

Report to the Manitowoc Plan Commission

Meeting Date: April 26, 2017

Report Print Date: April 21, 2017; 9:14 AM

Request: PC 10-2016: Annual Review: The Hope House of Manitowoc County. Annual review of a Conditional Use Permit for the establishment of a Transitional Housing Use located at 3501 Custer Street.

Reason for Request: The approved 2014 Conditional Use Permit required the Plan Commission to review the permit annually. At the March 23, 2016 Plan Commission, the annual review was approved on the condition that the site be revisited in April of 2017.

Existing Land Use for Subject Property: After the CUP was granted, the building has been transitioning to become suitable for the approved use by the Hope House.

Existing Zoning for Subject Property: The current zoning is B-3 General Business District.

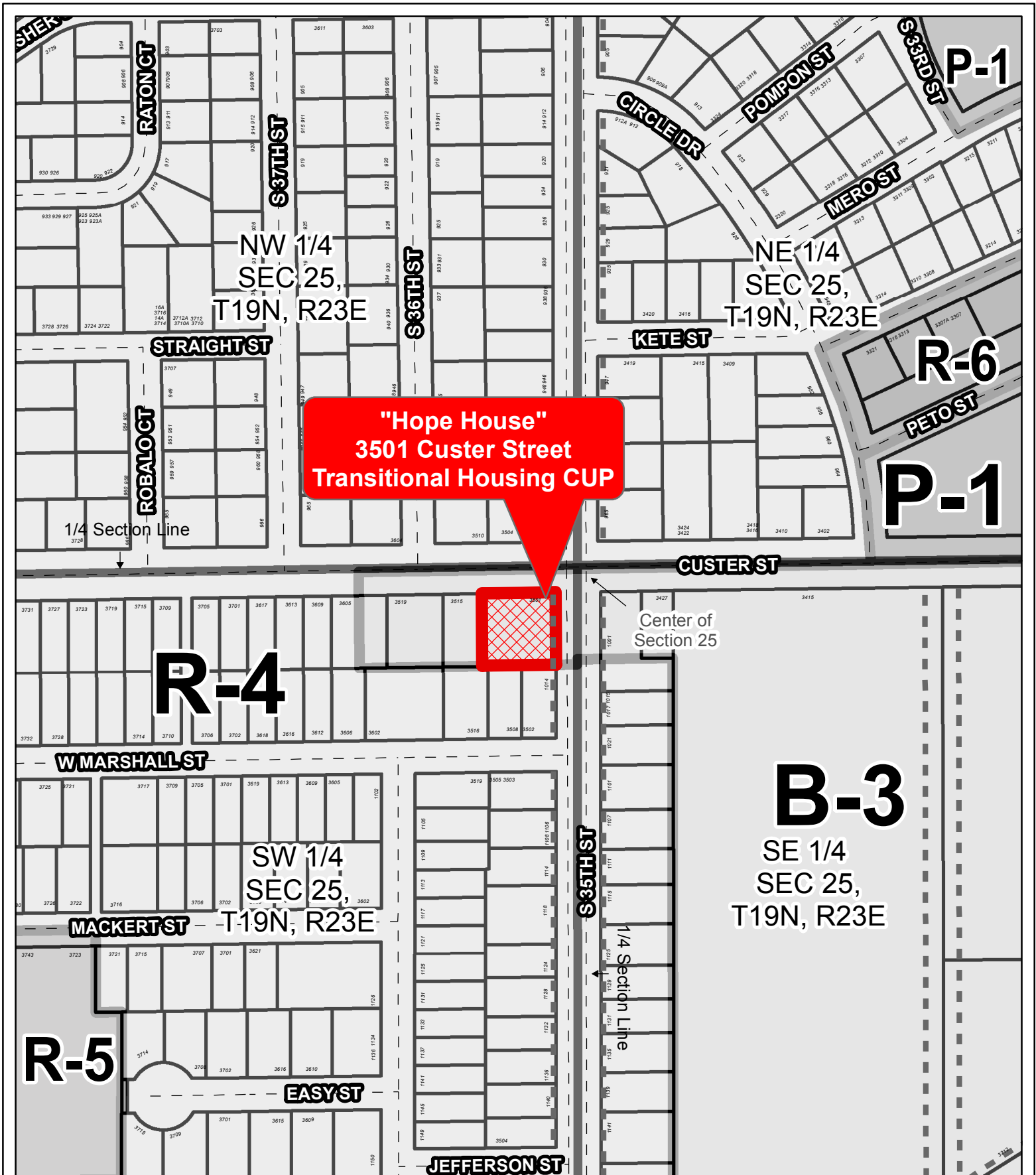
Report: The Hope House has not yet finished construction at 3501 Custer Street, so it is not possible to report on its operation at this time. Construction on the building is estimated to be completed by July, 2017.

Recommendation: Staff recommends no action by the Plan Commission. Staff anticipates being able to conduct an annual review of operations at the April 2018 Plan Commission.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP)
TO THE LAKESHORE INTERFAITH HOSPITALITY NETWORK/HOPE HOUSE
03/25/2016

Re: PC10-2016: Grant to The Hope House a CUP under Section 15. 270(3)g of the Manitowoc Municipal Code (“Code”) for the operation of a transitional housing Residence for not more than 26 residents in the “B-3” General Business zoning district at 3501 Custer Street, Manitowoc WI. This CUP shall hereinafter serve as authorization for the location and operation of a transitional housing Residence, and all appurtenant and related functions, within the existing building at 3501 Custer St. (“Residence”). The area included in the CUP (“CUP Area”) is described on the attached map. The Hope House is required to comply with the following conditions:

1. Annually submit (by January 1st) to the Community Development Department a report containing client statistics and demographics including but not limited to the number of clientele served, length of stay and rehabilitation into the workforce.
2. This CUP is granted exclusively to LIHN/Hope House for the purposes and operations as specifically identified in their application materials. The Hope House shall abide by the screening process as detailed in the submitted application.
3. This CUP shall not become effective and binding until the Common Council approves the CUP as outlined herein.
4. The maximum number of homeless residents shall not exceed 26 individuals at any time.
5. 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.
6. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in April 2017 and during the month of April in each subsequent year of the CUP. The annual review may result in the disclosure of non-compliance issues or the identification of terms and conditions that are no longer necessary or required to maintain the intent or compliance with the CUP, and 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.



"Hope House"
3501 Custer Street
Transitional Housing CUP

Request for a Conditional Use Permit:

Transitional Housing in a B-3 General Business District

 Area of Request for Transitional Housing CUP



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 03/14/2016
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 PC 10-2016 Hope House for Transitional Housing

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.

