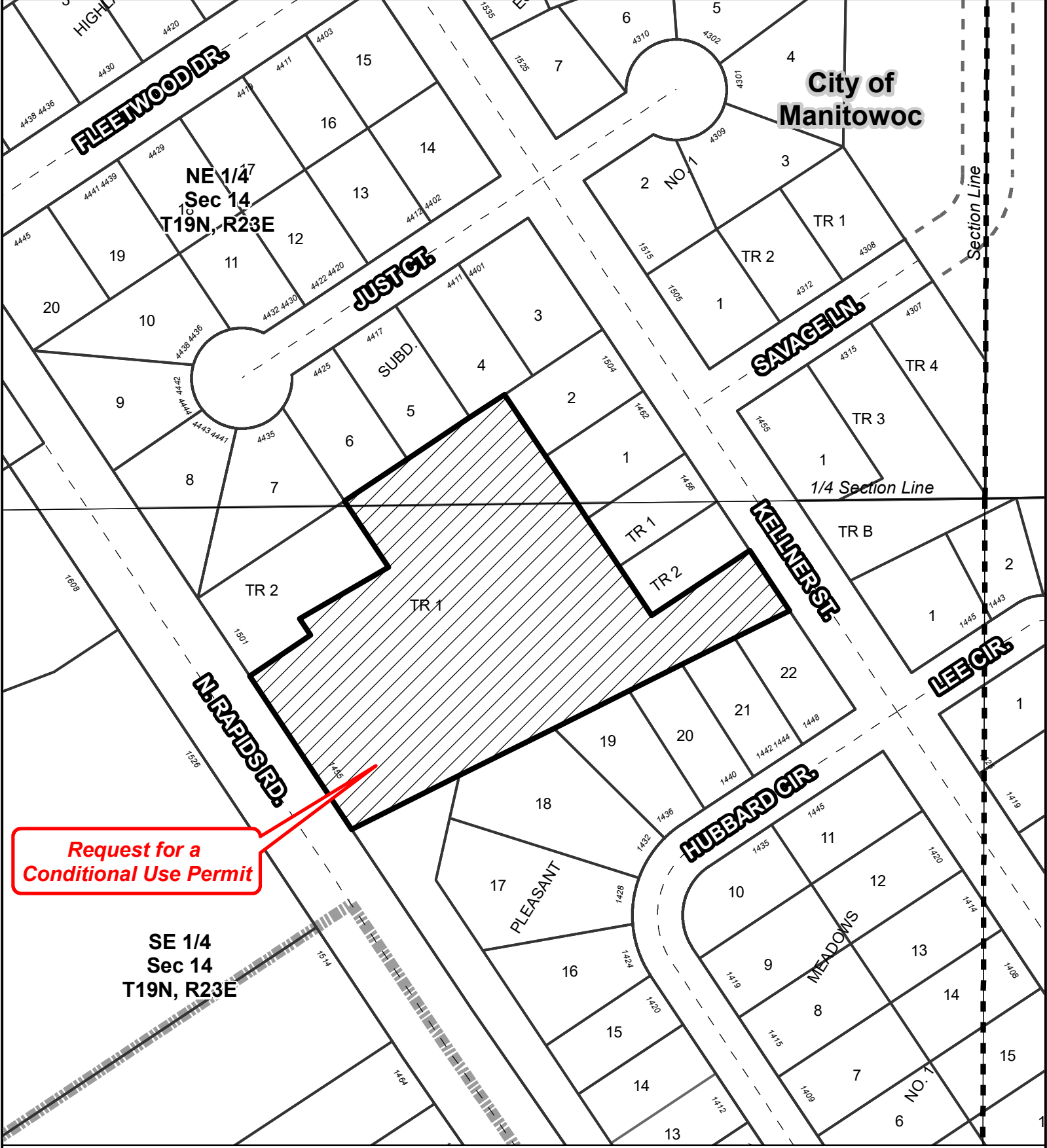
Approve the request for a Conditional Use Permit to Connection Church for property located at 1445 N. Rapids Road for the establishment of a Church and Multi-Purpose Building under the following conditions.

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

Granicus #: 21-0498
Attachments: Conditions & Map

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
CONNECTION CHURCH
LOCATED AT 1455 NORTH RAPIDS ROAD
TAX PARCEL # 814-101-010
7/14/2021

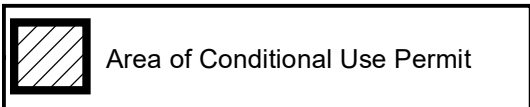
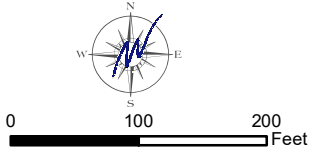
- A. The CUP shall require Connection Church be in compliance with all applicable local and state regulations.
- B. The Gym/Community Center shall be restricted to the hours of 8 a.m. to 10 p.m. Lighting for Gym/Community Center shall be so arranged as to reflect the light away from adjoining residential 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 for pickle ball related activities such as games, practice or lessons the doors to Gym/Community center 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.



**Request for a
Conditional Use Permit**

CONDITIONAL USE PERMIT

City of Manitowoc, WI



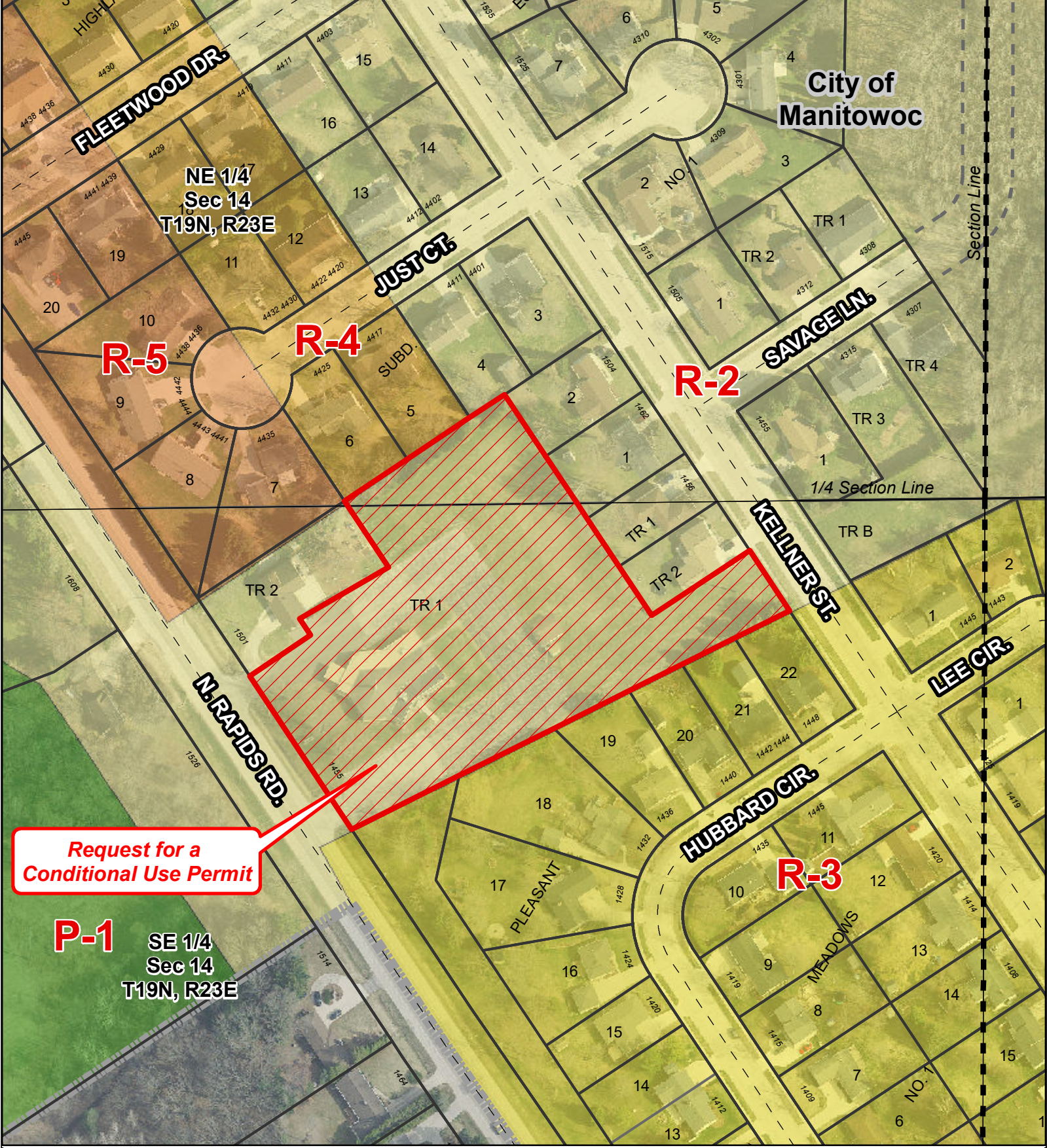
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 5/17/2021
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**PC 18-2021
1455 N. Rapids Rd.**

Manitowoc City Plan Commission



City of
Manitowoc

NE 1/4
Sec 14
T19N, R23E

R-5

R-4

R-2

SAVAGE LN

KELLNER ST

N. RAPIDS RD.

LEE CIR

HUBBARD CIR

R-3

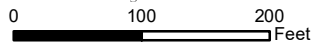
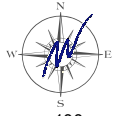
**Request for a
Conditional Use Permit**

P-1 SE 1/4
Sec 14
T19N, R23E

CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use Permit



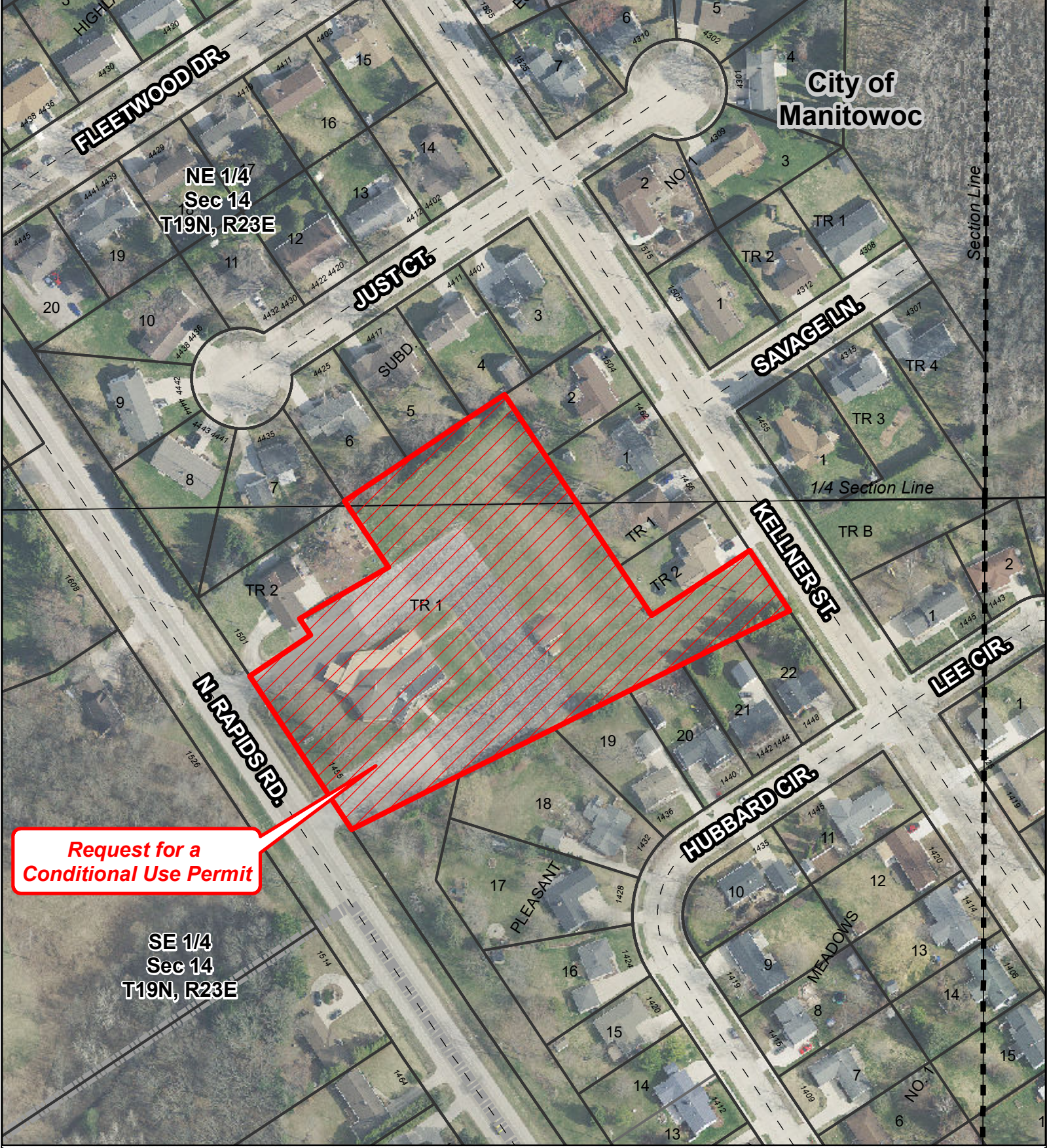
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O:\Planning\PC Plan Commission\PC_CUP\2021\PC 18-2021 Connection Church-Gym CUP_1455 N Rapids Road\Maps\PC 17-2021 CUP Zoning.mxd

PC 18-2021
1455 N. Rapids Rd.

Manitowoc City Plan Commission



City of
Manitowoc

NE 1/4
Sec 14
T19N, R23E

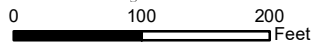
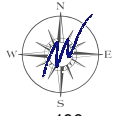
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**Request for a
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CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use Permit



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PC 18-2021
1455 N. Rapids Rd.

Manitowoc City Plan Commission