

Report to the Manitowoc Plan Commission

Meeting Date: February 26, 2025

Request: PC 6-2025: St. Francis of Assisi Parish; Request for a Conditional Use Permit for the Establishment of a Church and Accessory Office and Gathering Space located 1418 Grand Avenue. (Parcel #355-056-001)

Existing Land Use for Subject Property: Church

Existing Zoning for Subject Property: Split Zoning R-4 Single and Two Family and R-3 Single Family

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
South, North, East, West	Residential	R-4 Single and Two Family Residential and R-3 Single Family

Report: St. Francis of Assisi Parish is requesting a conditional use permit for their existing church and a proposed accessory building which would have offices, meeting spaces and a gathering space which support the church and diocese. The St. Francis Grand Avenue church was formerly known as St. Andrews Church. According to the Wisconsin Historical Society and Roncalli Catholic School's homepages the church building was constructed in 1950 adjacent to the school which was constructed in 1928. The school building was razed recently and the diocese is planning to construct the office and hospitality structure in its place.

No records of a Conditional Use Permit (CUP) were found for the church or former school so the uses were considered legal non-conforming uses. With the proposal to construct the new office and hospitality building a CUP was requested to bring the uses and buildings into conformance with the zoning code.

Section 15.030 in the zoning code defines a church as follows: *"Church means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. The term church shall not carry a secular connotation, and shall include synagogues, temples, mosques, or other such places for worship and religious activities."*

The new building still needs to be submitted for site plan review and approval. Site plans are sent out for review to all City departments and utilities.

There are 78 off-street parking spaces shown on the site plan with an additional 44 spaces shown as future. The 78 off-street parking spaces meets the minimum off-street parking requirements for the new addition.

Conditional Use Permits are controlled by section 15.370(27) of the municipal code.

In acting upon any application for a conditional use, the Plan Commission and Council shall consider whether the requested use: (1) is reasonably necessary for the convenience and welfare of the public; (2) is in harmony with the character of the surrounding area; and (3) will have a minimal or no effect on surrounding property values.

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:

“ §62.23(7)(de) *Conditional use permits.*

1. *In this paragraph:*

a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. *If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.*

b. *The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.*

3. *Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.*

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10."

Public Comments: Notices were mailed out to property owners adjoining and abutting the property and at the time of this writing no comments were received.

Timeline

- Application Received: February 2, 2025
- Notifications Sent: February 19, 2025
- Plan Commission Public Informational Hearing: February 26, 2025
- Common Council Public Hearing scheduled for: March 17, 2025

Recommendation: Approve the issuance of a Conditional Use Permit to St Francis of Assisi Parish for the church, accessory office building and parking areas as shown on the submitted site plan.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
ST FRANCIS OF ASSISI CHURCH (ST FRANCIS)
LOCATED AT 1418 GRAND AVENUE
TAX PARCEL # 355-056-001
3/17/2025

- A. The CUP shall require compliance with all applicable local and state regulations and licensing as needed.
- B. ST FRANCIS 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. During the site plan submittal process ST FRANCIS shall work with city staff on the type and placement of landscaping to buffer the proposed addition from the adjacent neighbors along the north property line.
- E. 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.
- F. The issuance of this conditional use permit shall be for the church, building addition and current and proposed parking lots as shown on the submitted concept plan. Any development, west of the future parking lot that is not permitted by the underlying zoning district is not authorized under this conditional use permit. All developments shall be in substantial conformance with the submitted application.
- G. All exterior lighting shall be designed to not extend onto any adjoining properties.



February 3, 2025

City of Manitowoc
Attn: Plan Commission / Common Council
900 Quay Street
Manitowoc, WI 54220

Dear Plan Commission / Common Council,

In continuation of our Parish strategic plan, we are seeking approval from the City of Manitowoc for expansion at our St Francis of Assisi Grand Avenue Worship site located at 1418 Grand Avenue. The addition will include a gathering space, office space, and meeting space. We have been working with Martenson & Eisele, Inc. in creating the attached building plans which have been submitted to the State of Wisconsin for plan approval and also sent out for contractor quotation. Along with seeking approval from the City of Manitowoc we also will be soon seeking project approval from the Diocese of Green Bay. The anticipated timing proposes having approvals to proceed this summer following with groundbreaking as soon as the selected contractor can begin.

Business Manager: Mark LeGreve
(Print)


(Signature)

OFFICE AND HOSPITALITY ADDITION ST FRANCIS OF ASSISI

1416 GRAND AVENUE | MANITOWOC, WISCONSIN 54220

CODE SUMMARY

2015 INTERNATIONAL BUILDING CODE (IBC), 2015 INTERNATIONAL EXISTING BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH WISCONSIN AMENDMENTS APPLY TO THIS PROJECT IN ADDITION TO 2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

TYPE OF CONSTRUCTION (TABLE 601):	TYPE VB; COMBUSTIBLE, UNPROTECTED		
OCCUPANCY CLASSIFICATION (302.1):	EXISTING:	ASSEMBLY GROUP A-3; PLACE OF RELIGIOUS WORSHIP	
	PROPOSED ADDITION:	ASSEMBLY GROUP A-3; COMMUNITY HALL BUSINESS GROUP B; OFFICE	
ALLOWABLE HEIGHT (TABLE 504.3):	60 FEET		
PROPOSED HEIGHT:	29'-3"		
ALLOWABLE NO. STORIES (TABLE 504.4)	2 STORY		
PROPOSED NO. STORIES	1 STORY ABOVE GRADE WITH BASEMENT		
ALLOWABLE AREA (TABLE 506.2) FRONTAGE INCREASE (506.3)	24,000 SQ. FT. NOT APPLIED		
PROPOSED AREA:	12,735 SQ. FT. FIRST FLOOR 1,473 SQ. FT. BASEMENT		
OCCUPANCY SEPARATION (508):	NONSEPARATED OCCUPANCIES PER 508.3		
FIRE PROTECTION (903.2):	NFPA-13 SYSTEM THROUGHOUT ADDITION		
FIRE ALARM AND DETECTION (907):	MANUAL ALARM NOT REQUIRED, ASSEMBLY OCCUPANTS < 300 (907.2.1)		
FIRE RATINGS (TABLE 601)			
PRIMARY STRUCTURAL FRAME:	0 HOUR		
BEARING WALLS:	0 HOUR		
NON-BEARING WALLS:	0 HOUR		
FLOOR CONSTRUCTION:	0 HOUR		
ROOF CONSTRUCTION:	0 HOUR		
EXTERIOR WALLS (TABLE 602):	0 HOUR		
FIRE WALLS AT CONNECTION TO EXISTING:	2 HOUR		
OCCUPANT LOAD (TABLE 1004.1.2)	ASSEMBLY AREAS @ 15 NET ROOM 101: 180 OCC. ROOM 139: 32 OCC. ROOM 140: 32 OCC. ROOM 141: 49 OCC. 293 OCC.	BUSINESS AREAS @ 100 GROSS 6,480 SQ. FT. = 65 OCC.	
	TOTAL BUILDING OCCUPANTS = 358		
EGRESS WIDTH (1005.3.2):	358 OCC. x 0.2 = 71.6 IN. (256 IN. PROVIDED)		
EXIT ACCESS TRAVEL (TABLE 1017.2):	250 FEET (A-3); 300 FEET (B)		
COMMON PATH OF EGRESS TRAVEL (TABLE 1005.2.1):	75 FEET (A-3); 100 FEET (B)		
DEAD END CORRIDOR (1020.4):	20 FEET (A-3); 50 FEET (B)		
EMERGENCY EGRESS ILLUMINATION (1008.2.1)	MIN. 1.0 Fc		
SANITARY FIXTURES (TABLE 2902.1):	BASED ON 358 OCCUPANTS, 50% EACH SEX (293 A-3 OCC.; 65 B OCC.)		
FIXTURE	GROUP A-3 REQUIRED	GROUP B REQUIRED	TOTAL REQUIRED
MALE W/C	1.18	1.32	2.50
FEMALE W/C	2.28	1.32	3.58
MALE LAVATORY	0.74	0.83	1.57
FEMALE LAVATORY	0.74	0.83	1.57
SERVICE SINK	1	1	1
			PROVIDED
			2 (PLUS 4 URINALS)
			6
			3
			3
			1

DRINKING WATER WILL BE AVAILABLE TO ALL OCCUPANTS FREE OF CHARGE VIA THE SERVING KITCHEN (ROOM 138).

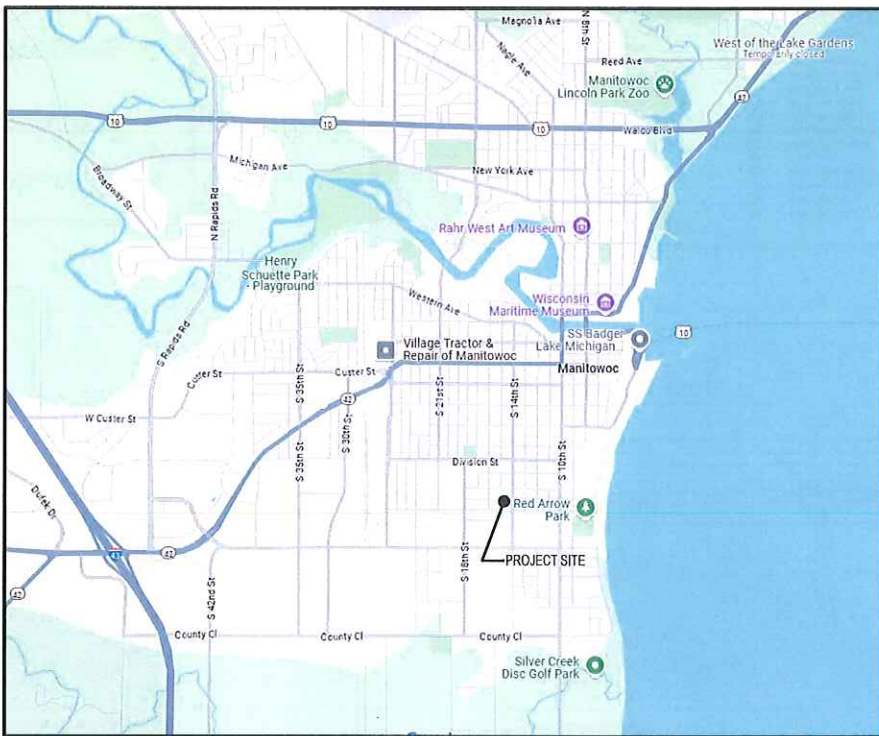
ONE SET OF CONDITIONALLY APPROVED STAMPED DRAWINGS MUST BE KEPT ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO STATE AND LOCAL INSPECTORS.

IF PROJECT IS NOT LOCATED IN A MUNICIPALITY WITH DSPS COMMERCIAL BUILDING INSPECTION DELEGATED AUTHORITY, THE CONTRACTOR SHALL CONTACT THE STATE BUILDING INSPECTOR FOR REQUIRED INSPECTIONS OF WORK. SEE CONDITIONAL APPROVAL LETTER FOR CONTACT INFORMATION.

GENERAL NOTES

- REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, SITE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN ANKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL PROVIDE STIFFENERS, BRACING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
- GC SHALL COORDINATE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION FLOOR ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- ALL INTERIOR FINISHES MUST CONFORM TO 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS, CHAPTER 8 INTERIOR FINISHES, AND ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING TABLE 803.11.

PROJECT LOCATION



MANITOWOC, WISCONSIN
NOT TO SCALE

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C1.3	DEMOLITION PLAN
C2.1	UTILITY LAYOUT PLAN
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A6.1	ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS
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A8.1	REFLECTED CEILING PLAN

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381



OFFICE AND HOSPITALITY ADDITION
ST FRANCIS OF ASSISI
1416 GRAND AVENUE | MANITOWOC, WISCONSIN 54220

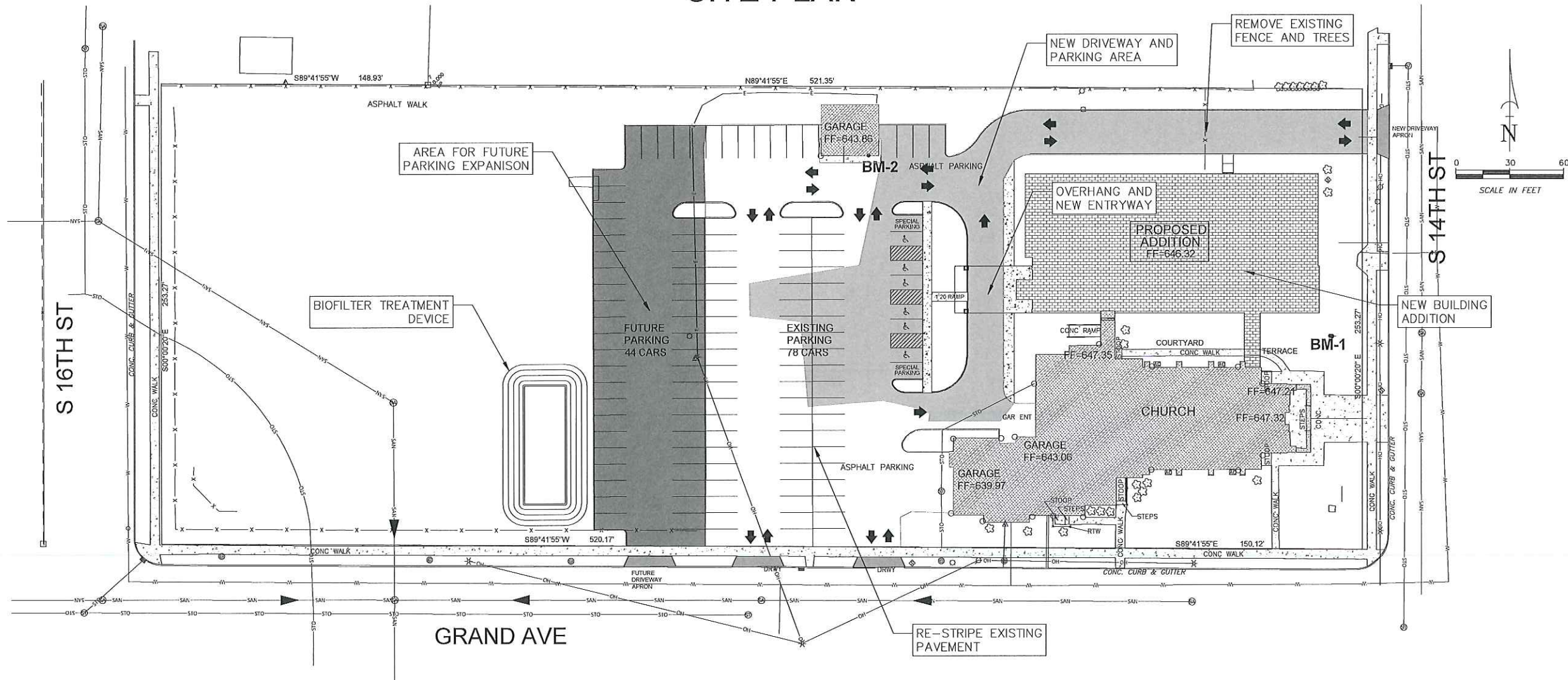
SCALE	DATE
-	01-23-2025
PROJECT NUMBER	
1-1961-001	

COVER
SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NO.
G1.0

SITE PLAN



SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
ST FRANCIS OF ASSISI PARISH
1416 GRAND AVENUE
MANITOWOC WI 54220
PARCEL NUMBER: 355056001

ZONING DATA

CURRENT ZONING DISTRICT:
SINGLE FAMILY (R-3)
SINGLE AND TWO FAMILY (R-4)

LEGAL DESCRIPTION

HINCKLEYS SUBD V145 P527 &
V190 P122 NORTH 127' OF LOT
56 EXCL WEST 33' & SOUTH 2/5
LOT 57 EXCL WEST 33'

SITE DATA

AREA = 165,528 SQ FT (3.80 AC)

PREVIOUS EXISTING:
PREVIOUS NORTH ROOF: 11,800 FT²
EXISTING SOUTH ROOF: 11,569 FT²
PREVIOUS PAVEMENT/GRAVEL: 40,843 FT²

FUTURE PROPOSED:
FUTURE NORTH ROOF: 12,803 FT²
EXISTING SOUTH ROOF: 11,569 FT²
PREVIOUS PAVEMENT/GRAVEL: 51,319 FT²

OWNER/APPLICANT:

ST FRANCIS OF ASSISI
ROMAN CATHOLIC CHURCH
ATTN: MARK LEGREVE
1416 GRAND AVENUE
MANITOWOC WI 54220
BUSINESS: (920) 684-3718
CELL: (920) 860-0174

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: ABBY MASLANKA, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
abbym@martenson-eisele.com
PHONE: 920-731-0381

ARCHITECT:

MARTENSON & EISELE, INC.
ATTN: CHRIS BAUKNECHT, AIA, NCARB
1377 MIDWAY ROAD
MENASHA, WI 54952
chrise@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

MuA -Mundelein Silt Loam
Hydrologic Soil Type B/D.

OoB -Oakville Loamy Fine Sand
Hydrologic Soil Type A.

KnB2-Keweenaw Loam
Hydrologic Soil Type D.

SITE PLAN KEY

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED RE-GRADED AND REDONE ASPHALT
- FUTURE ASPHALT

LEGEND

- 1" O.D. IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHEELED "X" FOUND
- GOVERNMENT CORNER
- GRAVEL
- CONC PAVEMENT
- ASPHALT PAVEMENT
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- GUARD RAIL
- EXST. FENCE LINE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- POWER POLE
- LIGHT POLE
- WALK/SPOT LIGHT
- BOLLARD
- TELEPHONE FEDESTAL
- ELECTRIC FEDESTAL
- ORACLE FEDESTAL
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- FLAG POLE
- WATER VALVE
- WATER STOP BOX
- EXST. HYDANT
- EXST. WATER MAIN MANHOLE
- EXST. STORM MANHOLE
- STORM INLET
- EXST. SANITARY MANHOLE
- EXST. SANI. SEWER
- EXST. SLO. SEWER
- EXST. WATER MAIN
- CONTOUR W/ ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXST. WOODS LINE

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF MANITOWOC REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
- NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
BM-1	WEST EDGE FLAG POLE ROUND CONC BASE	645.75
BM-2	CENTER GARAGE DOOR-AT EDGE OF GARAGE FLOOR	643.86

BENCHMARKS ARE ON NAVD83 DATUM

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOT FOR CONSTRUCTION

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Planning
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info@martenson-eisele.com
Environmental
Surveying
Engineering
Architecture
920.731.0381 1.800.236.0381

REFER TO COVER SHEET FOR REVISION DESCRIPTIONS							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

SITE PLAN
ST FRANCIS OF ASSISI
BUILDING ADDITION
MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SCALE
BAR SCALE 1-23-2025

COMPUTER FILE
Civil3D\Eng1-1961-001de.dwg

DRAWING NO.
C1.1

GENERAL CONSTRUCTION NOTES

THESE DOCUMENTS ARE BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF PRODUCTION. HOWEVER, COMPLETE ACCURACY IS NOT GUARANTEED OR IMPLIED. ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE BEGINNING WORK AND PRIOR TO FABRICATION OR ORDERING OF ANY EQUIPMENT. IF DISCREPANCIES ARE FOUND BETWEEN THESE DOCUMENTS AND REAL-WORLD CONDITIONS, NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS AND CLARIFICATION.

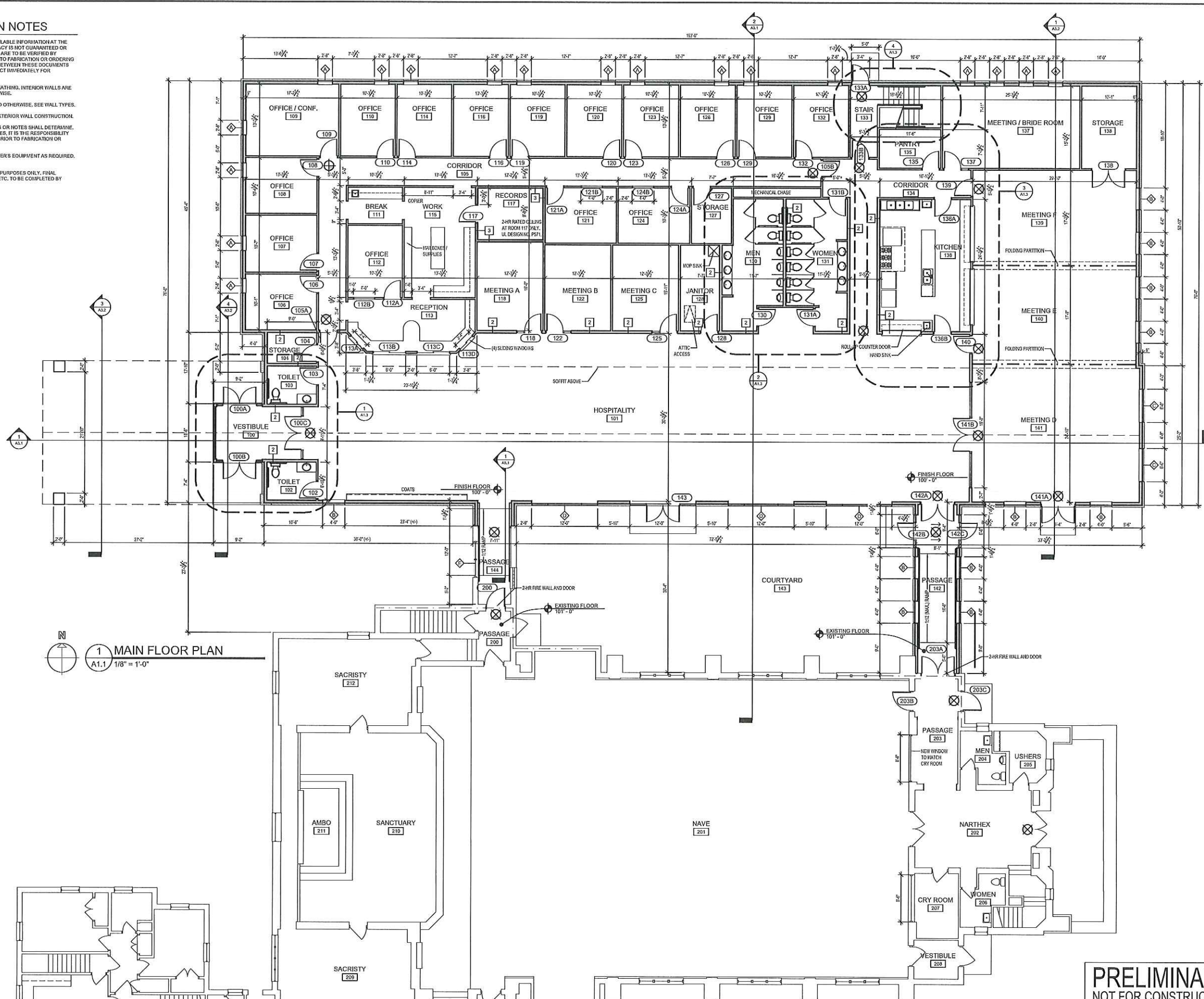
EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING. INTERIOR WALLS ARE DIMENSIONED STUD TO STUD UNLESS NOTED OTHERWISE.

ALL INTERIOR PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE. SEE WALL TYPES. SEE BUILDING SECTIONS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL DETERMINE. IF THERE ARE MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION.

PROVIDE BACKING/BLOCKING AS REQUIRED FOR OWNER'S EQUIPMENT AS REQUIRED. COORDINATE LOCATION WITH OWNER.

FURNITURE SHOWN ON PLAN IS FOR INFORMATIONAL PURPOSES ONLY. FINAL SELECTION OF CHAIRS, DESKS, TABLES, SEATING, ETC. TO BE COMPLETED BY OWNER/FURNITURE SUPPLIER.



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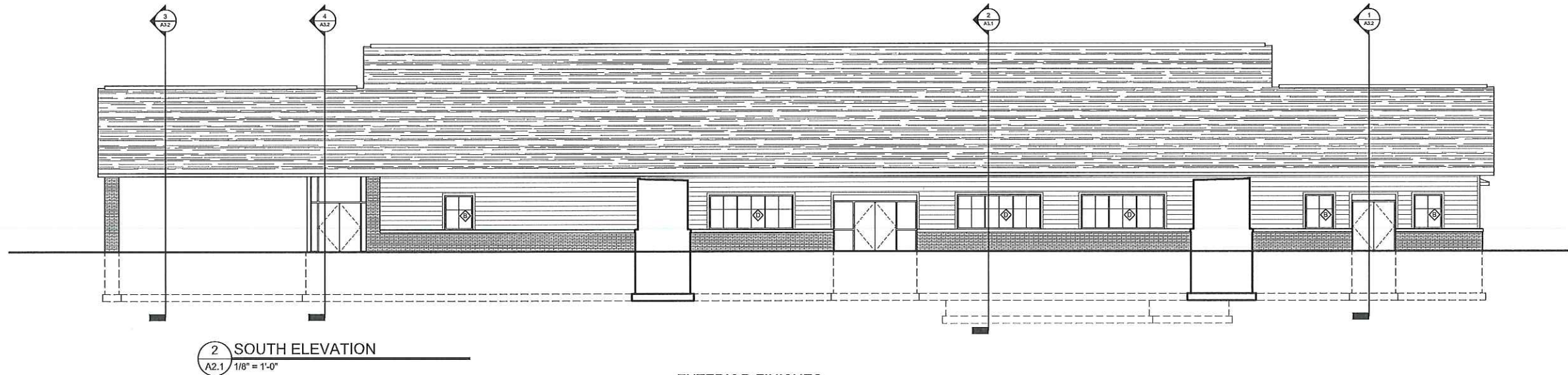
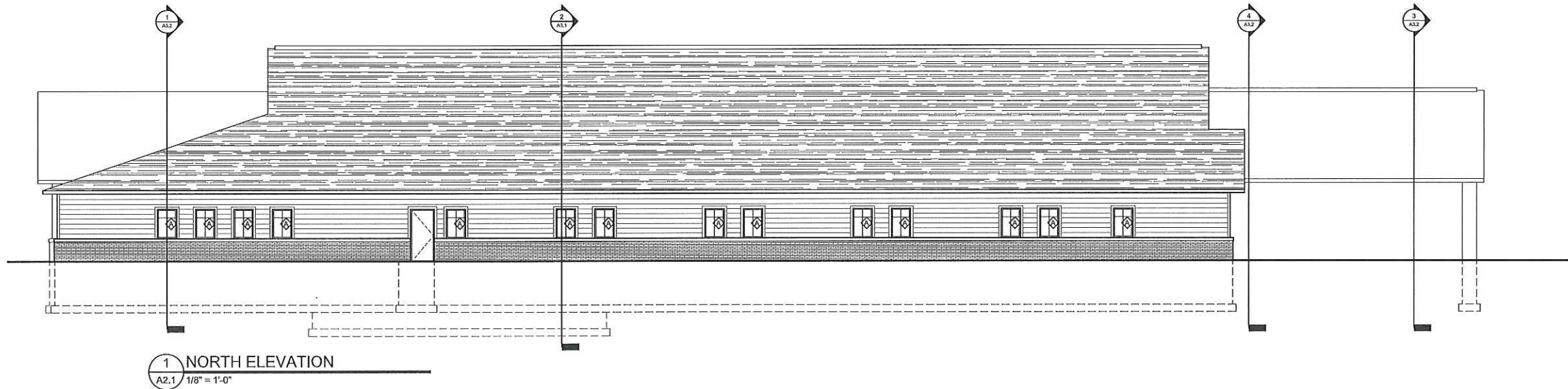
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			NO.	DATE

OFFICE AND HOSPITALITY ADDITION
ST FRANCIS OF ASSISI
1416 GRAND AVENUE | MANITOWOC, WISCONSIN 54220

SCALE	DATE
1/8" = 1'-0"	12-17-2024
PROJECT NUMBER	
1-1961-001	

FIRST
FLOOR PLAN

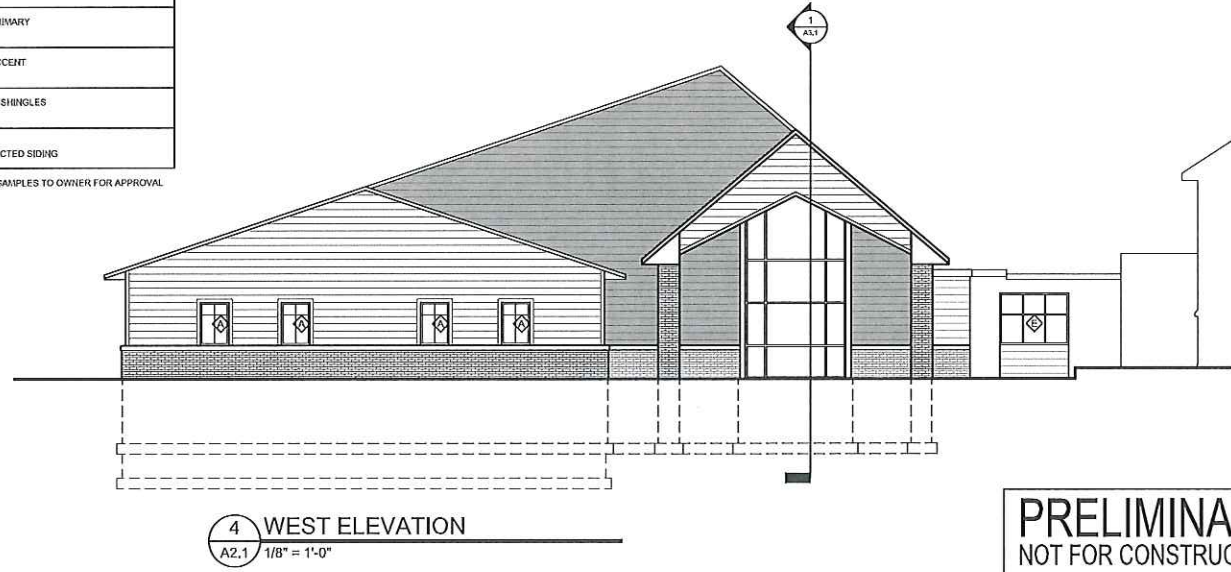
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EXTERIOR FINISHES

①	PRE-FINISHED METAL TRIM / FASCIA COLOR AS SELECTED
②	BRICK VENEER COLOR AS SELECTED
③	PRE-CAST CONCRETE SILL COLOR AS SELECTED
④	HORIZONTAL SIDING, PRIMARY COLOR AS SELECTED
⑤	HORIZONTAL SIDING, ACCENT COLOR AS SELECTED
⑥	DIMENSIONAL ASPHALT SHINGLES COLOR AS SELECTED
⑦	SIDING TRIM BOARD COLOR TO MATCH SELECTED SIDING

CONTRACTOR TO PROVIDE ALL FINISH SAMPLES TO OWNER FOR APPROVAL
PRIOR TO ORDERING AND INSTALLING.



PRELIMINARY
NOT FOR CONSTRUCTION

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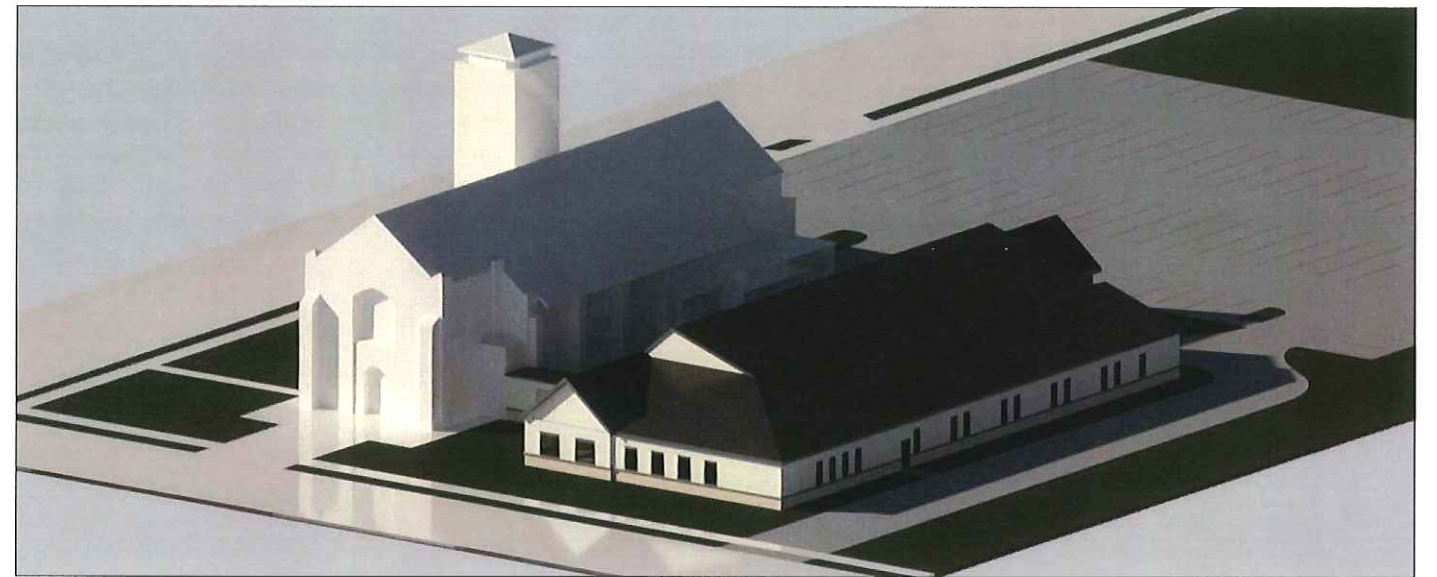
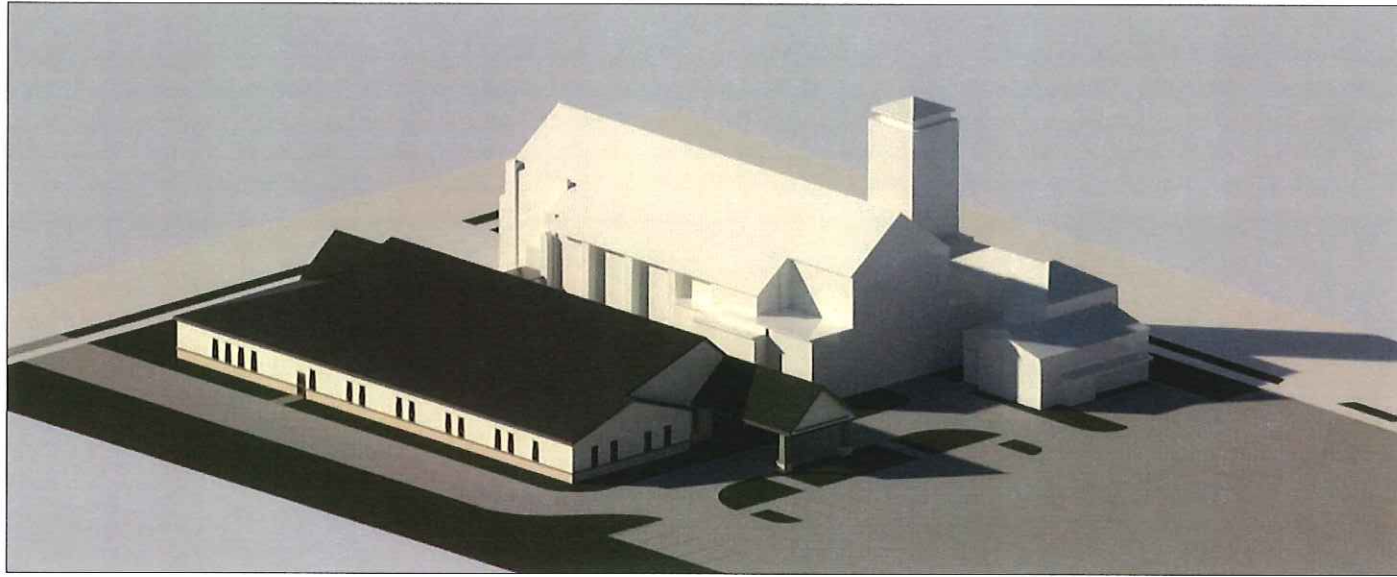
SCALE
1/8" = 1'-0"

DATE
01-23-2025

PROJECT NUMBER
1-1961-001

EXTERIOR
ELEVATIONS

DRAWING NO.
A2.1



City of
Manitowoc

PHILIPPEN ST.

GREEN ST.

GRAND AVE.

GEORGE ST.

S. 15TH ST.

S. 14TH ST.

NE 1/4
Sec 31
T19N, R24E

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Conditional Use Permit Area for
the Establishment of a Church,
Accessory, and Gathering Space

PC 6-2025
1418 Grand Ave.

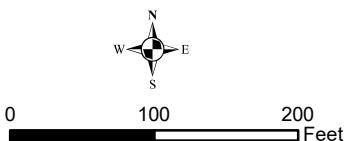
City of Manitowoc Plan Commission

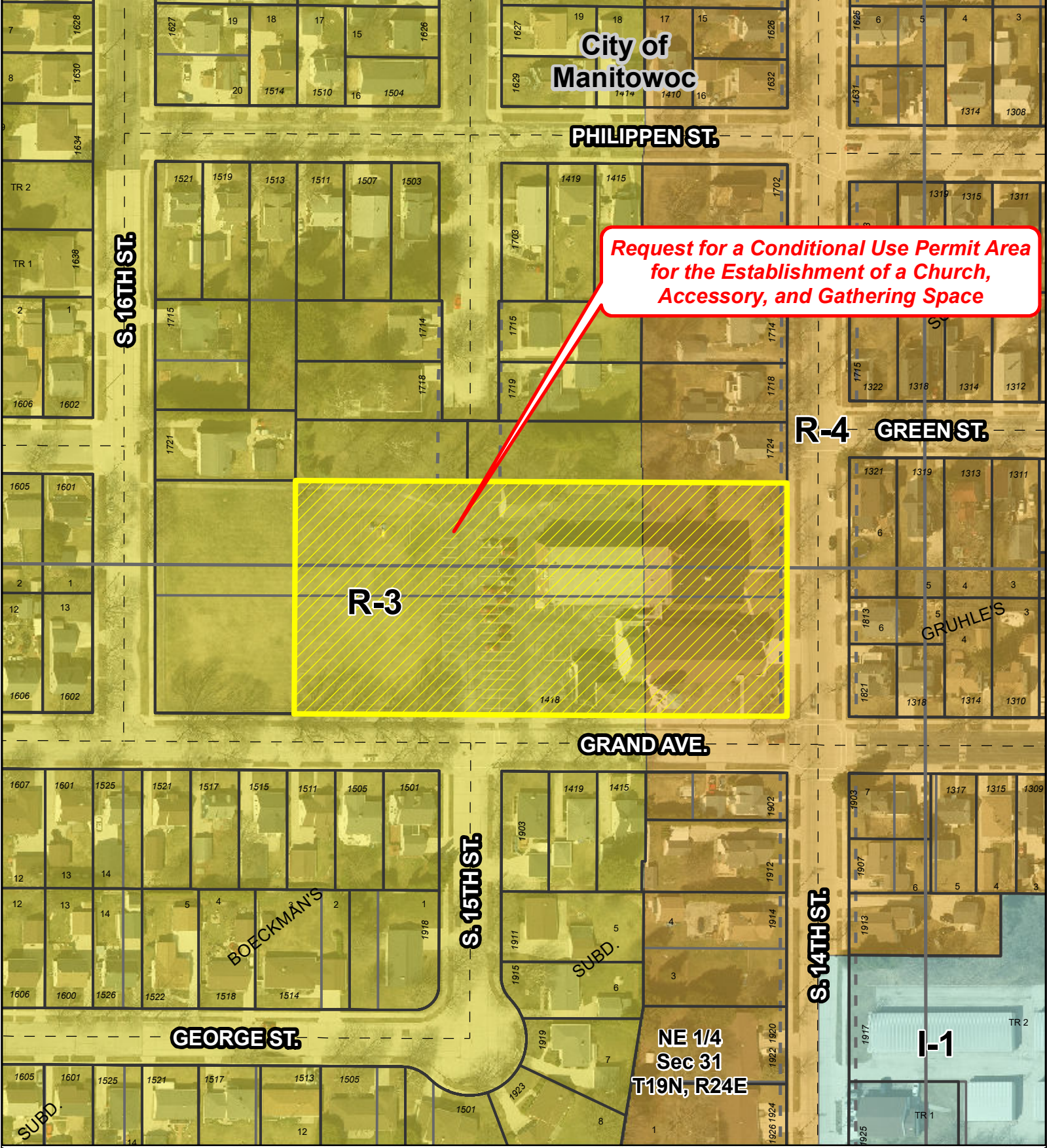
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

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

Map Plotted: 2/19/2025

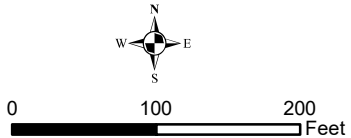
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CONDITIONAL USE PERMIT

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
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Map Plotted: 2/19/2025
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Conditional Use Permit Area for
the Establishment of a Church,
Accessory, and Gathering Space

PC 6-2025
1418 Grand Ave.
City of Manitowoc Plan Commission