

Report to the Manitowoc Plan Commission

Meeting Date: August 24, 2022

Request: PC 18-2022: First Presbyterian Church / Manitowoc Cooperative Ministry, Conditional Use Permit for establishment of a Transitional Housing Warming Shelter Pursuant to 15.230(3)k located at 502 N. 8th Street.

Existing Land Use for Subject Property: Church and School

Existing Zoning for Subject Property: B-1 Office - Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West, South, East	Residential, Institutional, Business	B-1 Office Residential

Comprehensive Plan: Institutional & Community Facilities

Consistency Analysis

While a Conditional Use is not required to be consistent with the Comprehensive Plan, in this instance the requested use is consistent with the land use category identified.

Report:

First Presbyterian Church is requesting the issuance of a Conditional Use Permit (CUP) for the establishment of a warming shelter located at 502 N. 8th Street. The shelter will be open during the winter months; November through March. The shelter will allow up to a maximum of 12 adult individuals at a time with open hours from 8pm to 8am. For more details the shelter’s guidelines and rules are attached.

The City of Manitowoc Zoning Code does not define a warming shelter; the closest definition is Transitional Housing.

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.”

Police, Fire and Building Inspection have participated in meetings with the warming shelter representatives. The departments have also been given the opportunity to provide input on this CUP request.

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.*

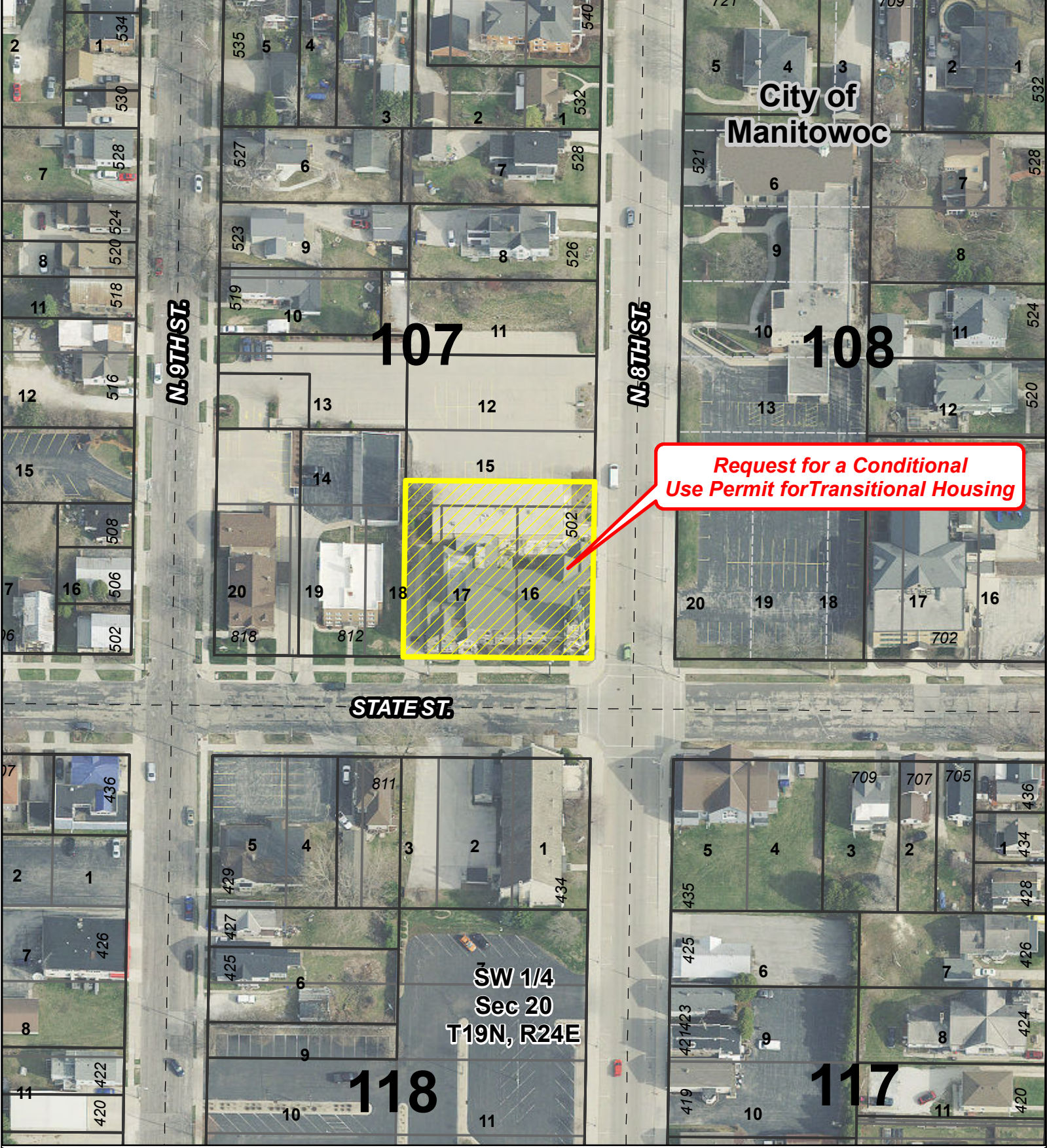
5. *If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.”*

Public Comments: Notices were mailed out to adjacent and abutting property owners on August 17. At the time of this writing no comments have been received by staff.

Recommendation: Approve the issuance of a Conditional Use Permit to First Presbyterian Church for the establishment of a 12 bed Transitional Housing Warming Shelter located at 502 N. 8th Street.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
FIRST PRESBYTERIAN CHURCH – WARMING SHELTER
LOCATED AT 502 N. 8TH STREET
TAX PARCEL # 000-107-170
9/19/2022

- A. The CUP shall require compliance with all applicable local and state regulations including issuance and maintenance of any license to FIRST PRESBYTERIAN CHURCH for the operation of a 12-bed warming shelter. Prior to opening, FIRST PRESBYTERIAN CHURCH shall have any required licensing in place, if needed.
- B. The Warming Shelter shall be subject to a maximum of 12 individuals plus staff at the location.
- C. The Warming Shelter may be open to individuals November 1 – March 31.
- D. FIRST PRESBYTERIAN CHURCH shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council. The CUP shall automatically terminate effective the date any license, certification or occupancy granted to FIRST PRESBYTERIAN CHURCH by the State or other licensing entity is closed, denied, revoked, or terminated.
- E. 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.
- F. Prior to beginning operation of the warming shelter, FIRST PRESBYTERIAN CHURCH shall receive permission/approval from the Wisconsin Department of Safety & Professional Services (DSPS) and/or the Building Inspection Department regarding building, fire and life safety codes and requirements. FIRST PRESBYTERIAN CHURCH shall annually invite Building Inspection and the Fire Department to inspect the warming shelter for fire and life safety code requirements.
- G. The Conditional Use Permit will be reviewed at the May, 2023 Plan Commission.



City of
Manitowoc

107

108

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

STATE ST.

SW 1/4
Sec 20
T19N, R24E

118

117



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use
Permit for Transitional Housing

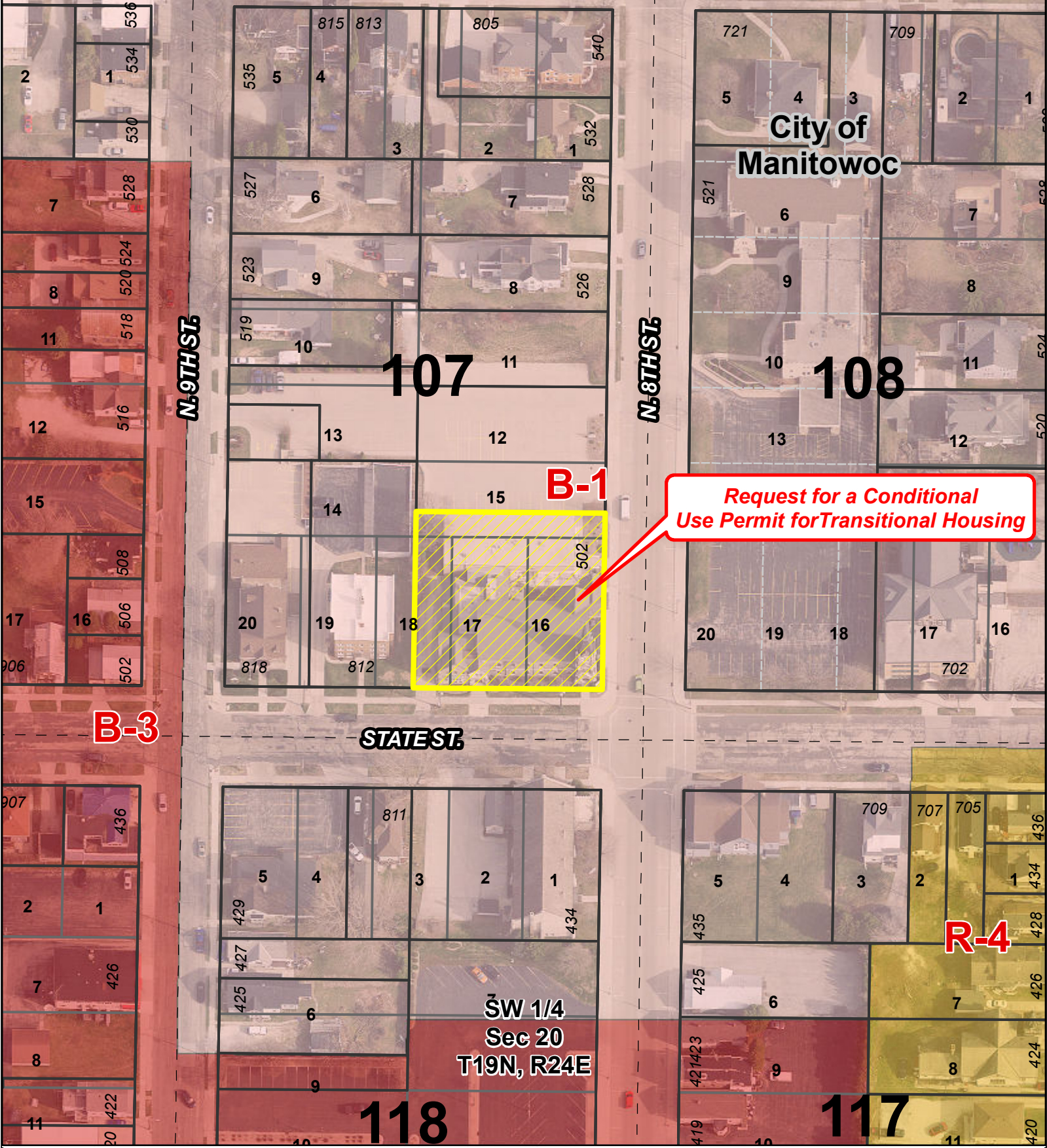
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 8/16/2022

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PC 18-2022
502 N. 8th St.

Manitowoc City Plan Commission



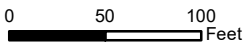
Request for a Conditional Use Permit for Transitional Housing

CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use Permit for Transitional Housing

PC 18-2022
502 N. 8th St.



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Community Development Department
www.manitowoc.org
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Manitowoc City Plan Commission



**Manitowoc
Cooperative
Ministry**

churches serving together

-- mcmunited.com -- facebook.com/mcmunited --

First Presbyterian Church (PCUSA)

920.682.4688 – 502 N 8th St, Manitowoc, WI 54220 (MCM Downtown)

Peace United Church of Christ (UCC)

920.682-4688 – 3613 Waldo Blvd, Manitowoc, WI 54220 (MCM Westside)

Pastor Matt Sauer 920.860.6880 (voice/text) matt@mcmunited.com

Dear Neighbors of First Presbyterian Church,

I wanted to follow up with you after our letter in mid-June. By now should be aware of our community plans to open a drop-in Warming Shelter this Winter at First Presbyterian Church. This is a community effort to meet a need that is not currently met by the good work of the Haven, Hope House, or Human Services.

Thank you to those who came to the two listening sessions and shared your thoughts. Based on the feedback we heard from volunteers and the community we have adjusted a few of our guidelines and our project outlines and they are included with this letter for your review.

First Presbyterian Church is currently seeking a conditional use permit for our building which will allow us to host the Manitowoc Warming Shelter. The first phase takes place on August 24 with the Plan Commission and then it is brought to the Common Council on September 19. Our district 3 Alder Michael Cummings recently reviewed the Warming Shelter plans and I am happy to say he believes this is a positive project for our community and supports it. I hope we can count on your continued support.

I continue to be open to answering your questions and listening to your ideas. I am also hoping you might want to volunteer some time to make our neighborhood and community the best we can be. You may contact me via email: matt@mcmunited.com or phone: 920.860.6880.

Thank you for your support!

Pastor Matt Sauer
First Presbyterian Church

MANITOWOC COUNTY

Warming Shelter Guidelines

Normal operating hours are from 8 pm to 8 am during winter months

ONCE YOU SIGN IN AT THE SHELTER, YOU ARE NOT ALLOWED TO LEAVE THE SHELTER WITHOUT PRIOR APPROVAL FROM STAFF

A shelter stay is for adults only (18 years of age and older) and includes a warm bed, an evening meal, breakfast, and community information/referrals. The Manitowoc Warming Shelter does not offer shower or laundry facilities.

- No alcohol or illegal drugs onto the property. No misuse of prescription medications or abuse of inhalants.
- No weapons will be allowed onto the property
- No aggressive or threatening language or behavior
- No talking about or participating in conversations or activities of a sexual nature.
- No physical contact of any type with staff, volunteers, or other guests.
- No smoking on church property after 10:00pm. Smoking will take place in designated areas during allowed times. This includes e-cigarettes and chewing tobacco.
- Cell phone use is permitted until 10 PM, after 10 PM cell phones may be used for music only if guests have headphones available.
- Please show respect and courtesy to the staff, volunteers, and all guests.
- Treat others with dignity, respect the right to confidentiality, and be polite.
- Personal areas should be kept clean and tidy. Guests should clean up after eating meals and using the restroom. Personal belonging should be stored in the designated bins.
- Cots cannot be shared. Only one person can occupy a cot at any given time.
- Bathroom use is limited to one person at a time. Bathroom use is limited to 10 minutes.
- Personal hygiene should be maintained. Please contact a volunteer if you need personal care items, clothing, etc.
- The Showers are available through the YMCA, guests must have a pass
- When leaving the Shelter, please make sure your cot has been folded, the linens put in the marked bins and your area is clean.
- No items may be left during non-shelter hours, there is no access during the day.

Basic rules are in place for the health and safety of our guests and staff. Rule violations may result in the need for a “Conditions of Stay” agreement or the dismissal from shelter services. Dismissal could be for several days or the remainder of the season.

MANITOWOC COUNTY

Warming Shelter Guidelines

I have reviewed and understand the guidelines set forth and I agree to abide by the guidelines; if I violate the guidelines, I understand I will not be allowed to return to the Shelter.

Print Guest Name _____

Phone Number _____

Signature of Guest _____ Dated _____

MANITOWOC COUNTY

Warming Shelter Guidelines

I have reviewed and understand the guidelines set forth and I agree to abide by the guidelines; if I violate the guidelines, I understand I will not be allowed to return to the Shelter.

Print Guest Name _____

Phone Number _____

Signature of Guest _____ Dated _____



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Pastor Matt Sauer 920.860.6880 (voice/text) matt@mcmunited.com

Manitowoc Warming Shelter

A Community Mission Coordinated by First Presbyterian Church

PROJECT OUTLINE

VISION

A community where the homeless are treated with dignity and respect.

MISSION

The Mission of the Manitowoc Warming Shelter is to provide a safe, warm, non-judgmental facility for any adult that finds themselves without safe and overnight shelter from December through March.

**Homeless families are cared for through other agencies in our community.*

WHEN

The Manitowoc Warming Shelter will be open during Winter months

LOCATION

Ground level Fellowship Hall and Community Room of First Presbyterian Church, (502 N 8th Street, Manitowoc, WI 54220)

- Entry and exit from 8th Street Doors
- The Warming Shelter doesn't offer shower or laundry facilities.
 - Passes to the YMCA will be available

OPERATING TIMES

The Manitowoc Warming Shelter opens its doors for guests at 8:00pm and closes to evening admissions at 8:45pm. Guests will exit the Shelter by 8:00am.

- Guests will be allowed in after 8:45pm for pre-approved documented work scheduling.
- Afterhours referrals from Law Enforcement will be admitted if space is available
- If Guests leave the building during service hours, they will not be allowed back in
 - Guests can only leave and return during the evening with for pre-approved documented emergencies or work schedules

SHELTER CAPACITY

Shelter will be limited to a maximum of 12 individuals.

- Individuals are taken daily on a first come first served basis.
- Reservations may be taken for an approved documented work conflict.

FOOD

- A warm meal is served to guests after volunteers are finished with check in
- A light breakfast is served from 7:00-7:30am
- A sack lunch shall be given to each guest

STAFF AND VOLUNTEERS

The Manitowoc Warming Shelter shall be staffed by a mixture of staff and volunteers. Staff and Volunteers will undergo background checks and training in the following areas:

- Non-Crisis Intervention and De-escalation
- Boundaries
- Mental Health Response
- Substance Abuse Response
- Suicide Response
- Domestic Violence/Sexual Assault Response
- Medical First Aid Training

SECURITY

In partnership with the Manitowoc Police Department the facilities shall be made as secure and safe for both guests, volunteers, the neighborhood as possible.

- Volunteers shall monitor the building while other events are happening.
- Weapons will not be allowed on the property.
- Guests displaying behavior that is dangerous to themselves or others will be referred to appropriate agencies to receive the support they need.

CRISES RESOURCES

The Manitowoc Warming Shelter shall develop community partnerships which can assist in unexpected crisis situations. These shall include but are not limited to:

- The Haven
- Hope House
- Housing Coalition
- PFLAG
- Lighthouse Recovery Community Center
- CORE Treatment Center
- Prevent Suicide
- Painting Pathways Club House
- InCourage Domestic Violence and Sexual Assault Center
- Manitowoc Fire and Rescue
- Manitowoc Police Department

SCHEDULE OVERVIEW

- Guests are checked in between 8:00pm and 8:45pm'
 - Guests sign and agree to rules
 - Guests are assigned a bin
 - Guests may choose any cot on their self-identified gender side of the room
- Guest may have a hot dinner
- Lights and phone usage ends at 10:00pm
- Guests are awakened at 6:30am
- A lite breakfast is served from 7:00-7:30am
- Guests leave the building by 8:00am after their cot has been folded, the linens put in the mark bins and their area is clean.

935 S. 8th St, Suite 105
Manitowoc, WI 54220

Dear Plan Commission,

I am writing this letter in support of the Warming Shelter. Since our family has moved here to plant Crossroads Community Church back in 2016, we have seen first-hand, how homelessness is one of the major issues that face our community. It's why our church has taken steps to get involved and support the various organizations in our community that work to address this problem. While those organizations are built to help and create long term success, what we have noticed is that our community isn't able to currently address short term situations that exist each day. Therefore, the Warming Shelter has our support.

In reviewing the community plan and proposal for it, we as a church believe that this is a big step in the right direction to continue to address this challenge and support those who are in need. There has been a lot of time and effort that has gone into this project, and we believe that it can be a program of great success as well as a launching point to meet more needs as time goes.

We also believe that our community will benefit from this program. This is bigger than just providing a place to stay for a night to avoid the harsh winter elements, it's about caring for and loving people the way Jesus calls us to. It's about taking opportunities to talk to, listen, encourage, and help these individuals take steps to get on their feet and out of their current situation.

Crossroads desires to help this project by supporting through monetary donations as well as volunteers. We desire to be a church that meets the needs of this community that we love so much and to do that to the best of our ability.

Thank you for your consideration of this project.

Blessings,

Pastor Nick Stanislowski

Tuesday, August 9, 2022



To the Manitowoc County City Council Members,

Dear Sir/Madam,

I am writing in my capacity as the Executive Director of Crusaders of Justicia to fully endorse and strongly support the efforts of those involved in establishing The Warming Shelter. The mission of the Manitowoc Warming Shelter is to provide a safe, warm, and non-judgemental facility for any adults that find themselves without safe and overnight shelter. Crusaders of Justicia's mission closely aligns with the vision of the Warming Shelter and efforts being made to close the gap in resources in our community. Covid-19 has created a food and housing crisis for many households in Wisconsin. Through a statewide collaborative effort food insecurity is being addressed in all 72 counties and 10 tribal nations. Unfortunately, this same cannot be said for housing coalition's throughout the state. At Crusaders of Justicia we have seen a surge in local community members seeking help in finding affordable and adequate housing. Through our emergency pantry we have also witnessed and provided services to families living in parking lots of our local businesses. Because of the lack of adequate services in our community we were forced to transport individuals last winter from Manitowoc to Sheboygan during the cold winter months so they could have a warm bed at night. It is with a very heavy heart that we also lost a community member last winter due to not having an emergency shelter. Her efforts to seek help were limitless and yet we as a community were not equipped to handle a situation like this. As we are seeing homelessness issues grow in our community it would be a tragedy to not make it a priority to implement a safe guard. We as a community can and should do better.

Crusaders of Justicia is not only in full support of The Warming Shelter but consider ourselves a partner. We will help to fill volunteer positions and have committed to and provided fresh new blankets and pillows for the beds. We are stronger when we stand together. This effort is that of heroes.

Kind regards,
Jennifer Estrada, Executive Director
Crusaders of Justicia
920-320-9283
crusadersofjusticia@gmail.com
Crusadersofjusticia.org

First Lutheran Church
521 North 8th Street
Manitowoc, WI 54220

August 11, 2022

Members of the Manitowoc Planning Commission:

Receive this letter as an endorsement to support the planned Manitowoc Warming Shelter to be located at First Presbyterian Church, 501 North 8th Street.

Unfortunately, our community's need for this goes beyond the program-based organizations such as Hope House, The Haven. Another challenge is that money provided during recent years to address some of this societal challenge is no longer available. This loss of funding will leave many people struggling to meet their daily needs for shelter and food. This well thought-out program will seek to fill in some of the gaps for these people as they work to regain their footing in the world. Currently in Manitowoc there are limited resources that address people with these concerns. This is a meaningful step in the right direction to treat people with dignity and humanity.

The First Lutheran Church community is currently brainstorming and developing plans to partner with this program. We have a history of active partnership with many of the other social causes within the city as well as beyond. It is our hope to help with funding and volunteer staffing. As the program begins to learn of more specific needs of the individuals served, First Lutheran will help to meet the challenges of an ever changing social reality.

This program is a step in the right direction to treat people who are the most vulnerable. We encourage you to give it your full support.

David Bowman
Council President
First Lutheran Church, Manitowoc



Board of Directors

President
Sue Herrmann

Vice President
Adam Rath sack

Secretary
Josh Qualman

Treasurer
Nicole Malueg, CPA

Amirah Franzen

Amy Sonnemann

Atty. Thomas Griesbach

Staff

Director
Abby Abbet

Housing Program
Manager
Jack Mellberg

Community
Outreach Manager
Kristin Gresl

Case Manager
Sara Edmonds

Shelter Support
Amy Nessman
Mickey Veleke
Elleigh Peplinski

August 11, 2022

To City of Manitowoc Planning Commission:

On behalf of Hope House Board of Directors and staff, we enthusiastically support the development of the Manitowoc Warming Shelter under the leadership of the Rev. Dr. Matthew Sauer and the Manitowoc Cooperative Ministry.

Hope House is the only shelter available to homeless families in Manitowoc County. We have seven rooms and we prioritize providing shelter to homeless families with minor children in Manitowoc County. As a small shelter, we are limited in the number of families we can house and provide services. Since 2020, we have not had the capacity to meet the need of the homeless population in Manitowoc County and have been forced to operate from a waiting list of people who contact us and are in need of shelter. We currently have a waiting list of 14 families with children in Manitowoc County as well as 72 adults without children who have requested shelter and services from Hope House. The 72 adults without children include 14 couples and 44 single females.

We are looking forward to having the ability to provide an additional resource to these individuals during the winter months. The need for shelter for homeless individuals and families in Manitowoc County far exceeds the available resources.

Thank you for your consideration.

Sincerely,

Abby Abbet, Director

Manitowoc County Housing Coalition

Wednesday August 10, 2022

Dear Community Leader,

This letter expresses the Manitowoc County Housing Coalition's support for the Manitowoc Warming Shelter.

During Manitowoc County's July 2022 Point In Time Count, five (5) individuals were found sleeping in the outdoor elements and/or in vehicles in the City of Manitowoc alone. Additionally, all local shelters are experiencing record high waitlists, some reporting as many as twenty or more households without their own safe shelter. Recently, rental and housing assistance programs are experiencing a reduction in staffing and, in some instances, funding, which is negatively impacting the ability to help those in need.

Year-round, those seeking housing assistance encounter a lot of red tape which results in people going without safe shelter for days, weeks and sometimes months as they navigate social service systems. Compounded with long waitlists, employee shortages and a record low availability of affordable housing units, communities like ours will see the number of those experiencing homelessness continue to rise.

While a warming shelter is designed to provide temporary overnight safety, they also make communities better overall. Warming shelters often serve as the first place where people take steps towards improving their current situation. For example, individuals can get help connecting with and navigating community resources which can be a complex task even for the seasoned case worker. Having a place to go for safety, a warm meal, sleep and basic self care allows people the opportunity to address their most basic of human needs, which then increases their capacity to work towards other goals and aspirations.

The Manitowoc County Housing Coalition members fully support a drop-in low-barrier warming shelter in the City of Manitowoc for the reasons mentioned here, with the hope that our great community can give those experiencing homelessness access to safe overnight shelter during the colder seasons. We recognize this isn't going to end homelessness. It is, however, at a minimum, a resource that improves our community's ability to care for its greatest resource - our people - with dignity and start them on a journey that ends with a sustainable housing solution.

Thank you for your time and consideration.

Sincerely,
The Members of the Manitowoc County Housing Coalition

UNITED WAY MANITOWOC COUNTY
Ashley Bender, Executive Director
ashley@unitedwaymanitowocounty.org
920.682.8888

LIGHTHOUSE RECOVERY COMMUNITY CENTER, Inc.
Christma Rusch, Executive Director
director@lighthousecc.org
920.374.4433

HOPE HOUSE OF MANITOWOC COUNTY
Abby Abbet, Director
aabbet@hopehousemc.org
920.686.1436

THE HAVEN OF MANITOWOC COUNTY, INC.
Michael Etheridge, Executive Director
metheridge@thehavenofmanitowoc.org
920.652.9110

ST VINCENT DE PAUL - TWO RIVERS, INC
Laurie Cisler, Sec/Tres
stvincentdepaul_tr@yahoo.com
920.793.1266

LAKESHORE CAP, INC. OF WISCONSIN
Colleen Homb, Executive Director
colleenh@lakeshorecap.org
920-686-8705

THE SALVATION ARMY MANITOWOC COUNTY
Lt. Jenny Moffitt, Corps Officer
Jenny.Moffitt@usc.salvationarmy.org
920-684-7117



Formerly known as Manitowoc County Domestic Violence Center
SUPPORTING VICTIMS of DOMESTIC ABUSE and SEXUAL ASSAULT

August 10, 2022

Manitowoc City Plan Commission;

I am writing in support of the Manitowoc Warming Shelter's request for a Conditional Use Permit. I am grateful that Pastor Matt Sauer and his team have stepped up to fill a need in our community. They have researched other warming shelters, reached out to InCourage and other local shelters for information about relevant training opportunities, best practices, policies, preparedness, and the like. I work with Pastor Matt Sauer on the Board of Directors for Prevent Suicide Manitowoc County and he was on InCourage's Board of Directors for 9 years. He excels at planning and executing that plan. He has pulled together people with a passion for helping those in our community who are experiencing homelessness. This group has done its homework, established a vision and mission statement, developed guidelines, discussed solutions to potential issues, and they know the resources in the community.

There is most definitely a need for a warming shelter in Manitowoc County. With rents increasing and low housing stock, it is likely more people in our community will experience homelessness. InCourage receives phone calls on a regular basis from individuals who are homeless (and not victims of domestic abuse). Other shelters in Manitowoc are frequently full and have waiting lists for shelter space. No one should be sleeping in their car or behind a dumpster, especially during Wisconsin winters.

Please grant the Manitowoc Warming Shelter's request for a Conditional Use Permit.

Sincerely,

Sara A Meier
Executive Director



LAKESHORE CAP, INC.

HELPING PEOPLE. CHANGING LIVES.

Administrative Office:

Lakeshore CAP, Inc.
702 State Street
PO Box 2315
Manitowoc, WI
54221-2315
PH: (920) 682-3737
Fax: (920) 686-8700

Door County

Lakeshore CAP, Inc.
131 S 3rd Avenue
PO Box 791
Sturgeon Bay, WI
54235-0791
PH: (920) 743-0192
Fax: (920) 746-0142

Jak's Place
1623 Rhode Island Street
Sturgeon Bay, WI 54235
PH: (920) 818-0525
Fax: (920) 818-0435

Sheboygan County

Lakeshore CAP, Inc.
3620 Wilgus Ave.
PO Box 896
Sheboygan, WI 53082-0896
PH: (920) 803-6991
Fax: (920) 694-0291

Executive Director

Colleen Homb

Website:

www.lakeshorecap.org



September 12, 2022

To Whom It May Concern,

This letter is to demonstrate Lakeshore CAP's full support of the proposed Warming Shelter by First Presbyterian Church.

One of the concerns I have heard when the topic of opening shelters comes up is 'if we build it, they will come.' Lakeshore CAP and some of our partner shelters are part of a State wide database. The information entered into this database provides us with true statistics on homelessness migration, and I can report to you that if you build it, they will come applies to a baseball field in Iowa, not a warming shelter in Manitowoc.

Between July 1, 2021 and June 30, 2022 the database had information on 175 persons experiencing homelessness in Manitowoc County. Of these, 159 remained in county, 8 left the county and 8 came into the county. Essentially, we had a 0% increase in the number of persons in our county seeking homelessness services from outside the county.

In Sheboygan County, during this same time frame, where there is a warming shelter in operation during the cold months; 199 persons were entered into the database. 170 remained in the county, 13 left the county and 16 came into the county. That is a .02% increase in the number of non-county residents seeking homelessness services in the county which is statistically insignificant.

Homelessness is on the rise across the country, which means it's on the rise for Manitowoc County residents. We are not immune. The July Point-In-Time count found 8 individuals without shelter in the county. Historically we identify zero to 3 people during this count.

The true reason that homelessness happens is because there is a lack of housing. With the shortage in rental housing and the increased pricing of rental housing, making it unaffordable to those living in it, the issue of homelessness continues to grow.

Lakeshore CAP is serving people living in their cars and on the streets within our service area who are living with chronic illnesses such as diabetes and cancer. No one should have to live in their car, and in particular no someone who is struggling with complex medical issues.

A warming shelter will allow for those in need of a warm, safe place to sleep at night to get the rest and nourishment they need. It will also allow them to connect to supports needed to help them obtain permanent housing of their own.

In a recent conversation with the Director of the Sheboygan Warming Shelter, he shared the story of a gentleman who used the warming shelter for a couple of months. He was a quiet man who after a few months stopped in one evening to say he would not be back. He had been working the entire time he was staying at the shelter and had saved up enough money that he was able to rent his own place. These are the stories that shelters produce, and Lakeshore CAP supports the opportunity for more stories like this to happen with the help of a warming shelter in our community.

Sincerely,

Colleen Homb
Executive Director

Lisa Stricklin
1425 N. 9th St. Apt. 4
Manitowoc, WI 54220

July 13, 2022

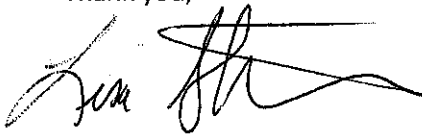
Dear Manitowoc Plan Commission,

I am writing in support of the proposed Manitowoc Warming Shelter to be housed within First Presbyterian Church at 502 N. 8th St. Manitowoc, WI 54220.

I have lived in Manitowoc for 60 years. I worked in healthcare for 33 of those years and the last 7 years for a local non-profit that supports those in our community struggling with housing insecurity, among other things. I also serve on committees and a board that knows the direct impacts of homelessness on people in our county. During the 40 years of my work career, I have been in contact with individuals needing extra support in many ways. However, the housing/homelessness concerns/needs have increased exponentially in the last several years.

I am thankful for the Manitowoc Warming Shelter group that is willing to step up and "do something" and I am in full support of their plan. I have attended meetings and heard the plan and the due diligence the group has done to make this a safe, dignity preserving option for those who will use the shelter and the neighboring community members and businesses. Please approve the request of a Conditional Use Permit and help this needed option become a reality.

Thank you,

A handwritten signature in black ink, appearing to read 'Lisa Stricklin', with a long horizontal flourish extending to the right.

Lisa Stricklin



August 12, 2022

Dear Community Leaders,

This letter expresses Lighthouse Recovery Community Center's (LRCC) support for the Manitowoc Warming Shelter.

LRCC witnesses first-hand those seeking safe, warm shelter from the elements and the long waiting lists they often encounter to enter other programs. Those seeking housing assistance are faced with red-tape and can go days without safe shelter. In addition, the availability of affordable housing units is at a record low.

Recently, LRCC participated in Manitowoc County's Point In Time Count, where five (5) individuals were found sleeping in the outdoor elements and/or in vehicles in the City of Manitowoc alone.

The proposed warming shelter will provide a safe place for our homeless citizens to shelter during the winter months and will help to prevent death and injury from exposure to our harsh Wisconsin winter weather.

LRCC fully supports a drop-in, low barrier warming shelter in the City of Manitowoc.

Sincerely,

Christma M. Rusch, B.S.
Executive Director



Lighthouse Recovery Community Center • 721 Park Street Manitowoc, WI 54220 • Office: 920-374-4433
Lighthouse Recovery Community Center • 1014 N 6th Street, Sheboygan, WI 53081 • Office: 920-234-5016
Horizons Recovery Residence • 1114 South 11th Street Manitowoc, WI 54220 • Office: 920-717-0264
<https://www.facebook.com/lighthouserecoverycommunitycenter>

Confidential Call or Text: 920-374-3989



Manitowoc
County

August 11, 2022

Manitowoc Common Council
Manitowoc Planning Commission
900 Quay Street
Manitowoc, WI 54220

Dear Common Council and Planning Commission:

NAMI inc. of Manitowoc County is pleased to support a warming shelter at First Presbyterian Church in Manitowoc.

Homelessness is often the end result of a mental health condition, most of which are treatable. Without intervention, like a warming shelter that can refer to proper resources, treatment is quite unlikely.

NAMI's role is to educate, advocate and to provide support, not just for the person with a mental health condition, but for their family members as well. We will explore opportunities with the shelter to do those things, strengthening the guests of the shelter, its volunteers and by extension the community at large.

Please approve this plan for a warming shelter. To deny it, denies a path to resources that is critical and not available today.

Sincerely,

A handwritten signature in black ink that reads "Donna Firman". The signature is written in a cursive, flowing style.

Donna Firman
Board President

Physical Address: 1226 Washington Street | Manitowoc | Wisconsin | 54220

Mailing Address: 2135 S. 11th Street | Manitowoc | Wisconsin | 54220

920.320.7606

NamiManty@gmail.com

Find us on Facebook: NAMI of Manitowoc County



Creating resiliency through support and education.
Our vision is to end suicide.

August 11, 2022

Manitowoc Common Council
Manitowoc Planning Commission
900 Quay Street
Manitowoc, WI 54220

Dear Common Council and Planning Commission:

It is with great anticipation that Prevent Suicide Manitowoc County supports the development of a warming shelter in our city.

Homelessness, poverty, and the hopelessness it brings are factors in suicide deaths. Yet we know that when people are extended the life-giving force of **hopefulness** they can rise above their dire circumstances and find resiliency and a way to go on and improve their lives. We believe that a warming shelter is one important way to extend that hopefulness.

Prevent Suicide Manitowoc County will contribute to the shelter by training volunteers in QPR, (Question, Persuade, Refer) an evidence-based suicide prevention protocol already taught to well over 1,000 Manitowoc County residents. We will also train volunteers in the use of the new national crisis hotline, 988 and share resources volunteers can refer guests to. Further, we will look for other opportunities to be supportive.

Please give this plan your thoughtful consideration and approve it. Winter will be here shortly and the most vulnerable among us will have little support without the shelter.

Sincerely,

Donna Firman
Board President

PO Box 254 • Manitowoc • Wisconsin • 54221-0254
(920) 901-0779
preventsuicidemanitowoc.com
contact@preventsuicidemanitowoc.com



Dear members of the City Planning Committee:

St. Francis of Assisi Parish stands in support of the proposed warming shelter to be housed at the First Presbyterian Church.

The lack of adequate and short-term accommodations for the homeless is apparent in the city and county of Manitowoc. First Presbyterian Church is seeking to correct that by providing a warm, safe place during the cold months, for people who do not qualify or cannot gain access to the limited space available provided by the Hope House or the Haven. In addition to this much needed service they would provide a nutritious meal and offer them access to attend to their other basic human needs.

As people of faith, we are called to welcome, care for and love our neighbors. In our faith tradition, we are called to clothe, shelter, feed and provide care for those who are facing life circumstances that could easily come upon any of us.

While it might feel unsettling to witness the physical and emotional distress of the homeless, all people have a right to a safe and decent place to sleep at night. They are our neighbors and members of our community.

First Presbyterian Church and its ecumenical partners have come together to meet an important and pressing need in this community. That effort should be applauded and supported.

Sincerely,

Pastor



St James Episcopal Church
434 North 8th Street, Manitowoc, WI 54220
920.684.8256 mysjec.com info@mysjec.com

The Rev'd Diane M Murray, *Rector*
dianemarie.murray@gmail.com
mobile: 920.860.5152

2022 Vestry (*Church Council*): Chris Dee Eggert-Rosenthal (*Senior Warden*);
Mary Green (*Junior Warden*); Nick Doszkewycz (*Vestryperson*); Joan Estes (*Vestryperson*);
Tony Karl (*Vestryperson & Clerk*); Linda Molitor (*Treasurer*)

August 1, 2022

Dear City of Manitowoc Plan Commission, Common Council, and others it may concern,

St James Episcopal Church is pleased to stand in support of the Manitowoc Warming Shelter currently being developed to be housed at First Presbyterian Church.

Manitowoc is blessed by facilities like Hope House, The Haven, and InCourage, which provide wonderful support to those who meet specific criteria to be part of their programs. There are, unfortunately, those in our community who still fall through the cracks. The lack of drop-in, low-barrier accommodations during harsh weather is heartbreakingly evident each year when persons affected by homelessness end up ill, injured, or dead due to lack of adequate shelter in our county.

Our neighbors across the street at First Presbyterian have been providing wonderful services to Manitowoc through their Community Dinners program for well over a decade, as well as other projects and programs. The past few years they have been part of an ecumenical conversation around providing a seasonal shelter. We are grateful for their willingness to take the lead in offering their building as the initial site for this valuable program. In addition to a safe bed for the night, the proposed Manitowoc Warming Shelter is planning to also provide nutritious meals and other support for basic human needs.

There is much stigma surrounding homelessness, but it is a circumstance that is just one crisis away for any of us. As people of faith, we are called to love, welcome, and care for our neighbors. Our neighbors are all who we encounter in our community, including those experiencing homelessness.

Pastor Matt Sauer and the steering committee have already worked hard to coordinate a variety of agencies and partners to help support this. Our congregation at St James Episcopal Church has been contributing financially and some will be giving their time as volunteers once the shelter is operating. Our congregation has witnessed throughout the decades how small seeds planted by caring groups and individuals can blossom into wonderful community programs that make all of our lives better.

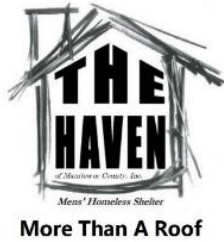
We offer our fervent support for the Manitowoc Warming Shelter and ask you to support the steps necessary to make this a reality.

Sincerely,

The Vestry of St James Episcopal Church, Manitowoc

Mary Green
Tony Karl
Joan Estes
Nick Doszkewycz

Rev. Diane M Murray
Chris Dee Eggert-Rosenthal
Linda Molitor



THE HAVEN OF MANITOWOC COUNTY, INC.

**1003 Marshall Street
Manitowoc, WI 54220**

info@thehavenofmanitowoc.org

http://www.thehavenofmanitowoc.org

July 15, 2022

To whom it may concern,

This is a letter of support is for The Warming Shelter of Manitowoc County. As a provider of human services to homeless men in this community, I have seen the landscape of homelessness change. More services are needed for homeless individuals that need immediate shelter during the cold winter and spring months. The Haven performs background checks that are important before men can enter shelter. The Warming Shelter can provide a place to stay until that process is completed. There could be a situation where someone does not need a shelter program, but only needs a place to stay until they are able to move into an apartment that is not ready. I could think of scenario after scenario on why this service is needed to fill a huge gap in our community.

Pastor Matt Sauer has assembled a group of passionate individuals (including myself) to take on the challenge in filling this gap. Due diligence has been done to make sure there are solid systems of operations in place to house 12 individuals during the coldest times in Wisconsin. There are donors that will support the mission of the warming shelter along with volunteers that will staff the shelter 24/7. I implore the council to approve a conditional use permit for First Presbyterian Church to house the homeless bereft of hope who need immediate shelter.

If you have any questions, please do not hesitate to reach out to me. My information is, email: metheridge@thehavenofmanitowoc.org, phone: (920) 652-9110.

All the best,

Michael Etheridge
Executive Director, The Haven of Manitowoc County, Inc.

Our Mission

To advocate for homeless men while providing community resources
and an interfaith approach towards self-sufficiency