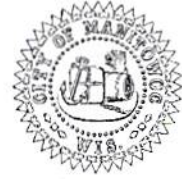




CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



December 5, 2019

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: **PC 32-2015: The Crossing of Manitowoc County, 419 Park Street,
Conditional Use Permit – Annual Review.**

At the November 20, 2019 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve: i) the 2019 review of the Conditional Use Permit and ii) removal of condition "J." regarding the annual review requirement.

Granicus #: 19-1249

Attachments: Map
Conditions Revised

**REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP)
TO THE PARKBENCH INC, d.b.a. THE CROSSING OF MANITOWOC COUNTY
~~10/28/2015~~ Revised 9/2018, Revised 11/20/2019**

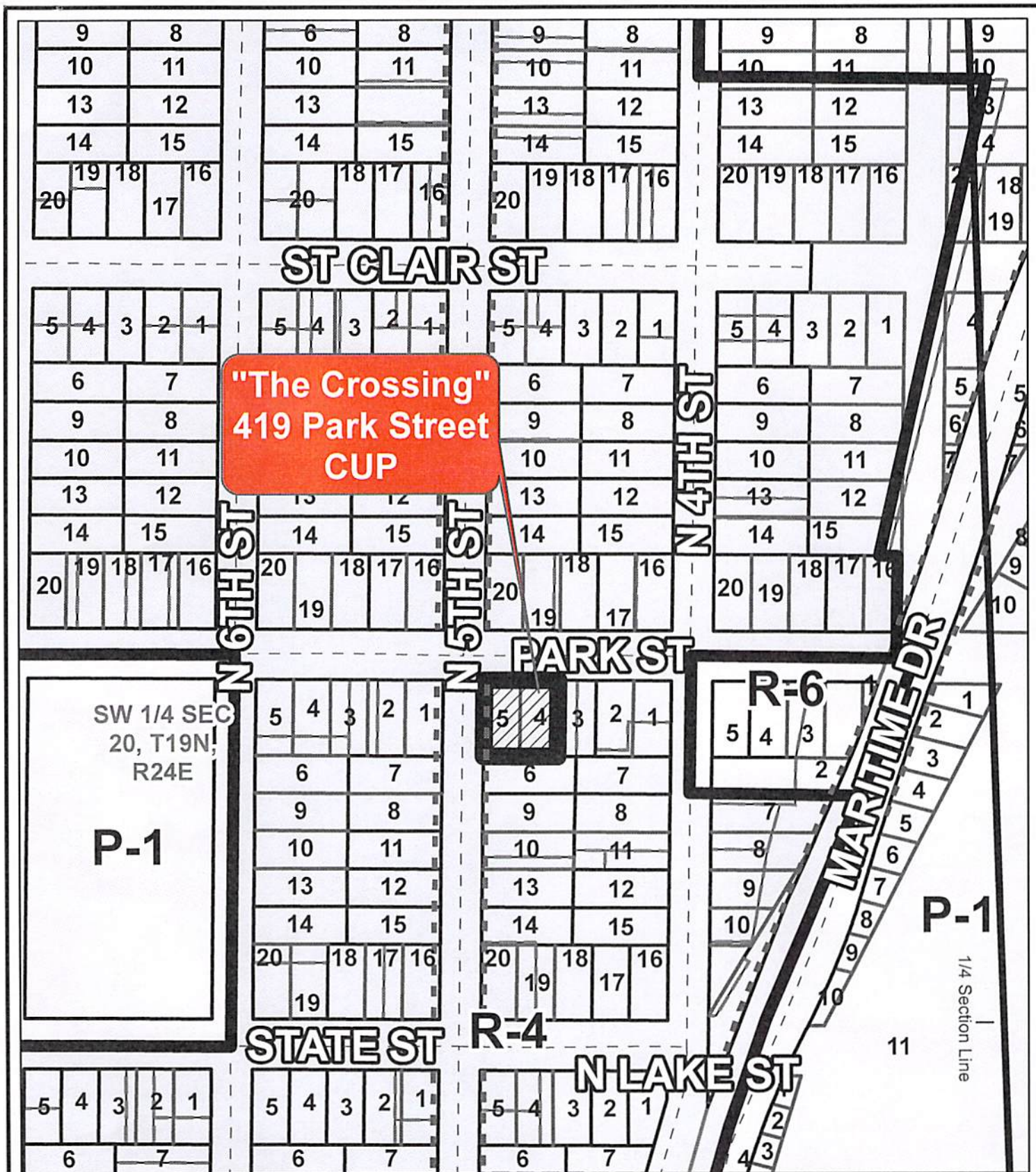
Re: PC32-2015: Grant to The Parkbench Inc. d.b.a. The Crossing of Manitowoc County (together, joint and severally as "The Crossing") a CUP under Section 15.150(3)l of the Manitowoc Municipal Code ("Code") for the operation of a transitional housing Residence for not more than 12 residents (mother and children) in the "R-4" zoning district at 419 Park Street, 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, within the existing building at 419 Park Street ("Residence"). The area included in the CUP ("CUP Area") is described on the attached map. The Crossing is required to comply with the following conditions:

- A. The Crossing shall not allow the Residence to exceed 12 residents at any one time. The resident advocate does not count towards the total Residence count.
- B. The Crossing shall expressly prohibit the usage or consumption of alcohol and illegal drug usage in the Residence or anywhere on the 419 Park Street Property.
- C. All over-night vehicles shall be parked off-street on hard surfaced areas on the 419 Park Street property.
- D. Administration and office support services shall not be located at the 419 Park Street location.
- E. The Crossing shall file a report with the Community Development Department by January 31st of each calendar year, beginning with January 31, 2017, detailing the status of the Residence in 2016, and in each subsequent year thereafter. This report shall be filed by January 31st in each year the CUP is effective, and each report shall detail the activities at the Residence from the prior calendar year. This report shall include, but not be limited to: (i) a summary of the financing in place to operate the Residence including a summary of foundation grants, donations, lender financing and State and/or Federal grants in hand, and volunteer hours worked ; (ii) residence summary identifying the number of residents in the Residence; (iii) a description of the services being provided at the Residence and the number of residents accessing various services; (iv) the number of residents that were at the Residence, but left without notice; (v) a summary of agreements with third party providers for support services for residents at the Residence; and (vi) any other information that may be requested by the Community Development Department to address identification of common characteristics or experiences of residents at the Residence.

- F. The Crossing shall, at the written request of the Manitowoc Police Chief, install any required security enhancements into the Residence, on terms and conditions acceptable to The Crossing and Chief.
- G. Compliance with all federal, state and local regulations, licensing and code requirements.
- H. No party shall assign or transfer its interest in the CUP to any party without the prior written approval of the Manitowoc Common Council.
- I. The CUP shall automatically terminate effective the same date The Crossing ceases to operate at the Residence. The Crossing 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.
- J. ~~Compliance with the terms and conditions of the CUP shall be reviewed by the Plan Commission and Common Council in September, 2019, and during the month of September 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.~~
- K. 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.

419 Park Street The Crossing





**"The Crossing"
419 Park Street
CUP**

SW 1/4 SEC
20, T19N,
R24E

P-1

R-6

P-1

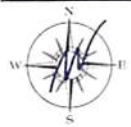
STATE ST

R-4

N LAKE ST

MARITIME DR

1/4 Section Line



**The Crossing, 419 Park St.
Conditional Use Permit**
City of Manitowoc, WI

PC32-2015
419 Park Street
The Crossing CUP

Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 10/19/2015
Y:\Planning\PC Plan Commission\Actions 2015\PC32-2015 The Crossing CUP
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.



— Official Map Street
▨ 419 Park Street