



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

1/23/2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 6-2023: McMullen & Pitz Construction Co.; Annual Review of a Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4)**

At the January 22, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the Annual Review of a Conditional Use Permit for the establishment of a Contractor's Storage Yard pursuant to the following conditions.***

Lotus Recovery Homes  
Terry Bosch  
1111 Marshall Street  
Manitowoc, WI 54220

Granicus #: 25-0044  
Attachments: Map & Conditions

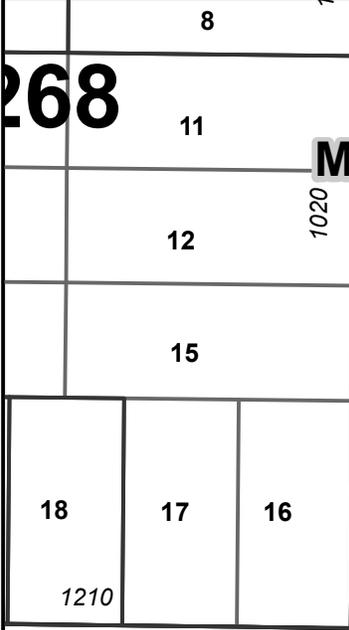
REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP)  
TO LOTUS RECOVERY HOMES INC.  
4/20/2023 Revised 2/17/2025

Re: PC23-2023: Grant to Lotus Recovery Homes Inc (Lotus) 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 12 residents at 1111 Marshall 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. The area included in the CUP ("CUP Area") is described on the attached map. Lotus is required to comply with the following conditions:

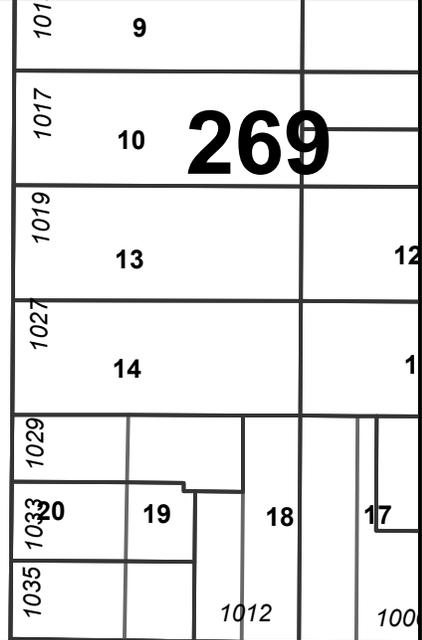
- A. Lotus shall not allow the residence to exceed 12 residents at any one time. A house lead shall be present in the residence at all times when residents are present. The house lead is part of the total residence count.
- B. Lotus shall expressly prohibit the use, consumption or possession of alcohol and illegal drugs in the residence or anywhere on the 1111 Marshall Street Property.
- C. All over-night vehicles shall be parked off-street on hard surfaced areas on the 1111 Marshall Street property.
- ~~D. Beginning in 2024, Lotus shall file a report with the Community Development Department on or before December 31<sup>st</sup> of each calendar year detailing the status of the Residence. This report shall be filed by December 31<sup>st</sup> in each subsequent year the CUP is effective, and each report shall detail the activities at the Residence from the prior calendar year. This report shall include, but not be limited to: (i) a summary of the financing in place to operate the Residence including a summary of foundation grants, donations, lender financing and State and/or Federal grants in hand, and volunteer hours worked ; (ii) residence summary identifying the number of residents in the Residence; (iii) a description of the services being provided at the Residence and the number of residents accessing various services; (iv) the number of residents that were at the Residence, but left without notice; (v) a summary of agreements with third party providers for support services for residents at the Residence; and (vi) any other information that may be requested by the Community Development Department to address identification of common characteristics or experiences of residents at the Residence.~~
- E. Lotus shall, at the written request of the Manitowoc Police Chief, install any required security enhancements into the residence, on terms and conditions acceptable to Lotus and the Chief.
- F. Compliance with all federal, state and local regulations, licensing and building code requirements.
- G. No party shall assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council.
- H. The CUP shall automatically terminate effective the same date Lotus ceases to operate at the Residence. Lotus 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.

- I. 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. 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.
- J. 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.

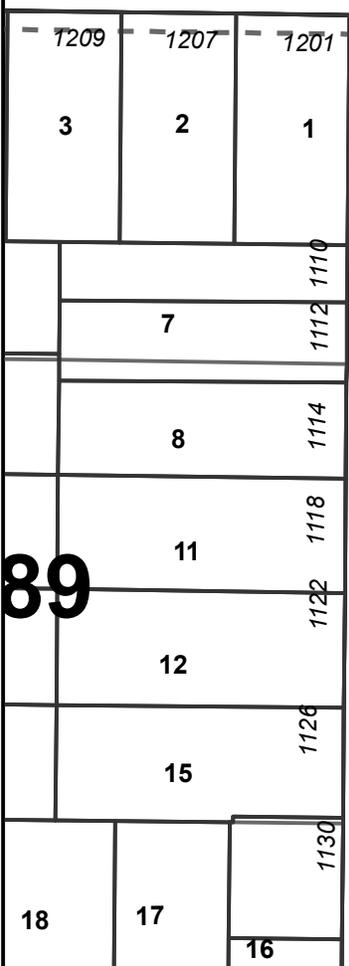


**City of  
Manitowoc**

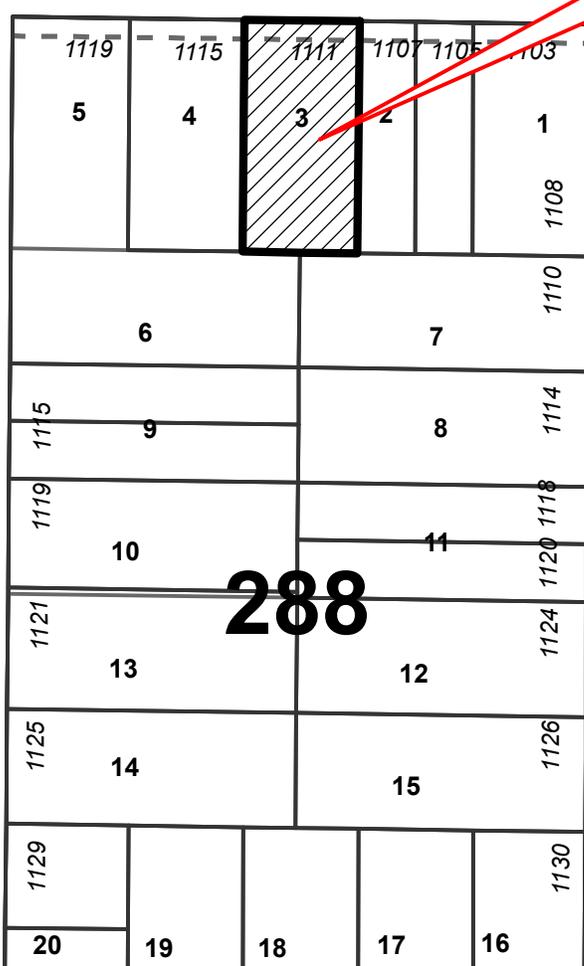


**MARSHALL ST**

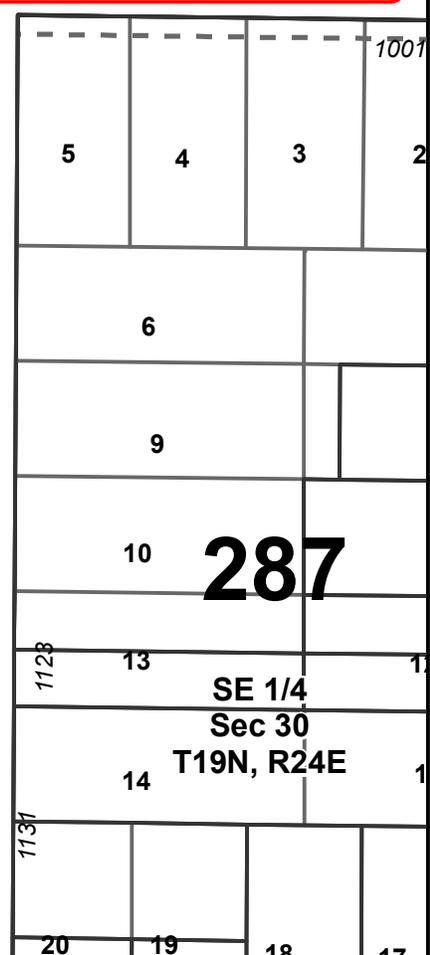
**Request for a Conditional  
Use Permit for the Operation  
of Transitional Housing**



**S 12TH ST**

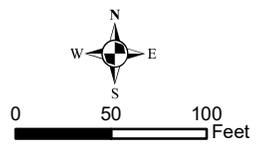


**S 11TH ST**



**SE 1/4  
Sec 30  
T19N, R24E**

**CONDITIONAL USE PERMIT**  
City of Manitowoc, WI



 Area of Conditional Use Permit for the Operation of Transitional Housing

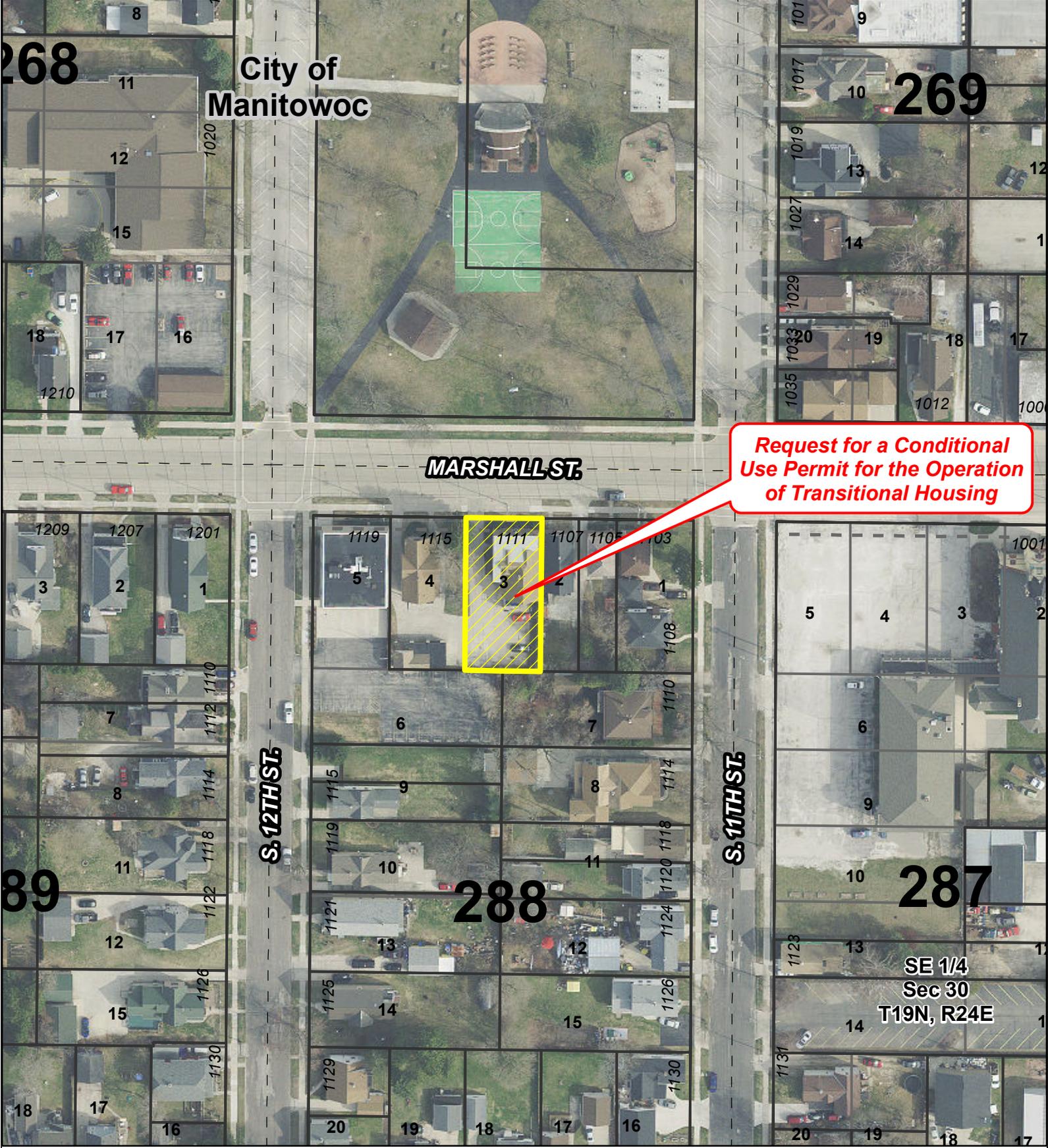
PC 23-2023  
1111 Marshall St.

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: 10/16/2023

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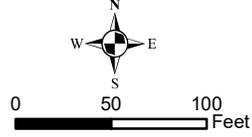
City of Manitowoc Plan Commission



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

# CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit for the Operation of Transitional Housing

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PC 23-2023  
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City of Manitowoc Plan Commission