



# CITY OF MANITOWOC

WISCONSIN, USA

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1/29/2026

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 24-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Operation of a Transitional Housing Use at 404, 406 & 408 N. Lake Street.**

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

***Approve the Re-Issuance of a Conditional Use Permit to Lotus Recovery Homes Inc. for a Transitional Housing Use at Located 404, 406, and 408 N. Lake Street Including the Elimination of Condition "G"***

Lotus Recovery Homes Inc.  
Attn: Jon Neeb  
1111 Marshall Street  
Manitowoc, WI 54220

Granicus #: 26-0059  
Attachments: Map & Conditions

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP)  
TO LOTUS RECOVERY HOMES INC.  
11/20/2023 Revised 2/17/2025  
Revised 2/16/2026

Re: PC24-2023: 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 15 residents at the location (parcel # 000-114-160) with a maximum of 5 individuals allowed at each address 404, 406 and 408 N. Lake Street (Lake St. property), 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 CUP Area to exceed 15 residents at any one time with a maximum of 5 residents per addressed dwelling unit/apartment at a time. A resident advocate shall be present in the residence at all times when residents are present. The resident advocate 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 Lake St. property by the residents.
- C. 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.
- D. Compliance with all federal, state and local regulations, licensing and code requirements.
- E. No party shall assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council.
- F. 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.
- ~~G. 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.~~
- H. 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.

