

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, January 27, 2021

Request: PC 33-2019: Holy Family Memorial / Core Treatment Services Annual Review of a Conditional Use Permit for the establishment of a Transitional Housing Residential Treatment Center in the B-1 Office – Residential Zoning District located at 3 Riverview Drive.

Reason for Request: The approved 2019 Conditional Use Permit required the Plan Commission to review the permit at the January 2021 meeting.

Existing Land Use for Subject Property: After the Conditional Use Permit was granted, the land is used as a transitional housing residential treatment center.

Existing Zoning for Subject Property: B-1, Office-Residential District

Report: The Building Inspection, Fire and Police Departments were contacted to see if there were any complaints on file and there have been no complaints from neighbors or abutting property owners concerning the Conditional Use Permit granted in 2019.

Below in italics is an email summarizing the services provided over the past year from Carmen Persaud Co-Executive Director/Co-Founder

“In March, 2020, CORE Treatment Services, Inc received its license to operate a 16 bed, co-ed, residential treatment facility for adults struggling with substance use disorders. At the same time, CORE was also licensed as a Day Treatment facility, able to serve 10 – 16 adults for up to 20 hours per week of treatment for substance use disorders. In November 2020, CORE added a third license - outpatient clinic. CORE is now able to treat both mental health and substance use disorders on an outpatient basis.

Throughout the year 2020, CORE has treated 73 adults in day treatment, residential treatment and Outpatient treatment. CORE is contracted with Manitowoc County Human Services Department to provide treatment to residents of Manitowoc County. They are in network with 10 insurance companies and have accepted referrals from various sources including, probation & parole, local hospitals, Emergency Departments and private citizens. 87% of the individuals served reside in Manitowoc County.

In early 2021, CORE has contracted with Manitowoc County Human Services Department to have 2 of their 16 beds used as crisis beds for those individuals who are struggling significantly and need a safe place to non-medically withdraw or sober up before entering into treatment. These beds have remained full since the 1st of the year.

CORE has received incredible support from the Manitowoc Community through donations and volunteer work.

CORE’s mission is to be a part of helping Manitowoc become the healthiest recovery community in Wisconsin. We strive to make Manitowoc one of the best places to live by helping

people through their journey of recovery by providing a safe and secure, trauma focused program in which to build their life upon. Early statistics show promising efforts in helping individuals remain clean and sober well after their treatment ends at CORE, as close to 80% of participants remain in their life of recovery.”

Recommendation: Staff recommends approval of the annual review for the Conditional Use Permit and also recommends removal of the annual review condition.

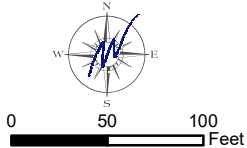
**REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
CORE TREATMENT SERVICES, INC.
LOCATED AT 3 RIVERVIEW DRIVE
AUGUST 28, 2019**

- A. The CUP shall require compliance with all applicable local and state regulations including issuance and maintenance of a license to CORE Treatment Services, INC (CORE) by the Wisconsin Department of Health Services (DHS) for the operation of an Assisted Living Facility / AODA Treatment Facility. If CORE is not successful in receiving a license from DHS or any other licensing entity by December 31, 2020 CORE shall be required to re-apply for a CUP.
- B. CORE shall be subject to a maximum of 16 beds as described in the submittal documents.
- C. Residential staff will be required to be on-site 24 hours a day and the building shall be locked from the outside at all times. CORE shall also have a security system and camera on the outside of building, CORE shall work with the Manitowoc Police Department regarding the placement and operation of the security system.
- D. CORE 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.
- E. 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. This CUP shall be reviewed by the Plan Commission at their January, 2021 meeting or at any other time the Commission feels is warranted.



CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Conditional Use
Permit for a treatment center

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: 8/21/2019

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PC 33-2019 HFM Core CUP
3 Riverview Drive

Manitowoc City Plan Commission