

Report to the Manitowoc Plan Commission

Meeting Date: January 28, 2026

Request: ANNUAL REVIEW

PC 23-2023: Annual Review: Lotus Recovery Homes: Conditional Use Permit for the Operation of a Transitional Housing at 1111 Marshall Street.

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

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

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North East, South, West	Park Single & Two Family Residential, & Office	P-1 Conservancy B-1 Office - Residential

Current Update:

The Common Council issued a conditional use permit to Lotus in November of 2023. The CUP was reviewed in 2024 and no issues or concerns were raised at that time. For the 2025 annual review the Police, Fire and Building Inspection Departments again reported no issues or patterns of concern at the location.

Original Report:

General Background Information: Lotus currently operates the transitional housing use at 1111 Marshall Street for up to 12 residents. The Crossing used to operate the transitional housing service but turned this service over to Lotus Recovery Homes, Inc in 2023 because Lotus was better equipped to serve the residents on their path of getting back to independent living. The Crossing is still a partner with Lotus.

Lotus is a non-profit organization that works with Manitowoc County Drug Court and Human Services providing safe and secure housing and support services for individuals in drug and/or alcohol recovery programs. Lotus is not a treatment center, but provides transitional housing while residents continue their recovery process. The residents will have gone through extensive addiction treatment before going to the Marshall St residence. Residents are monitored and are required to follow strict house rules. Lotus will focus on providing housing for males at the Marshall Street location.

The property is zoned B-1 Office – Residential and transitional housing is permitted after issuance of a conditional use permit.

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 Lotus Recovery Homes Inc. for a transitional housing use located at 1111 Marshall Street and the elimination of condition "H" regarding the annual review.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP)
TO LOTUS RECOVERY HOMES INC.

11/20/2023 Revised 2/17/2025

Revised 2/16/2026

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. 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.
- E. Compliance with all federal, state and local regulations, licensing and building code requirements.
- F. No party shall assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council.
- G. 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.
- H. ~~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 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.~~
- I. 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.

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City of Manitowoc

An aerial photograph of a parking lot with several marked locations. The locations are labeled as follows:

- 11 (top center)
- 12 (center)
- 15 (center bottom)
- 17 (bottom center)
- 16 (bottom right)
- 18 (bottom left)
- 1020 (far right edge)
- 1210 (bottom left corner)



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

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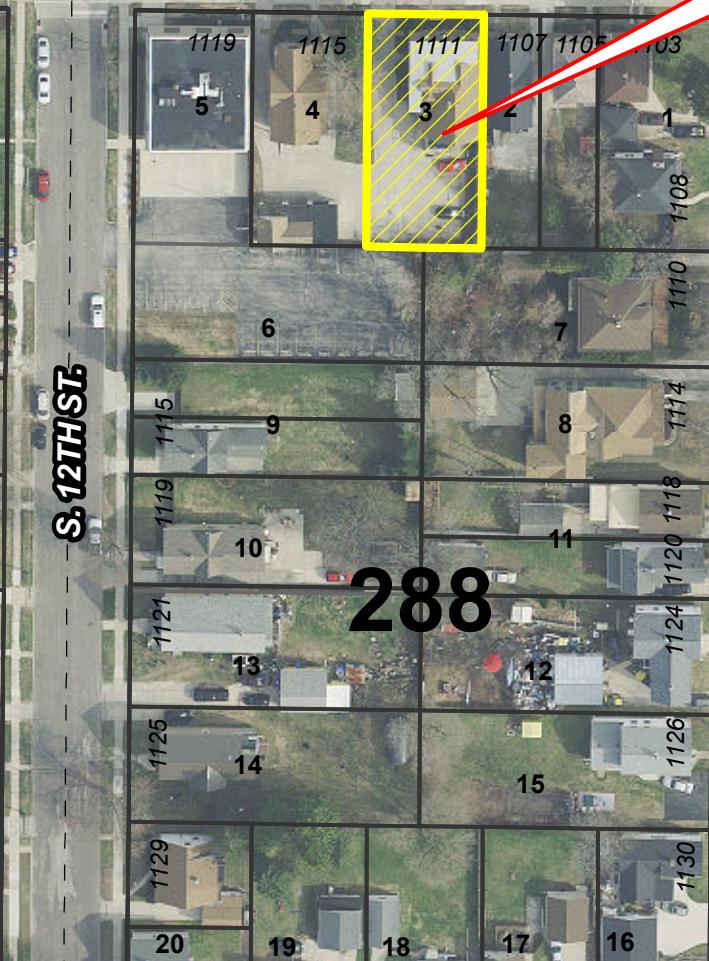
7 8 1112 1110

11 1118 1114

12 1122 1122

15 1126

18 17 16



287

SE 1/4
Sec 30
T19N, R24E



0 50 100 Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

warranted. This information is not intended for legal purposes. Please obtain the original recorded documents for that purpose.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 10/16/2023
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Area of Conditional Use Permit for the Operation of Transitional Housing

PC 23-2023
1111 Marshall St

City of Manitowoc Plan Commission