



# CITY OF MANITOWOC

WISCONSIN, USA

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

SUBD



0 100 200  
Feet

## CONDITIONAL USE PERMIT

City of Manitowoc, WI



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

PC 19-2025  
916 Pine St.

Manitowoc City Plan Commission

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

O:\Committees\PC Plan Commission\PC\_CUP\2025\PC 19-2025 Immanuel Lutheran School 916 Pine Street\Maps\PC 19-2025 CUP.mxd