

## Report to the Manitowoc Plan Commission

**Meeting Date:** January 28, 2026

**Request: ANNUAL REVIEW**

PC 25-2023: Annual Review : The Haven of Manitowoc County; Conditional Use Permit for the Operation of a Transitional Housing at 826 S. 19th Street.

**Existing Land Use for Subject Property:** Transitional Housing for The Crossing Home

**Existing Zoning for Subject Property:** R-4 Single and Two Family Residential

### Surrounding Property Land Uses and Zoning

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

Current Update: The Common Council issued a conditional use permit (CUP) to The Haven of Manitowoc County in November of 2023. In January of 2025 the Plan Commission did an annual review of the location and no issues or patterns of concern were on record at that time.

For this annual review the Police, Fire and Building Inspection Departments reported no issues or patterns of concern with the location.

**Original Report:**

General Background Information:

The Haven and Wisconsin Aluminum Foundry (WAF) have entered into a partnership to provide transitional housing for up to 3 individuals at 826 S. 19<sup>th</sup> Street. WAF purchased the single-family residence for future business expansion but in the interim, before razing the structure, The Haven will use the home for individuals they serve.

The Haven's main office and administration will remain at the 1003 Marshall Street location. The 826 S. 19<sup>th</sup> Street location will be the next step for individuals before finding their own living arrangements. The Haven's main mission is to help homeless men find shelter and provide them with the resources they need to achieve self-sufficiency.

Due to the lack of affordable housing options, and the stigma of renting to individuals that were homeless, has caused roadblocks for the individuals seeking independent living. The 826 S. 19<sup>th</sup> Street location will be a step closer for the individuals seeking housing independence. The Haven is planning to have up to 3 individuals in the residence at a single time. The residents will pay a relatively low rent allowing them to save money so they have the financial means and time to find their own permanent housing.

The 2 bed, 1 bathroom, single story structure was constructed in 1940 and is 812 square feet. The 0.13 acre lot has 50' of frontage along S. 19<sup>th</sup> and it is 110' in depth.

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.”*

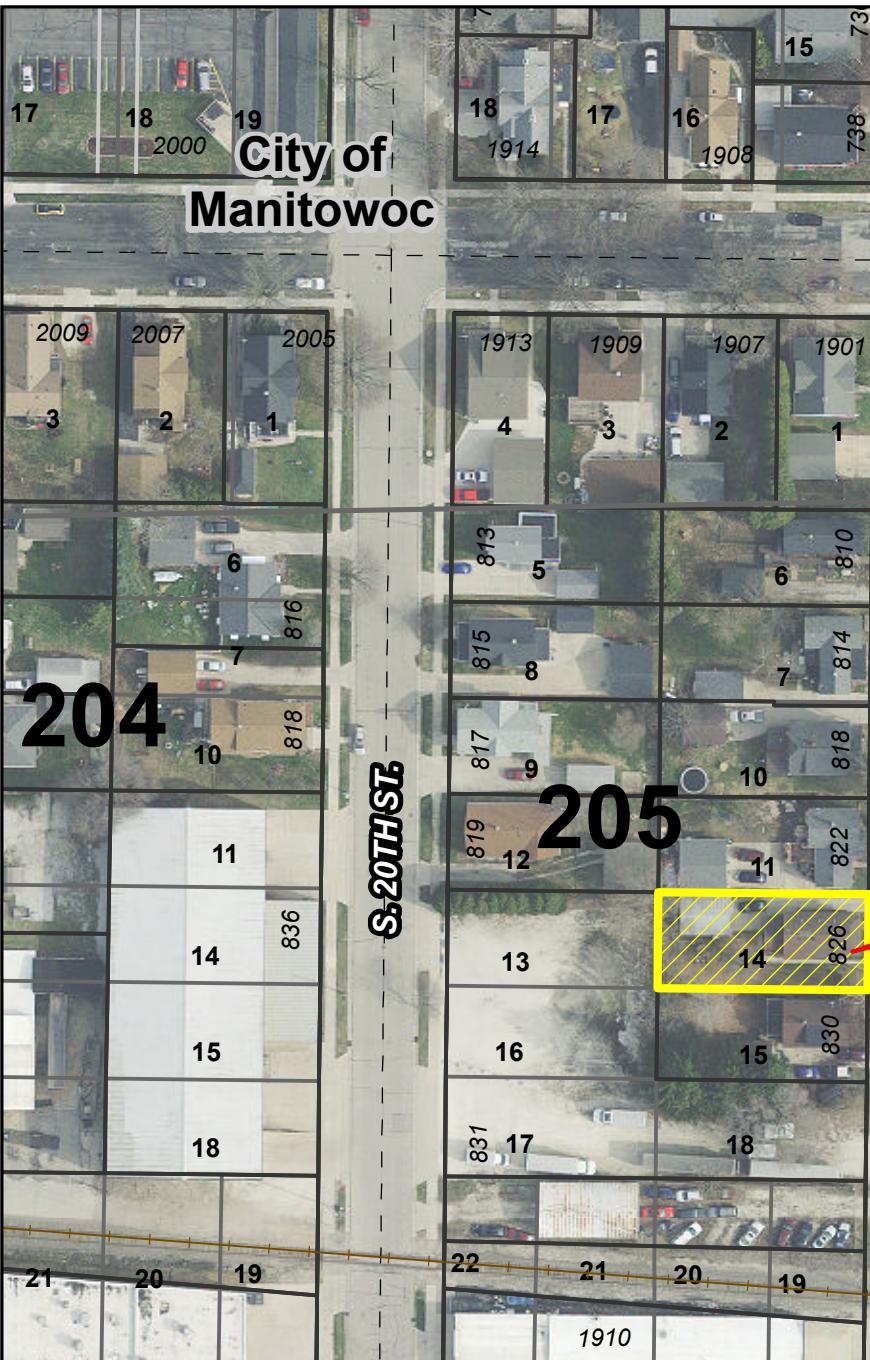
**Recommendation:** Approve the re-issuance of the Conditional Use Permit to The Haven of Manitowoc County for a transitional housing use located at 826 S. 19th Street including and the elimination of condition “E”.

**REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP)  
TO THE HAVEN OF MANITOWOC COUNTY, INC.**  
~~11/20/2023 Revised 2/17/2025~~  
Revised 2/16/2026

Re: PC25-2023: Grant to The Haven of Manitowoc County, Inc. (The Haven) a CUP under Section 15.370(27) of the Manitowoc Municipal Code ("Code") for the operation of a transitional housing Residence for not more than 3 residents at 826 S. 19<sup>th</sup> Street, (parcel # 000-205-140) 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. The area included in the CUP ("CUP Area") is described on the attached map. The Haven is required to comply with the following conditions:

- A. The Haven shall not allow the residence to exceed 3 residents at any one time.
- B. The Haven shall comply with all federal, state and local regulations, licensing and code requirements.
- C. No party shall assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council.
- D. The CUP shall automatically terminate effective the same date The Haven ceases to operate at the Residence. The Haven shall provide the Community Development Department with written notice of its intent to discontinue operation of the Residence not less than 30 consecutive calendar days prior to the date operations are planned to cease.
- ~~E. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in January 2025, and during the month of January in each subsequent year of the CUP, unless this condition is waived by the Plan Commission and Common Council. 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 of 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.~~
- F. At any date and time, 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.

**City of  
Manitowoc**

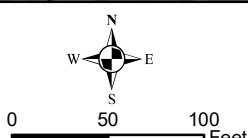


**FRANKLIN ST.**



**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  
[www.manitowoc.org](http://www.manitowoc.org)  
Map Plotted: 10/16/2023  
O:\Planning\PC Plan Commission\PC\_CUP\2023\PC 25-2023 The Haven\_S 16th Street\Maps\PC 25-2023 CUP.mxd

 Area of Conditional Use Permit for  
the Operation of Transitional Housing

PC 25-2023  
826 S. 19th St.

City of Manitowoc Plan Commission