



# CITY OF MANITOWOC

WISCONSIN, USA

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10/26/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 18-2021: Annual Review – Connection Church; Request for a Conditional Use Permit for the establishment of a Church and Gym / Community Center located at 1455 N. Rapids Road.**

At the October 25, 2023 meeting of the Manitowoc City Plan Commission, the Commission is informing the Council of the Commission's actions.

The Plan Commission instructed staff to send a letter to Connection Church informing them of three confirmed instances in which pickle ball was being played in the building with the doors open which is in violation of Condition D in the 7/14/2021 approved conditions. The Commission will continue to monitor the facility to determine if further action is warranted.

Note: On October 30<sup>th</sup>, Community Development staff talked with the Director of Operations and Administration for the church and informed her of the Plan Commission's action and that a letter will be sent to the Church regarding the doors being open during pickle ball activities.

Connection Church  
Attn Sarah Rosinsky Dir. of Operations and Administration  
1455 N. Rapids Road  
Manitowoc, WI 54220

Granicus #: 23-0908  
Attachments: Map, Conditions, photos

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.

