



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

February 27, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 4-2025: Restoration Recovery LLC; Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1201 S. 10th Street (Parcel #000-317-021)

At the February 26, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the issuance of a Conditional Use Permit to Restoration Recovery LLC for the establishment of a transitional housing use located at 1201 S. 10th Street pursuant to the conditions.

Restoration Recovery LLC
Attn John Richart
86 S. Chestnut St.
Oconomowoc, WI 53066

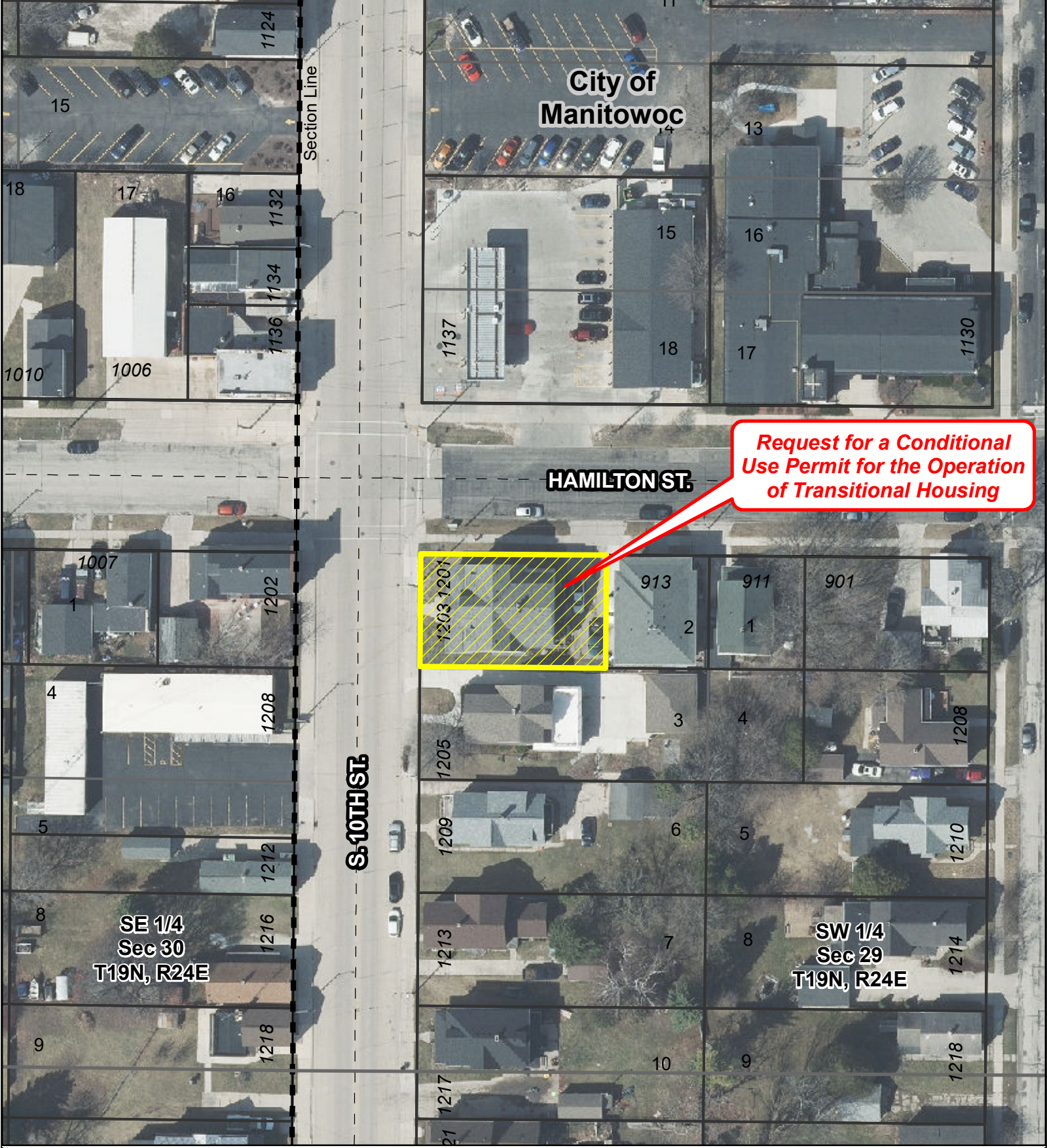
Granicus #: 25-0150
Attachments: Conditions & Map

*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
CONDITIONAL USE PERMIT (CUP)
TO RESTORATION RECOVERY LLC
3/17/2025

Re: PC4-2025: Grant to Restoration Recovery LLC (Restoration Recovery) 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 16 individuals at 1201 S. 10th Street, (parcel # 000-317-021) Manitowoc WI. This CUP shall hereinafter serve as authorization for the location and operation of a transitional housing residence. The area included in the CUP ("CUP Area") is described on the attached map. Restoration Recovery is required to comply with the following conditions:

- A. Restoration Recovery shall not allow the residence to exceed 16 residents at any one time.
- B. Restoration Recovery shall be in compliance with all federal, state and local regulations, licensing and code requirements. For resident life safety reasons, the Fire Department is offering to perform a courtesy fire inspection which will identify hazards, educate occupants and build relationships.
- C. Restoration Recovery shall not assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council. The CUP shall automatically terminate effective the same date Restoration Recovery ceases to operate at the Residence.
- D. Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in March 2026, 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 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. 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.
- F. All garbage receptacle and/or dumpster locations shall be kept in a clean and orderly fashion and located in an obscure location. The property shall be kept free of garbage, junk or debris and shall follow all property maintenance requirements.



CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 50 100 Feet

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.

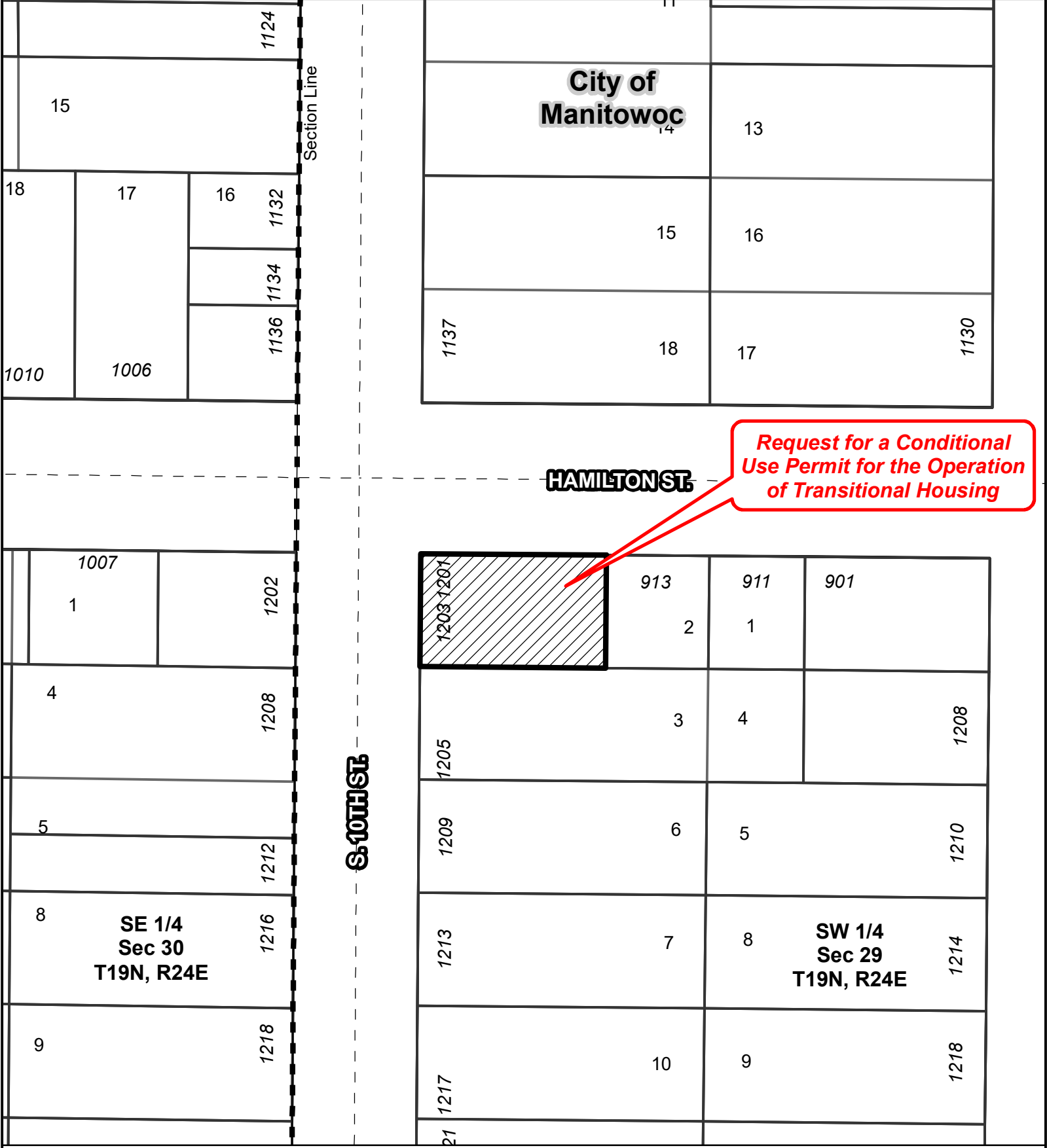
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 2/13/2025
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Conditional Use Permit Area for
the Operation of Transitional Housing

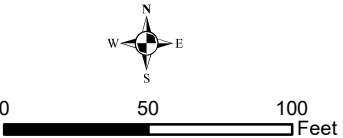
PC 04-2025
1201 S. 10th St.

City of Manitowoc Plan Commission




CONDITIONAL USE PERMIT

City of Manitowoc, WI



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 Conditional Use Permit Area for the Operation of Transitional Housing

PC 04-2025
1201 S. 10th St.
City of Manitowoc Plan Commission