



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

May 26, 2022

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 15-2022: Cream Community Development, LLC: Request for a Conditional Use Permit for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street

At the May 25, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Request for an amendment to an Adaptive Reuse Conditional Use Permit to Cream Community Development, LLC for property's located at 1127 & 1133 S. 16th Street under the attached conditions.

Cream Community Development, LLC
Attn: Dan Bertler
2906 Marketplace Drive
Fitchburg, WI 53719

Canam Trust
Attn: Tim Martinez
1133 S. 16th Street
Manitowoc, WI 54220

Granicus #: 22-0461
Attachments: Conditions & Map

**REQUIREMENTS FOR ADAPTIVE REUSE
CONDITIONAL USE PERMIT (CUP)
APPROVAL FOR CREAM COMMUNITY DEVELOPMENT, LLC
1133 AND 1127 S. 16TH STREET
6/20/2022**

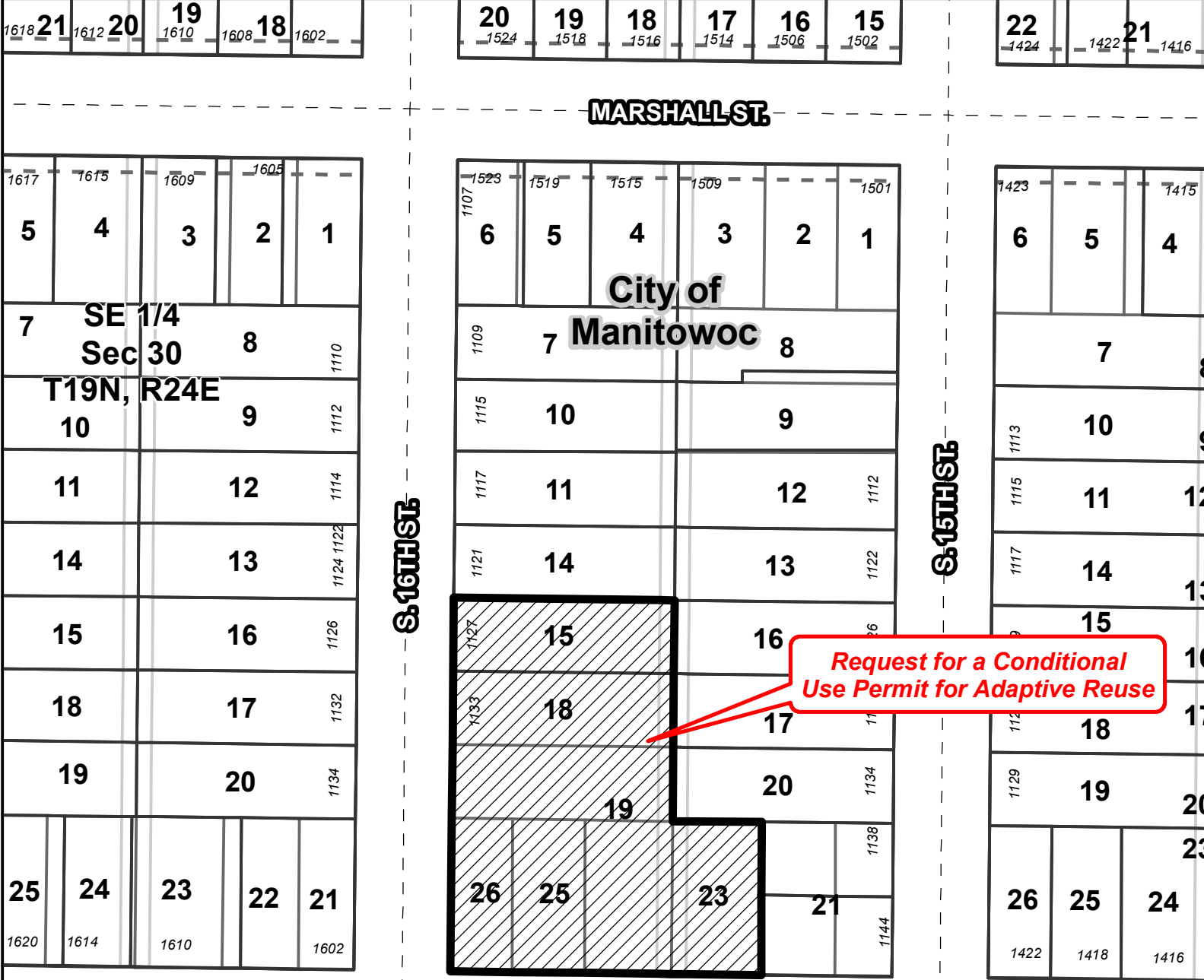
Re: PC15-2022: The adaptive reuse CUP is granted exclusively to CREAM COMMUNITY DEVELOPMENT, LLC pursuant to Section 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 1133 & 1127 S. 16th Street (Property"), and shall hereinafter serve as authorization for the location and operation of a Senior Independent Living Residential development. The area of the CUP is identified on the attached map and shall hereinafter be referred to as the "CUP Area". The CUP Area is defined as Tax Parcels # 000-292-260 & 000-292-150.

CREAM COMMUNITY is required to comply with the following conditions:

1. The CUP authorizing the siting and operation of Cream Community Development in the CUP Area shall not become effective and binding until the Common Council approves the CUP as outlined herein and all applicable permits, licenses and authorizations are in place.
2. Cream Community Development shall not assign or transfer its interest in the CUP to any party without the written approval of the Manitowoc City Plan Commission and Manitowoc Common Council. In the event the CUP Area is sold or leased to a party other than an entity in which Cream Community Development has a controlling interest, the CUP shall then terminate effective the date of conveyance and the subsequent owner shall reapply for a new CUP.
3. Compliance with all federal, state and local regulations, licensing and Code requirements.
4. The maximum number of dwelling units in the building allowed is 80. Cream Community Development shall provide at least 27 off-street parking spaces for the residents.
5. All exterior lighting from the CUP area shall be contained to the site and shall not extend over the property lines onto adjoining properties. Light emitted from the site shall not exceed 0.1 foot candles at the adjoining or abutting residential property line.
6. Cream Community Development shall submit a site plan for any exterior parking lots, said parking lots shall have a site obscuring fence, hedge, barrier or similar structure in between the parking lot and any residential use. Cream Community Development shall work with the Community Development Department on the site plan.
7. Garbage receptacles / dumpsters, when stored outside, shall be leak proof, secure against rodents and have permanent, tight fitting covers. Garbage receptacles / dumpsters shall be stored in an unobtrusive area and shall be

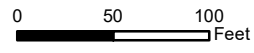
screened from off-premises view with a site obscuring fence, wall or evergreen hedge and gate. The Community Development Department shall approve the dumpster/garbage locations and the site obscuring treatment.

8. A maximum of up to 1,000 s.f. of the first floor may be used for public retail or business uses, said uses shall be compatible to the neighborhood. Said uses shall be similar to a coffee shop, bakery, salon or other traditional neighborhood type uses. There shall be no exterior display of products or services other than signage.
9. 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.
10. Exterior signage for the building shall be up to a maximum of 100 square feet. The type and location of the signage shall be approved by the Community Development Department prior to installation. Animated or electronic message signs shall not be permitted. All building and sign lighting shall not create a nuisance for the neighboring properties.
11. The building uses shall be limited to residential uses or the limited retail uses as mentioned in #8 above. I-1, Light Industrial uses shall not be allowed unless approved by the Plan Commission and Common Council.



CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use Permit for Adaptive Reuse

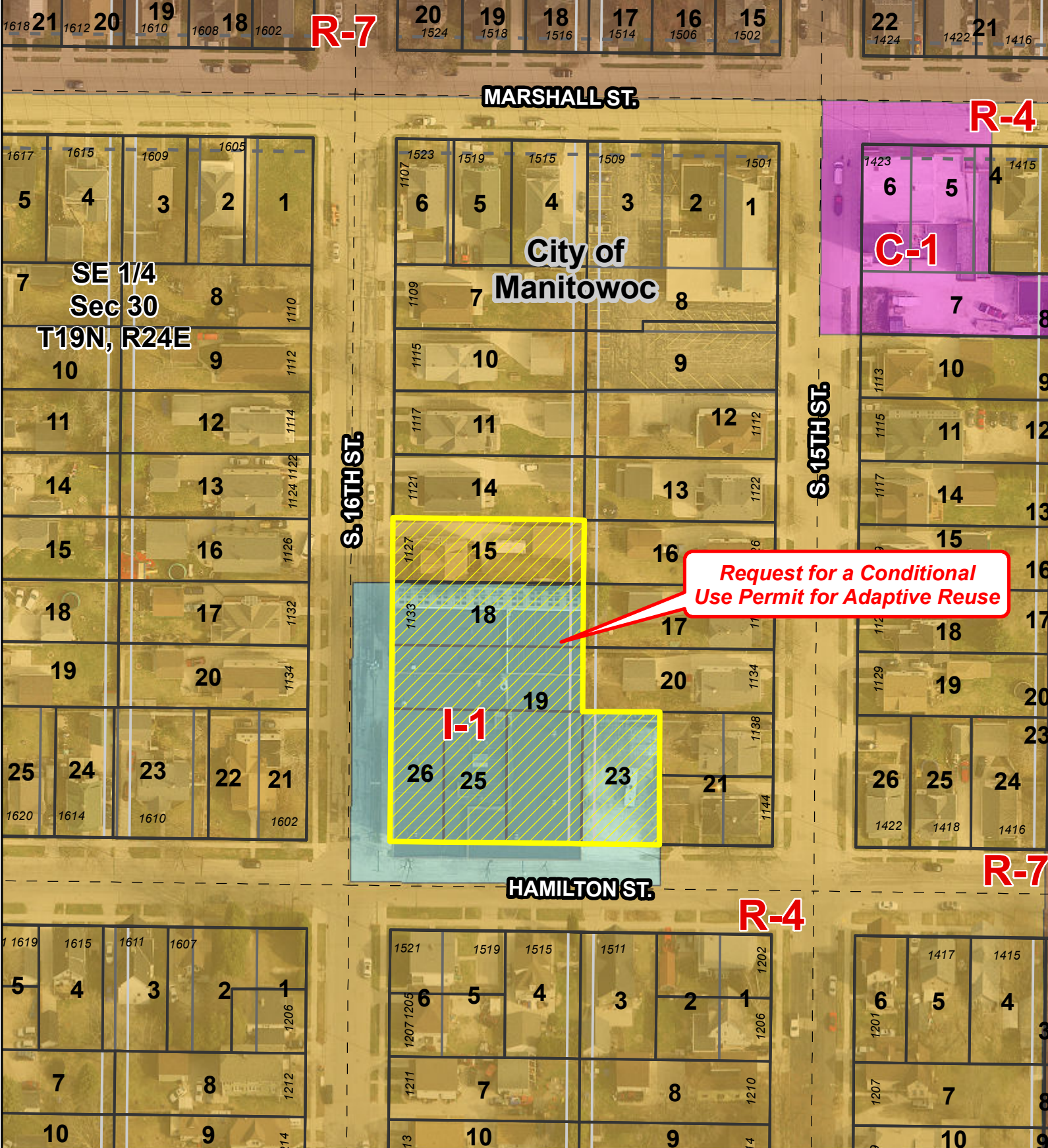
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 5/18/2022

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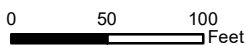
PC 15-2022
1127 & 1133 S. 16th St.

Manitowoc City Plan Commission



CONDITIONAL USE PERMIT

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PC 15-2022
1127 & 1133 S. 16th St.

Manitowoc City Plan Commission



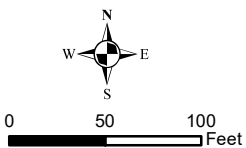
SE 1/4
Sec 30
T19N, R24E

City of
Manitowoc

**Request for a Conditional
Use Permit for Adaptive Reuse**

CONDITIONAL USE PERMIT

City of Manitowoc, WI



**Area of Conditional Use
Permit for Adaptive Reuse**

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1127 & 1133 S. 16th St.

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