

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, July 29

**Request:** PC 25-2020: Lighthouse Recovery Community Center; Request for a Conditional Use Permit in a Under Section 15.230(3)k and 15.370(27) for Property at 1114 S. 11th Street for the establishment of a Transitional Housing Use for a maximum overnight capacity of up to 10 individuals.

**Existing Land Use for Subject Property:** Transitional Housing for Marco Services

**Existing Zoning for Subject Property:** B-1 Office – Residential Zoning District

### **Surrounding Property Land Uses and Zoning**

<b>Direction</b>	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Residential, Office	B-1 Office Residential
East, South	Institutional, Residential	R-7 Central Residence
West	Parking Lot, Residential	B-2 Neighborhood Business B-1 Office Residential R-7 Central Residence

**Comprehensive Plan:** Ch. 66.1001, Wis. Stats. does not specifically require conditional use permits to meet the “Consistency Requirement,” but it is sound planning practice to consider the policies and recommendations of the Comprehensive Plan when reviewing conditional uses. Currently the 20 year Comprehensive Plan land use map shows the subject area as “Urban Neighborhood”. Urban Neighborhood is a future land use category that has been mapped in established neighborhoods surrounding the downtown which are characterized by a mix of housing-unit types, as well as small public, institutional, and commercial uses. The proposed use would be consistent with the future land use map.

**Report:** Lighthouse Recovery Community Center (Lighthouse) requested the special Plan Commission in order to allow them to open their facility by the end of August. If their request was going to be heard at the August 26<sup>th</sup> Plan Commission meeting and the next Council meeting would have been on September 21 there would have been a two month void in services provided to individuals.

Lighthouse is a 501c3 non-profit entity that works with individuals seeking recovery from substance abuse. They are requesting a conditional use permit to establish a transitional housing use at 1114 S. 11<sup>th</sup> Street, which is the current location of Marco Services which has provided similar substance abuse counseling for roughly the past 20 years. Lighthouse is requesting the CUP for up to 10 individuals, the facility will be staffed 24 hours a day, 7 days a week.

### Site Assessment

According to the Assessor's records the 2,172 s.f., two story residence has a total of 13 rooms with 6 bedrooms and 2 full baths. It was constructed approximately in 1900. The lot has 60' of frontage along S. 11<sup>th</sup> Street and is 150' deep. The rear yard is entirely fenced. There is a detached 2 car garage behind the structure with room for at 4 vehicles to park. Most residents do not have vehicles and live-in staff can either park in the driveway or there are other nearby buildings owned by Lighthouse that staff can park at or parking is available in the parking lot across 11<sup>th</sup> Street at the former St. Boniface School.

Transitional Housing is defined as "*housing intended to provide the support needed for temporary occupants who lack a fixed, regular and adequate nighttime residence to move into long-term housing, and which is usually offered as part of a transitional program that helps homeless individuals and families become independent through counseling, job training, child care, skills training, and health care assistance.*"

Criteria for the Issuance of a Conditional Use Permit:

15.370(27)c of the Municipal Code provides the criteria for the issuance of a Conditional Use Permit. "*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."*

Public Comments: Notices were mailed out on July 22<sup>nd</sup> to abutting and adjacent property owners and no comments have been received as of July 27<sup>th</sup>.

Timeline

- Plan Commission July 29 Special Meeting
- Common Council August 17.

**Recommendation:** Approve the request for a Conditional Use Permit (15.370(27)) for a Transitional Housing use under the following conditions:

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
LIGHTHOUSE RECOVERY COMMUNITY CENTER  
LOCATED AT 1114 S. 11<sup>TH</sup> STREET  
TAX PARCEL # 000-288-080  
7/29/2020

- A. The CUP shall require compliance with all applicable local and state regulations including issuance and maintenance of any license to Lighthouse Recovery Community Center (Lighthouse) for the operation of a transitional housing facility. If Lighthouse is not successful in receiving any of their licensing by December 31, 2020 Lighthouse shall be required to re-apply for a CUP.
- B. Lighthouse shall be subject to a maximum of up to 10 residents plus staff at the location.
- C. Lighthouse 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. The CUP shall automatically terminate effective the date any License or certification granted to Lighthouse by the State or licensing entity is closed, denied, revoked, or terminated.
- D. 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.



To the Plan Commission of Manitowoc  
Wednesday, July 22<sup>nd</sup> 2020

Dear Commissioners,

The Lighthouse Recovery Community Center is an established 501c3 in Manitowoc working with those seeking recovery from Substance Use Disorder.

Marco Services has made the decision to dissolve their three properties into the Lighthouse. These properties are located at 1035 South 11<sup>th</sup> Street, 1114 South 11<sup>th</sup> Street, and 1115 Marshall Street. The Lighthouse will continue to use 1035 South 11<sup>th</sup> and 1115 Marshall Street as sober living rentals to help get people on their feet. This is the same use that Marco has been using these rental properties for years. The Lighthouse is requesting a conditional use permit for the main house at 1114 South 11<sup>th</sup> Street. This was a residential treatment home that we would like to convert into a transitional living home.

The main house at 1114 So. 11<sup>th</sup> Street will be staffed to provide 24 hours, 7 days a week supervision of the property. Parking needs will be limited as the majority of the main house residents will not have personal vehicles. Live-in staff will be able to park in the one of the parking spaces at the rental properties down the street or around the corner. We will provide services and supervision to those who need a lower level of care than residential treatment. Sober living and transitional homes equip residents with the tools they need to live a healthy life. This includes diet, mental health, managing emotions, problem-solving and functioning in today's world. With partnerships across the continuum of care, a resident's thought processes will change. While the prospect of not having the crutch of drugs or alcohol may have been daunting, sober living introduces people to a new way of life. We will work with these individuals to build personal and employment skills. We will connect them to resources. We will walk alongside them to assist them in overcoming barriers to their recovery goals.

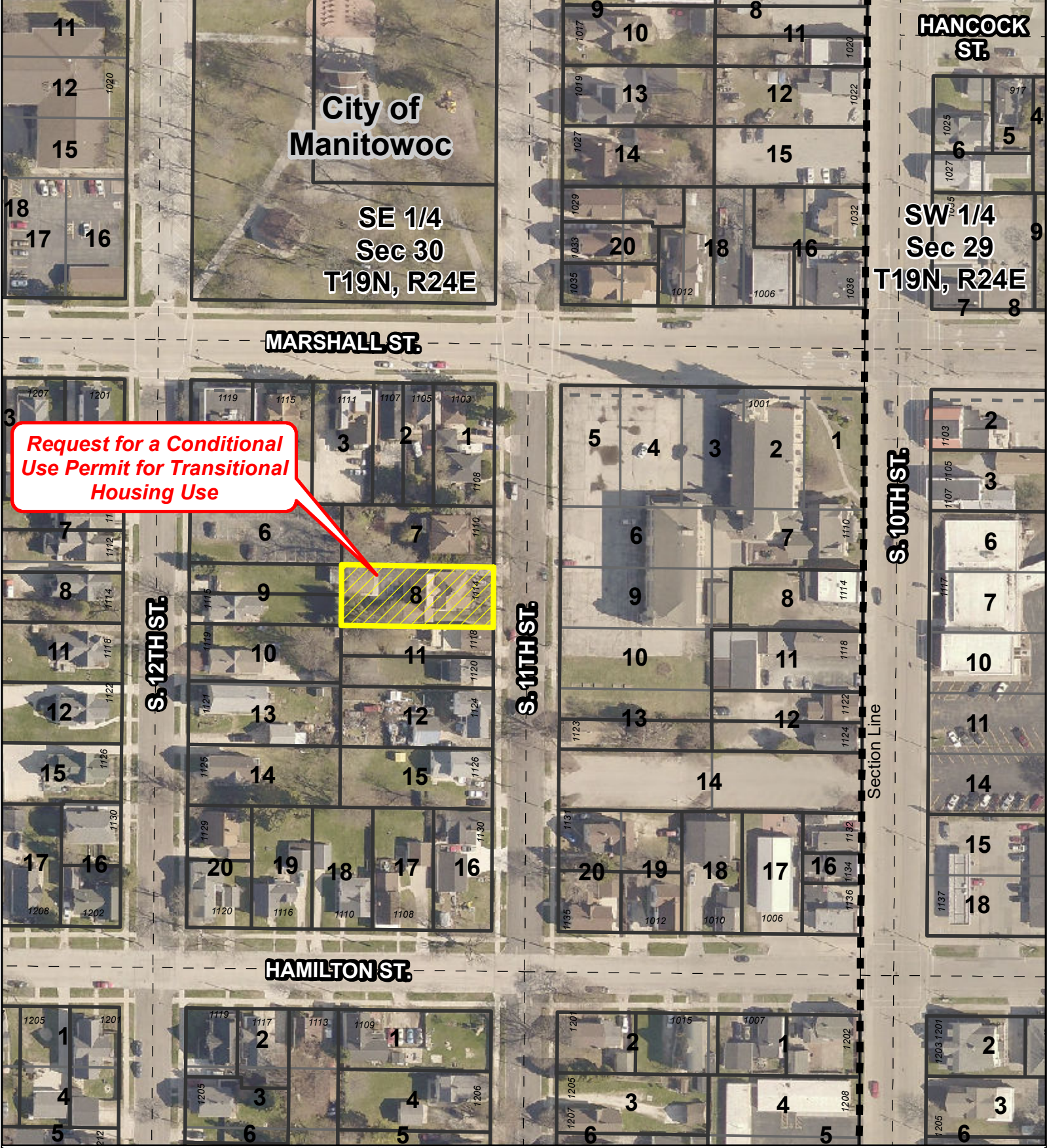
Sober living houses provide mentorship and assistance in restarting one's life. Homes may provide guidance in re-enrolling in school, establishing career interests, finding job prospects, or putting together a resume. Some residents may qualify for vocational or paraprofessional training, along with employment placement services, job training and more.

Christma Rusch  
Executive Director  
Lighthouse Recovery Community Center

Confidential Call or Text: 920-374-3989 • 721 Park Street Manitowoc, WI 54220 • Office: 920-374-4433

<https://www.facebook.com/lighthouserecoverycommunitycenter/>





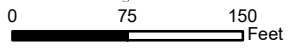
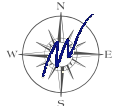
**Request for a Conditional Use Permit for Transitional Housing Use**

# CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use  
Permit for Lighthouse  
Recovery Community Center

PC 25-2020  
1114 S. 11th St.



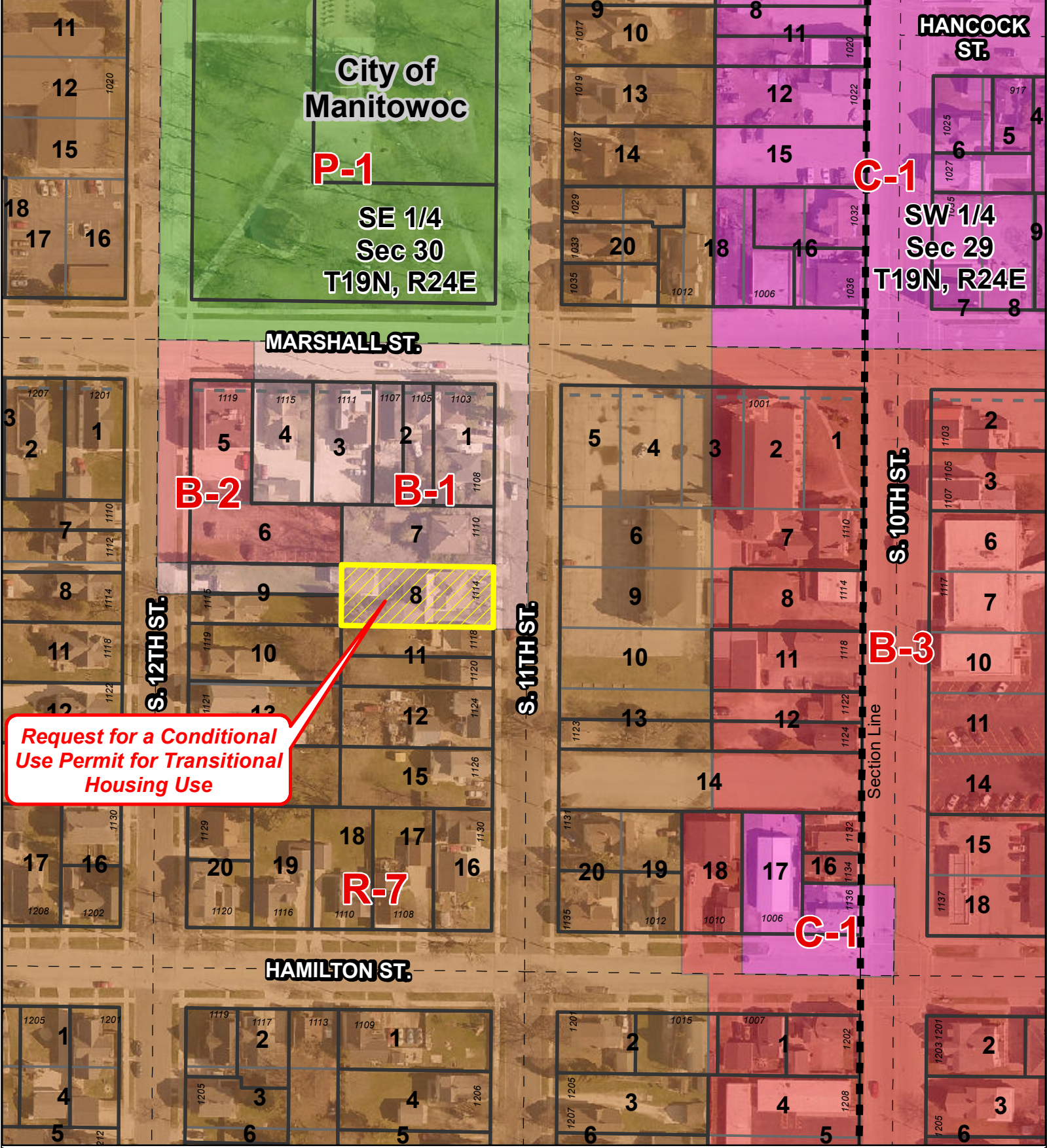
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Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 7/22/2020

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Manitowoc City Plan Commission



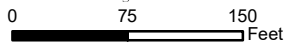
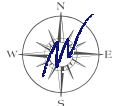


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Manitowoc City Plan Commission