



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

September 10, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 19-2025: Immanuel Evangelical Lutheran Church: Request for a Conditional Use Permit for the Operation of a Church and School located at 916 Pine Street.

At the September 9, 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 Immanuel Evangelical Lutheran Church for a church and school per the attached conditions and map.

Laurence Verlinden
Immanuel Lutheran Church
916 Pine Street
Manitowoc, WI 54220

Granicus #: 25-0618
Attachments – Conditions and Map

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
IMMANUEL EVANGELICAL LUTHERAN CHURCH (IMMANUEL)
LOCATED AT 916 PINE STREET
TAX PARCEL # 635-003-000
9/15/2025

- A. The CUP shall require compliance with all applicable local and state regulations and licensing as needed.
- B. IMMANUEL 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. 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.
- E. All developments shall be in substantial conformance with the submitted application.
- F. All exterior lighting shall be designed to be contained within IMMANUEL'S property.

City of
Manitowoc

NE 1/4
Sec 19
T19N, R24E

NW 1/4
Sec 20
T19N, R24E

WALDO BLVD.

**Request for Conditional Use
Permit for the Operation
of a Church and School**

N 11TH ST

N 10TH ST

N 9TH ST

N 8TH ST

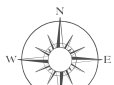
PINE ST.

SEGER'S
SUBD

REEDS

CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 100 200 Feet

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: 8/13/2025

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Conditional Use Permit Area
for the Operation of a Church
and School

PC 19-2025
916 Pine St.

Manitowoc City Plan Commission