



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



October 17, 2017

**NOTICE OF PUBLIC INFORMATIONAL HEARING**

As a property owner within 200 feet of an area of a proposed Conditional Use Permit (CUP) for the operation of an Assisted Living Facility for up to a maximum of 52 units located at 200 E. Waldo Boulevard, Manitowoc WI. You are being notified that the Manitowoc City Plan Commission will meet on **October 25, 2017 at 6:00 o'clock P.M.** in the Common Council Chambers, Main Floor, City Hall, 900 Quay Street, and hold a public informational hearing to consider the request for the CUP. The request is pursuant to Section 15.310(3)g of the Manitowoc Municipal Code. The CUP area is identified on the attached map.

***Petitioner is: PC26-2017: Americare Senior Services, Inc., Managing Member of Angelus Village of Manitowoc, LLC; Request for a Conditional Use Permit Under Section 15.310(3)g***

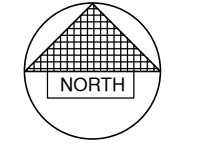
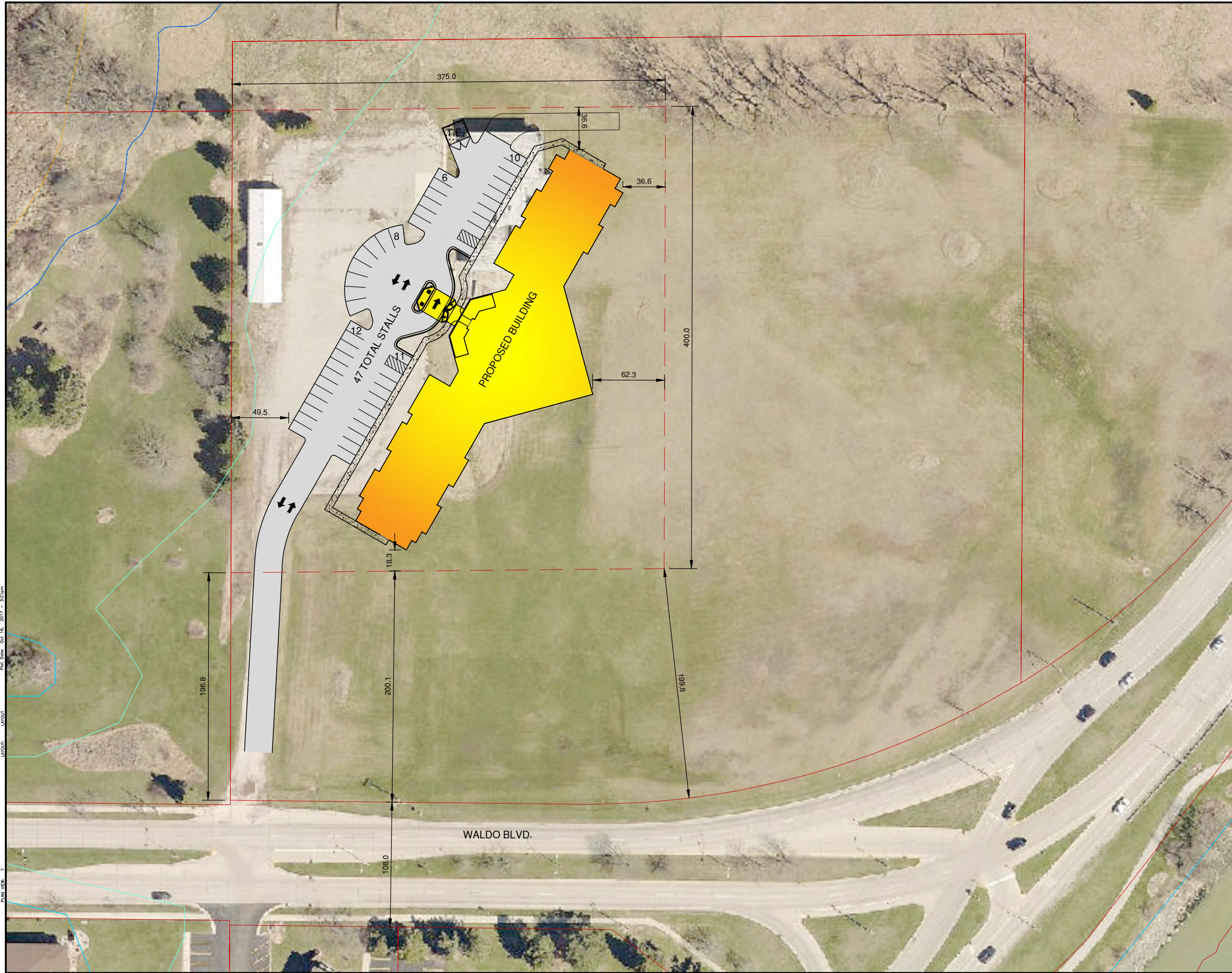
You are invited to attend this informational meeting in order to voice your opinion regarding the proposed CUP.

If you wish, you can call (686-6930) or visit the office of the City Plan Commission, Main Floor, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun  
City Planner

Enclosure





October 12, 2017

Mr. Paul Braun  
City Planner-Community Development-City of Manitowoc  
900 Quay Street  
Manitowoc, WI 544220

In Reference: Conditional Use Permit-Angelus Village of Manitowoc, LLC  
"Assisted Living"

Dear Paul:

Thank you for your assistance in providing direction as to the process for Angelus Village of Manitowoc, LLC obtain a Conditional Use Permit for a parcel of land on which Angelus wishes to construct an assisted living project.

To that end, AmeriCare Senior Services, Inc., the developer of the project and the managing member of Angelus Village of Manitowoc, LLC, (Angelus) and authorized to act on behalf of Angelus; hereby requests consideration by the City of Manitowoc to grant a Conditional Use Permit on a parcel of land currently owned by Red Arrow Products Company, LLC (Red Arrow) which parcel will be described and delineated with and made as attachments to this letter. The parcel is located on land previously known as the "Elks Club Golf Course." Angelus supports any CUP request by Red Arrow.

A general description of the land is as follows.

"

A demised parcel of land, which parcel consists of + or - 4.0 acres located at 200 E Waldo Boulevard, Manitowoc, WI 54220. The parcel is 400 feet by 400 feet (375') comprising 160,000 square feet of land which northerly boundary of a larger parcel of land designated as a C-1 (B-3 General Business District.) The parcel commences at the north westerly corner and approximately 100 feet (100') south of the northerly boundary of the aforementioned C-1 zoned property."

This letter consists of 13 attachments. Attachment "A"- Project Description; Attachments "B-1"- Expanded Demised Site; B-2-Site with driveway access; "B-3"-Footprint of AL Residence on Site; Attachments "C-1"-Pictoral Representation of the residence exterior; "C-2"-Exterior depicting landscaping, and waterfall; "C-3" Exterior Ameniteis; "C-4" Picture of Model room, wide hallways, partial entry; 'C-5"-Pictures of dining room, and entry; "C-6"-Schematics of Resident Rooms. Attachments "D-1"-Facing Direction of Footprint; "D-2"-2<sup>nd</sup> Floor Plan; "D-3"-1<sup>st</sup> and 3<sup>rd</sup> Floor plans.

Again Paul, thank you for your assistance. Should you desire any additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Vince Cassiani".

Vince Cassiani, President

AmeriCare Senior Services, Inc.

For: Angelus Village of Manitowoc, LLC

Attachments: A-D

Cc: Gary Underwood, Red Arrow Products Company, LLC

# **ATTACHMENT "A"**

## **The Project**

The Angelus project will consist of a 52-unit assisted living development located on a parcel of land (+ or -) plus or minus) four acres (4) being demised from land owned by the Red Arrow Products Company, LLC which owns property known as the former Elks Club Golf Course, in Manitowoc, Wisconsin

The structure will be a three-story structure, with two of the levels being at grade, and one level being below grade. The front entrance of which will face to the west with access being from the existing driveway which ingress and egress will be from Waldo Boulevard. The residence will be configured on the site to maximize the view of Lake Michigan to the east.

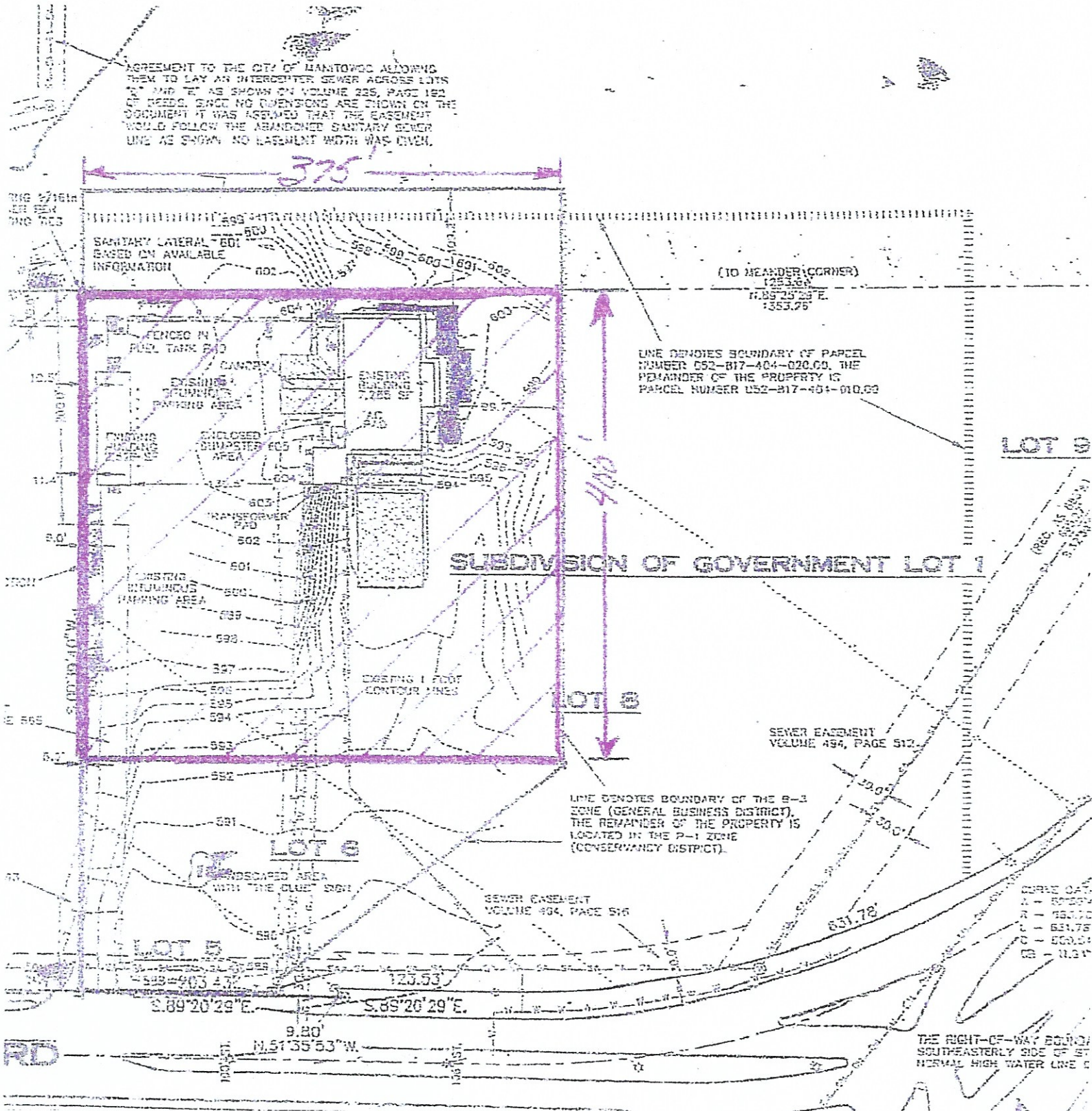
The residence will function as an "assisted living" property providing support services to frail seniors which age will be 55 years and above. Services will include around the clock awake staff, to also include meals, laundry service, housekeeping, and overall support services with Activities of Daily Living (ADL's). Angelus will be certified by the state of Wisconsin (HFS 89 Code). The property will not be a memory care operation.

The residence will employ an "Executive Director" and initially ten (10) full time employees expanding to 25 full-time employees upon full occupancy. Construction of the project will be approximately Six Million Five Hundred Thousand Dollars (\$6,500,000) and will provide real estate tax revenue of approximately One Hundred Thirty-Five Thousand Dollars, (\$135,000). The initial annual operating budget including payroll will approximate Two Million Dollars (\$2,000,000.)

# Demised Site Location

150,000 Square Feet-3.44 Acres (+ or -)

AGREEMENT TO THE CITY OF MANTOWOC ALLOWING THEM TO LAY AN INTERCEPTOR SEWER ACROSS LOTS 1, 2, 3 AND 4 AS SHOWN ON VOLUME 225, PAGE 152 OF RECORD. SINCE NO DIMENSIONS ARE SHOWN ON THE DOCUMENT IT WAS ASSUMED THAT THE EASEMENT WOULD FOLLOW THE ABANDONED SANITARY SEWER LINE AS SHOWN. NO EASEMENT WIDTH WAS GIVEN.

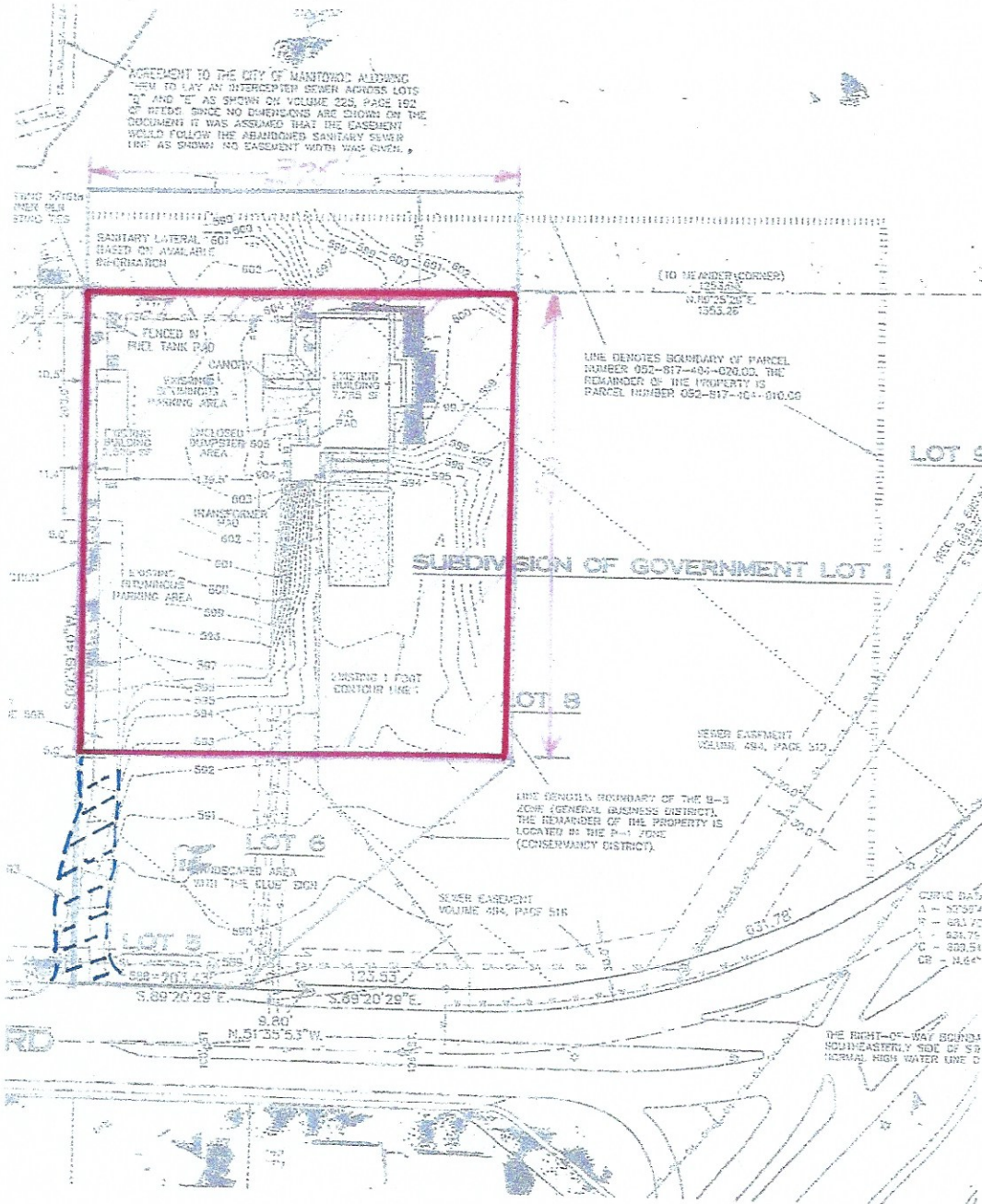


# ATTACHMENT "B-2"

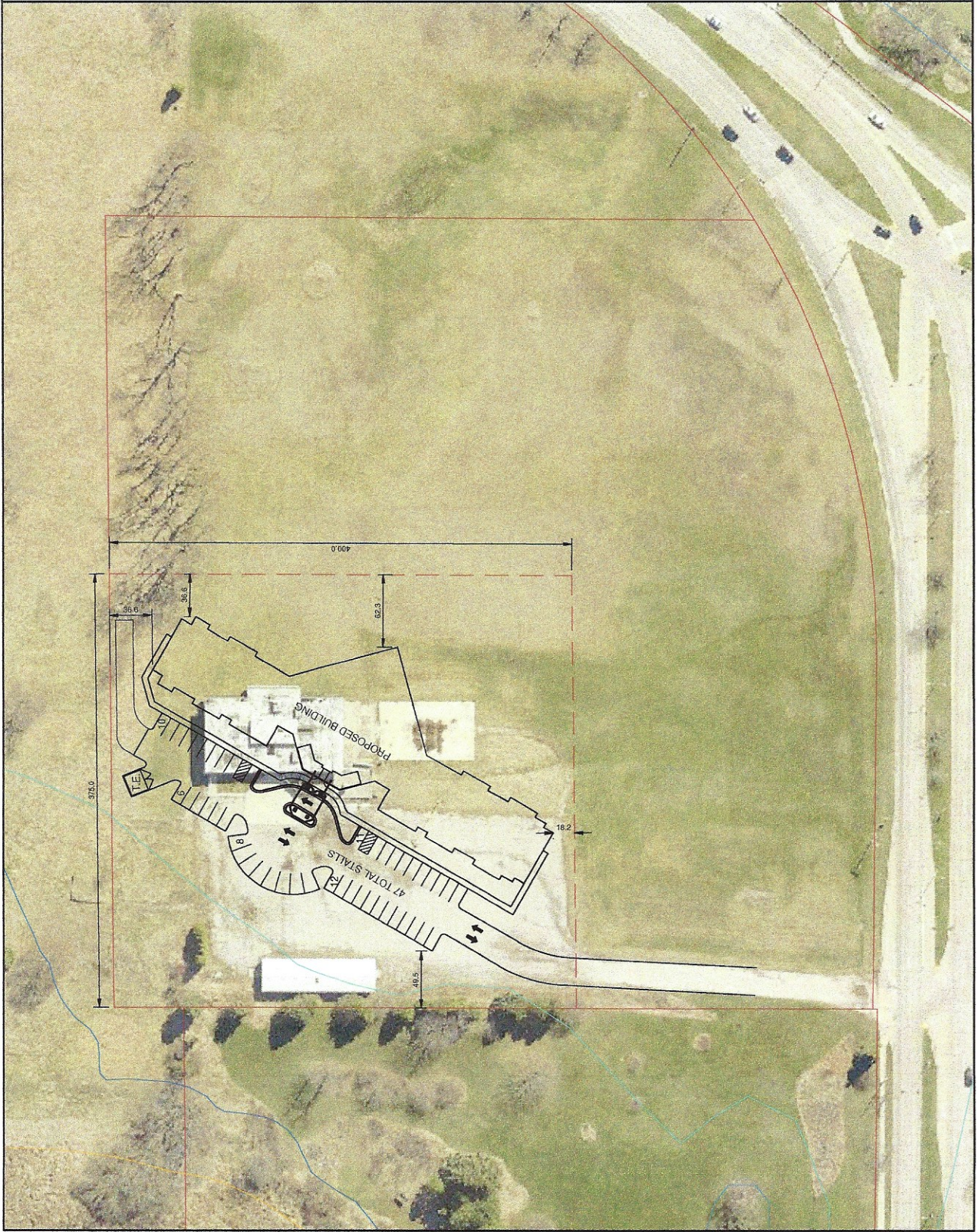
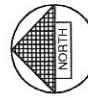
## ADDENDUM "A"

200 E. Waldo Blvd, Manitowoc, Wisconsin 54220

Offer to Purchase Dated September 26, 2017-Line 16

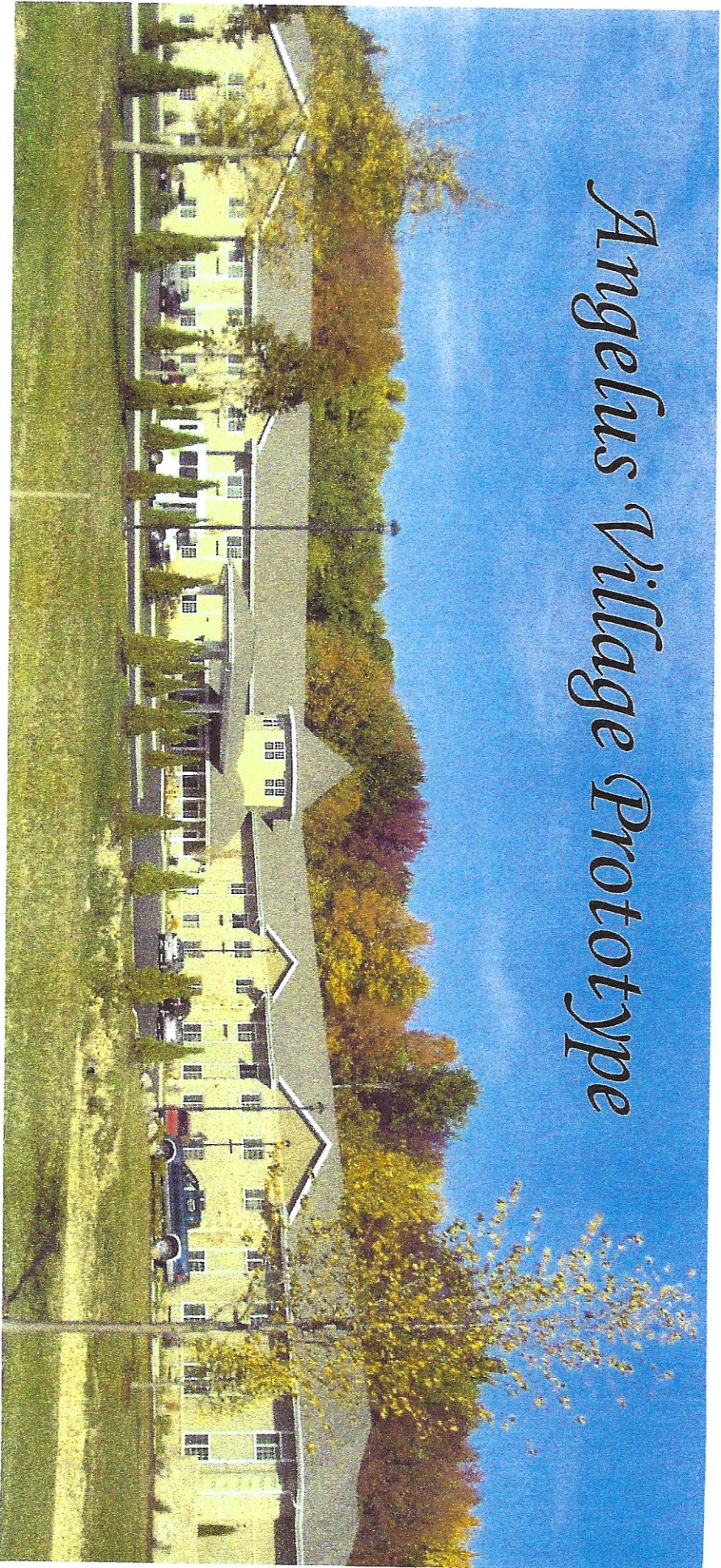


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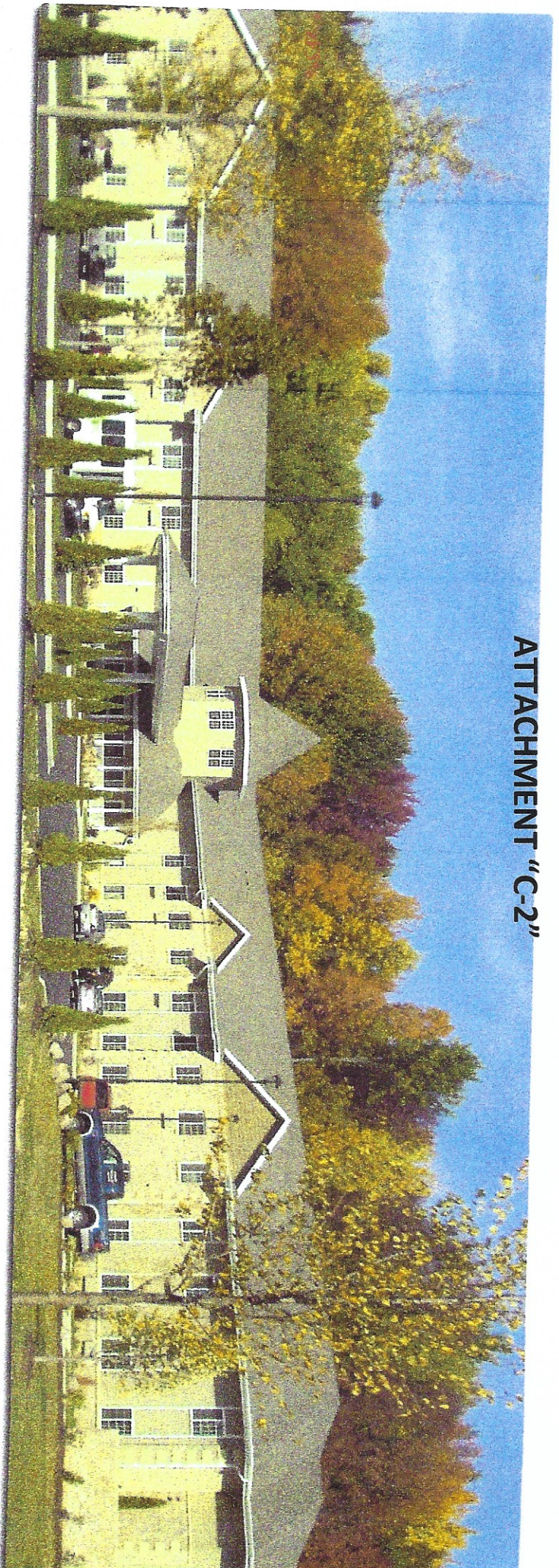


ATTACHMENT "C-1"

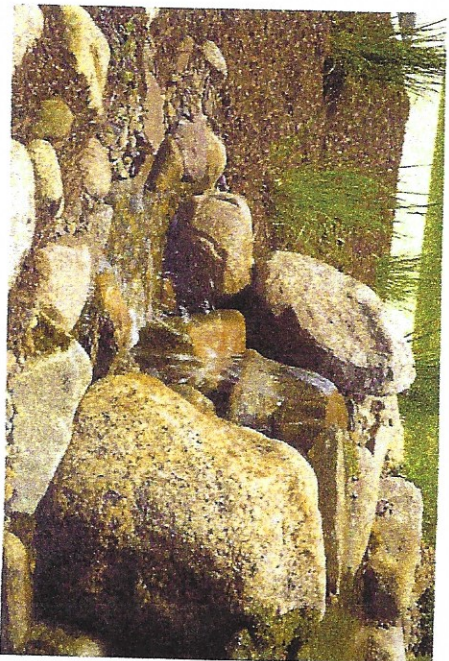
*Angelus Village Prototype*



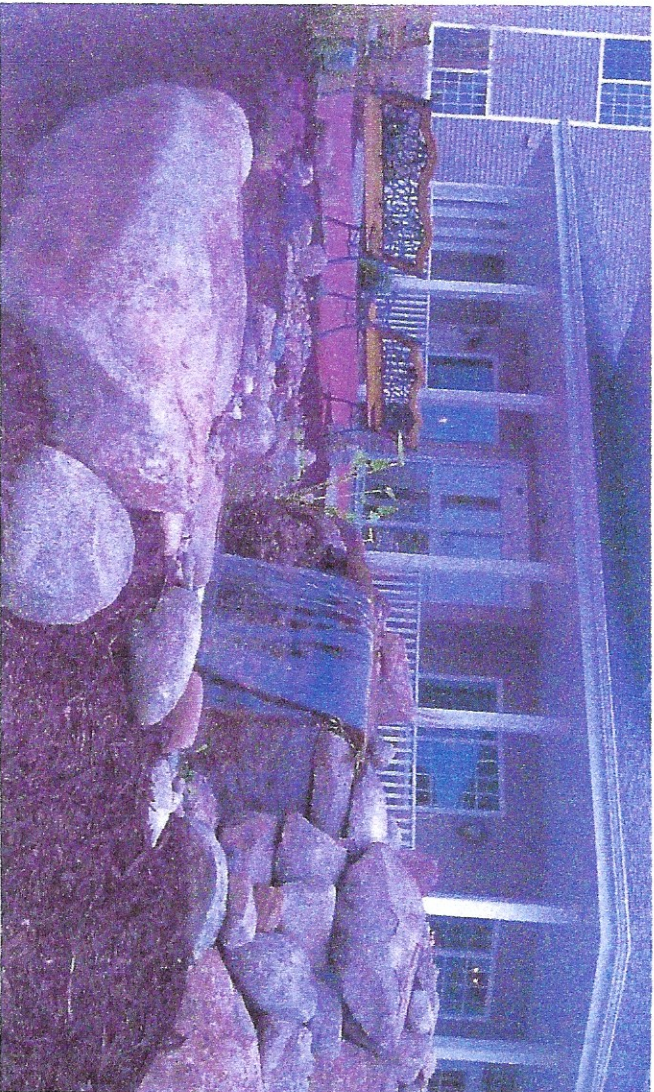
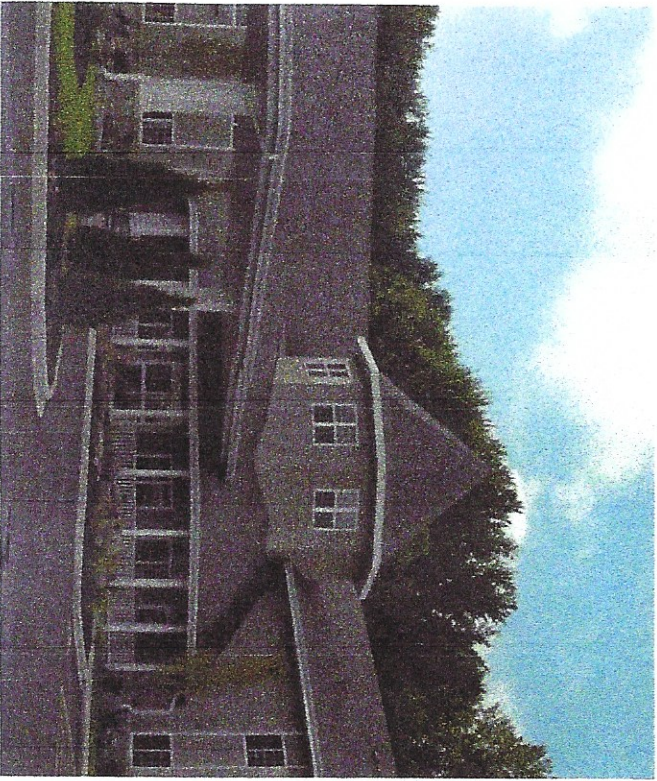
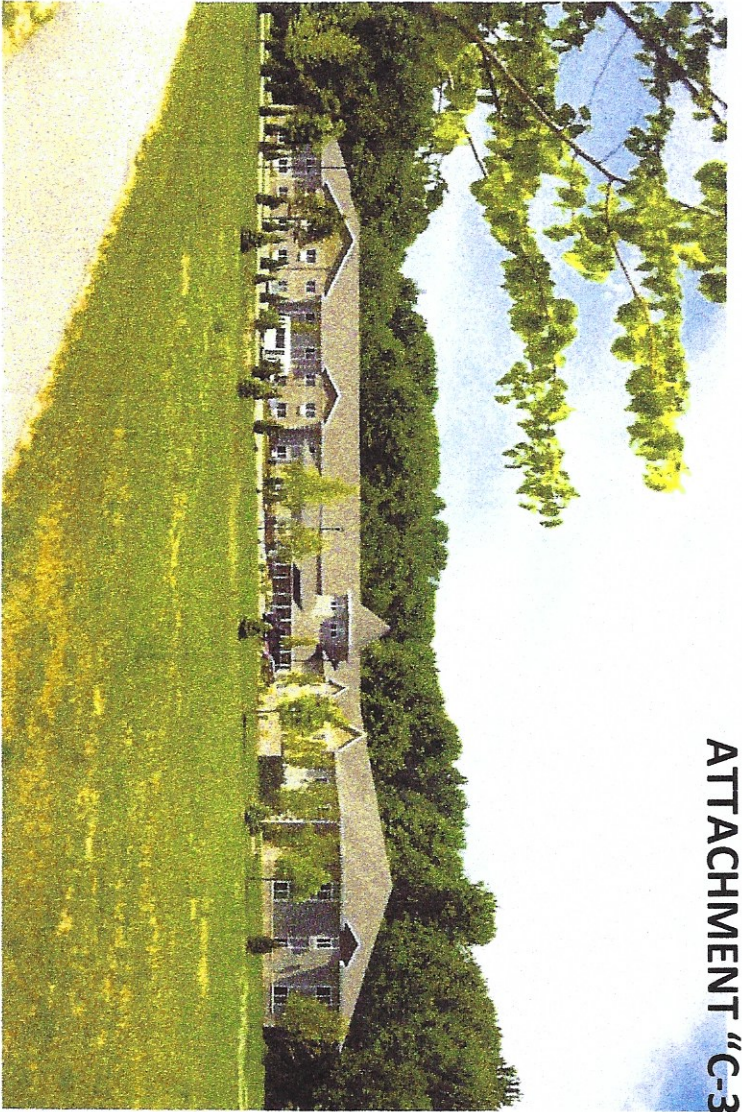




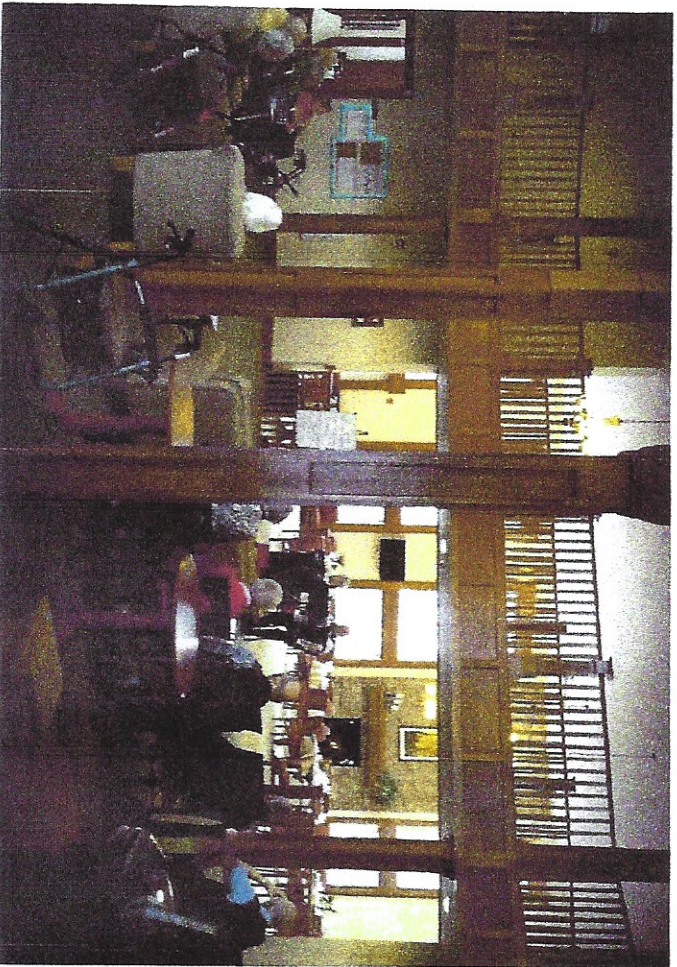
*Angelus Village*



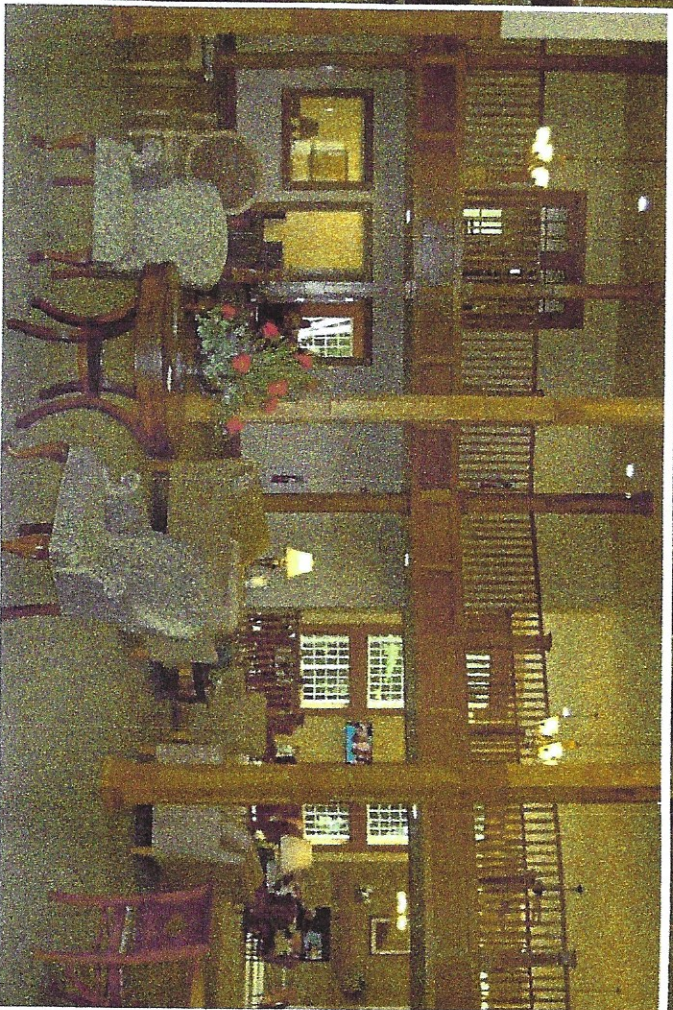
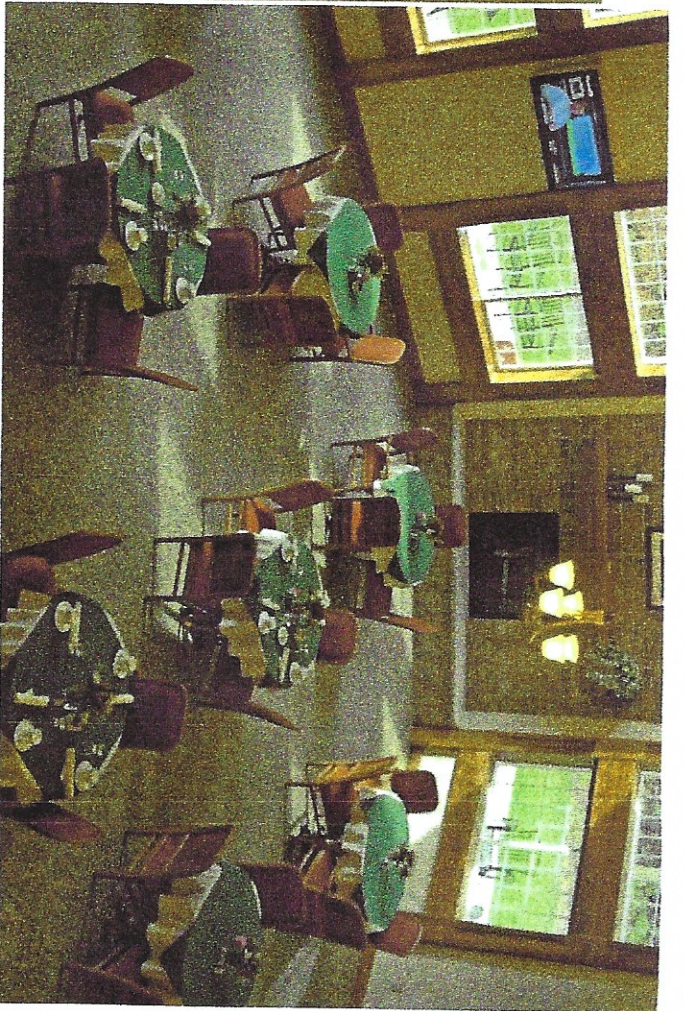
ATTACHMENT "C-3"



ATTACHMENT "C-4"



ATTACHMENT "C-5"



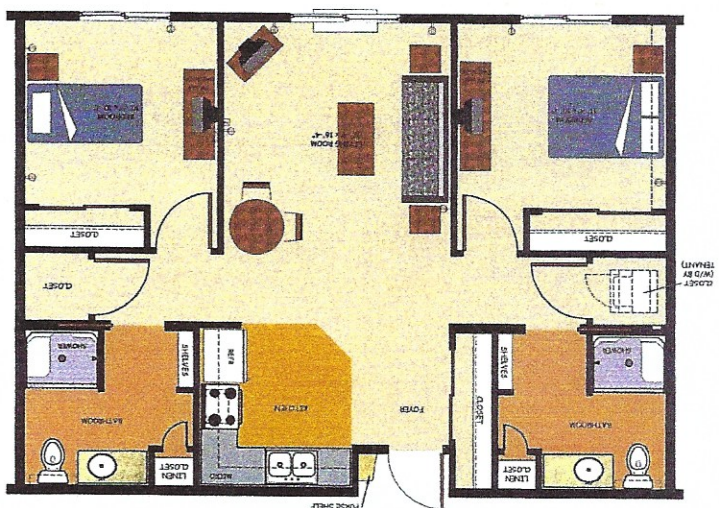
ATTACHMENT "C-6"

[www.angelsvillage.com](http://www.angelsvillage.com)

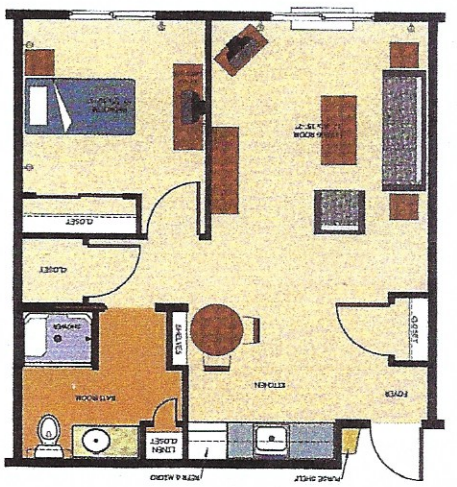
● Security Deposit (refundable) \$1,000

● Second Occupant \$800

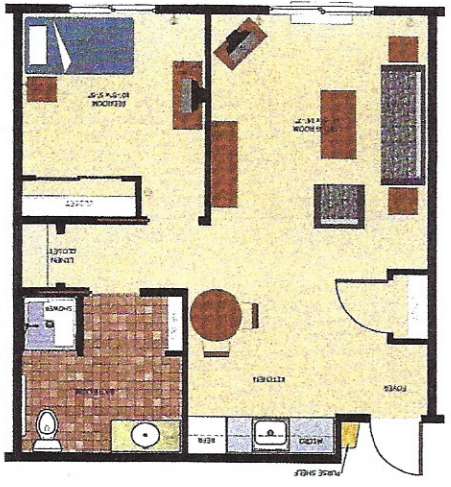
- Monthly Rent Includes:
- Three meals daily
  - Snacks anytime
  - Laundry
  - Housekeeping
  - Medication management
  - All utilities
  - Cable TV



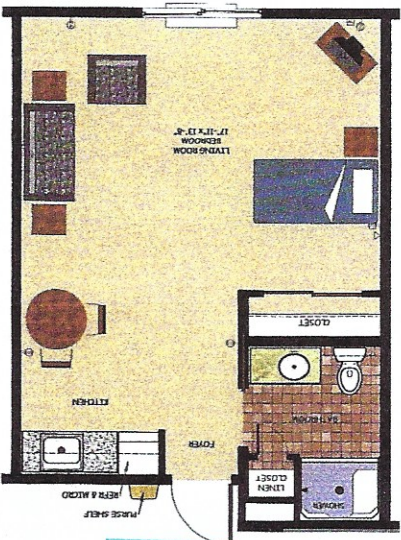
Two Bedroom



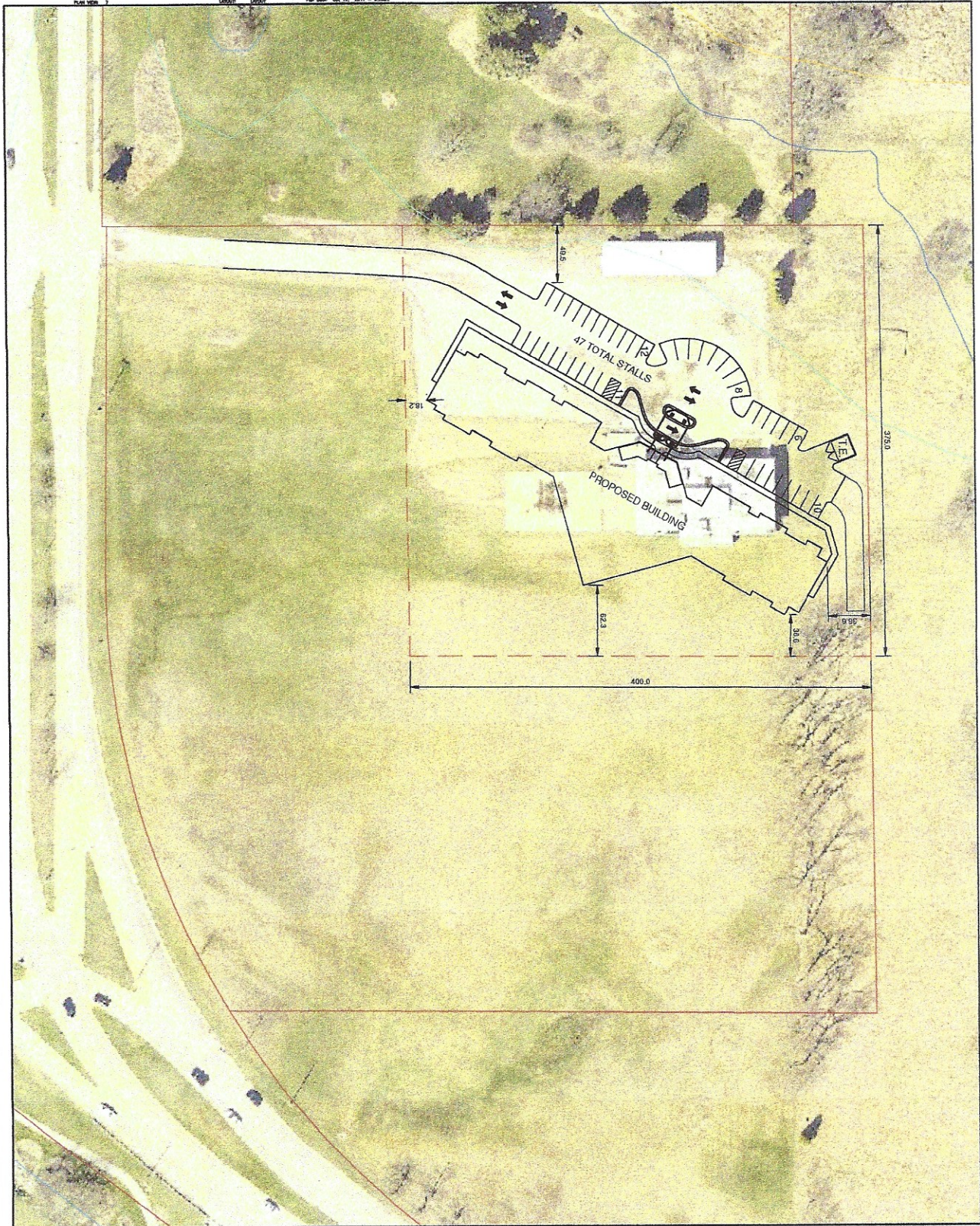
One Bedroom \$



Accessible Unit \$



Studio \$

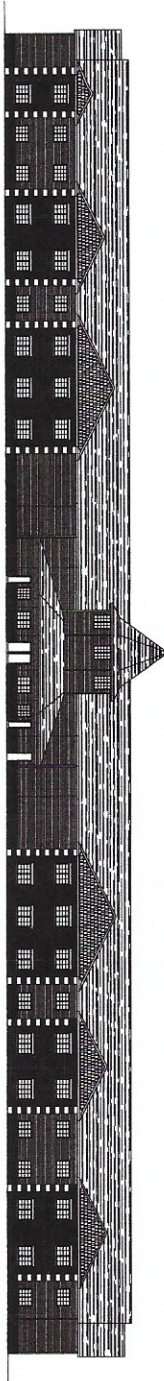


ATTACHMENT "D-1"

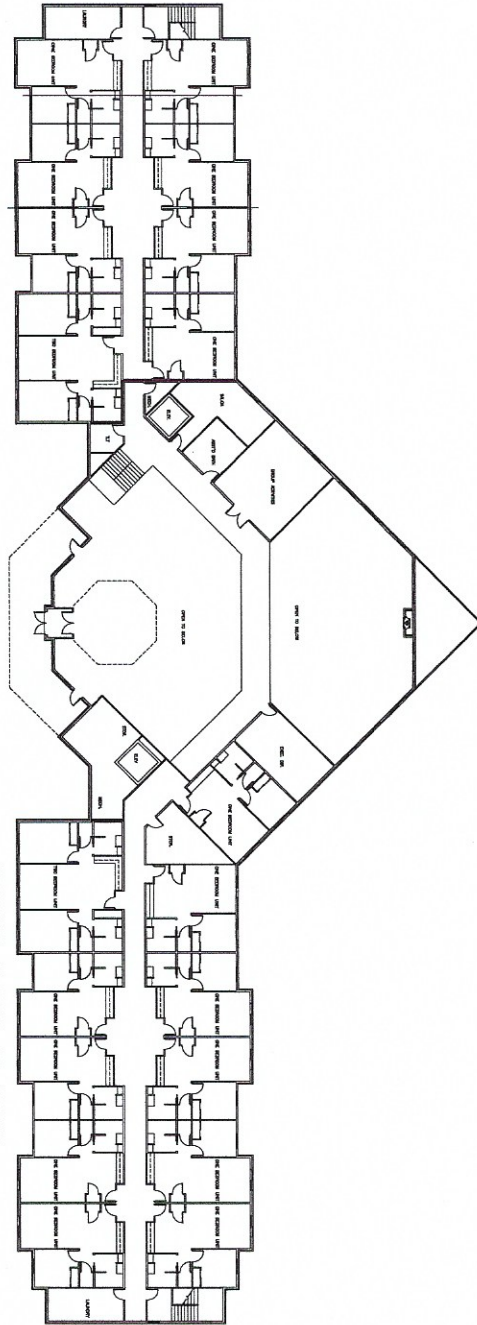


ATTACHMENT "D-2"

FRONT ELEVATION



SECOND FLOOR 19 UNITS



2

PROPOSED BUILDING  
ANGELUS PROPERTIES  
WISCONSIN

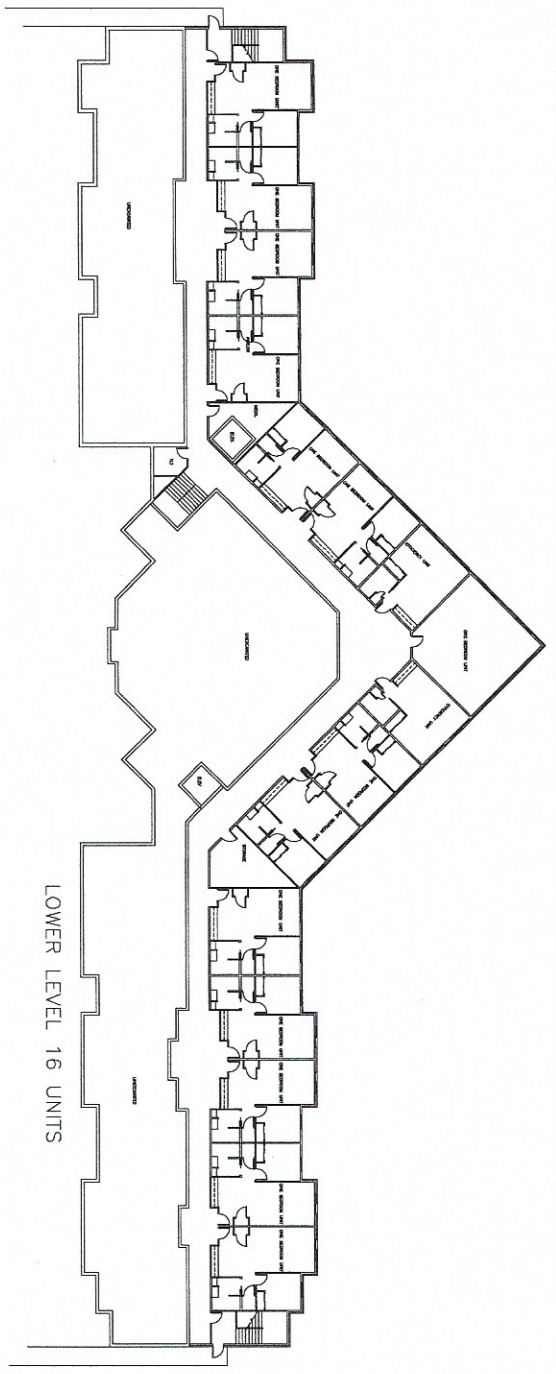
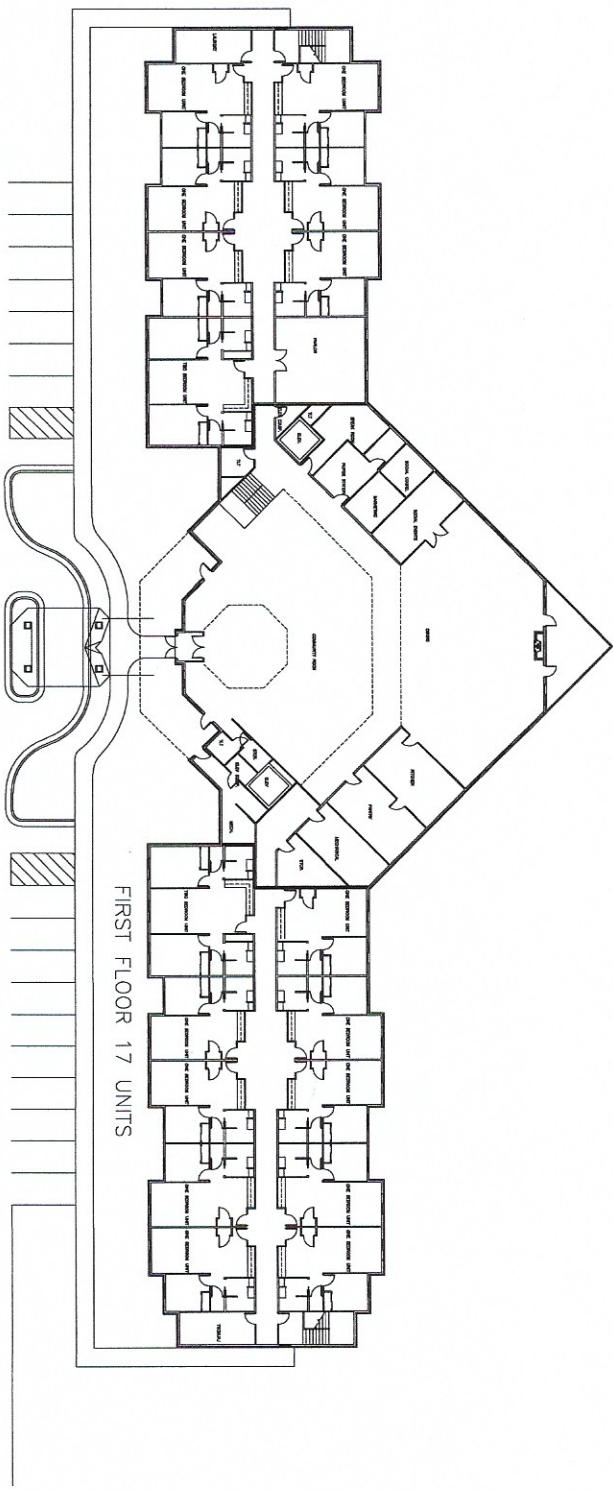
JOB NO. X FILE: X DATE: XX/XX/XX  
JON VERSTEGEN — ARCHITECT

REVISED:  
▲

**TOTAL PROJECT MANAGEMENT INC.**  
*For Total Client Satisfaction*

1336 HALEY CT.  
SUAMICO, WI 54173  
(920) 819-9663

email: jonv.tpm@sbcglobal.net



ATTACHMENT "D-3"

	<p>PROPOSED BUILDING ANGELUS PROPERTIES WISCONSIN</p> <p>JOB NO. X      FILE: X      DATE: XX/XX/XX</p> <p>JON VERSTEGEN — ARCHITECT</p>	<p>REVISED:</p>	<p><b>TOTAL PROJECT MANAGEMENT INC.</b> <i>For Total Client Satisfaction</i></p>	<p>1336 HALEY CT. SUAMICO, WI 54173 (920) 819-9683</p> <p>email: jonv.tpm@sbcglobal.net</p>
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