



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

1/29/2026

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 12-2024: ANNUAL REVIEW : The Neighborhood of Manitowoc County, Inc; Request for an Adaptive Reuse Conditional Use Permit for the Establishment of Transitional Housing for Property Located at 1010 Huron Street.

At the January, 28, 2026 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Re-Approve the Adaptive Reuse Conditional Use Permit subject to the attached amended conditions dated February 16th, 2026.

The Neighborhood of Manitowoc County, Inc
Attn: Matt Sauer
502 N. 8th Street
Manitowoc, WI 54220

Granicus #: 26-0056

Attachments: Map & Conditions

*Community Development Department • Phone (920) 686-6930
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • www.manitowoc.org*

REQUIREMENTS FOR AN ADAPTIVE RE-USE
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
THE NEIGHBORHOOD OF MANITOWOC COUNTY, INC. (THE NEIGHBORHOOD)
LOCATED AT 1010 HURON STREET
TAX PARCEL # 000-012-000
8/19/2024
Amended 2/16/2026

Text deleted shown as: ~~strikethrough~~

Text added shown as: ***bold italicize***

- A. The CUP shall require compliance with all applicable local, state and federal regulations including issuance and maintenance of any license to THE NEIGHBORHOOD for the operation of multi-family apartments and/or any business, retail or office uses. If THE NEIGHBORHOOD is not successful in receiving any of their licensing or permits by ~~December 31st, 2025~~ ***December 31st, 2027*** THE NEIGHBORHOOD shall be required to re-apply for a CUP, unless this deadline is requested for and extended, in writing, by the Plan Commission and Common Council.
- B. THE NEIGHBORHOOD 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 or certification granted to THE NEIGHBORHOOD by the State or other licensing entity is closed, denied, revoked, or terminated.
- 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. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in ~~December 2025~~ ***December 2027***, and during the month of ~~December~~ ***January*** 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.
- E. The CUP shall allow up to 30 apartment (as defined in Chapter 15 of the MMC) units in the building. Prior to the issuance of a building permit for the apartments, a floor plan shall be approved by City Staff after review of square footage of and number of units to ensure the density meets acceptable standards. City staff shall have authority to approve more than 30 apartments based on submitted construction drawings. The apartments shall only be used by individuals transitioning out of The Hope House, The Haven or other local affiliated or similar facilities.
- F. The CUP grants permission to develop limited retail, office or service type uses that are compatible with the ***surrounding*** neighborhood and are found in the B-1 and B-2 zoning districts ***which are part of the Zoning Code which was in effect at the time of this CUP approval.*** Other than signage, there shall be no exterior display of products, materials or services for any of the non-residential uses.

- G. THE NEIGHBORHOOD shall consult with and obtain permission from the City when any exterior renovations are planned. The intent of this condition is to maintain and preserve the historic architectural features of the building.
- H. All garbage and dumpster locations shall be behind the building in an obscure location and shall be site screened with a wall, fence or landscaping approved by the City.
- I. THE NEIGHBORHOOD shall submit a Security, Admittance and Operation Plan for the building for review and approval by City Staff.
- J. No tents, campers, temporary shelters or other similar items shall be on the property. All uses shall operate inside the building with no exterior evidence of the uses other than signage. Tents used for special events such as a picnic, block party, open house or similar events are allowed but shall be removed within two days after the event is over.

City of Manitowoc

NW 1/4 Sec 20
T19N, R24E

NE 1/4 Sec 19
T19N, R24E

Request for a Conditional Use Permit for the Operation of Transitional Housing



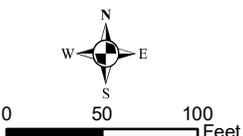
N 11TH ST

N 10TH ST

HURON ST.

CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit for the Operation of Transitional Housing

PC 12-2024
1010 Huron St.

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: 5/13/2024

O:\Committees\PC Plan Commission\PC_CUP\12024\PC 12-2024 Neighborhood of Manitowoc County_1010 Huron for Transitional Housing\Maps\PC 12-2024 CUP.mxd

City of Manitowoc Plan Commission