



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



April 29, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: **PC 14-2021: Vista Care / Priority One Investments: Request for an Adaptive Reuse Conditional Use Permit pursuant to 15.150(3)k for the establishment of an Office for Training and Remote Monitoring located at 1004 N. 17th Street.**

At the April 28, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the request for an Adaptive Reuse Conditional Use Permit to Vista Care / Priority One Investments for property located at 1004 N. 17th Street for the establishment of an Office, Training and Monitoring Center under the following conditions.

Address of applicant:

Vista Care Wisconsin
Attn Tim Frey
708 Erie Ave, Suite 201
Sheboygan, WI 53081

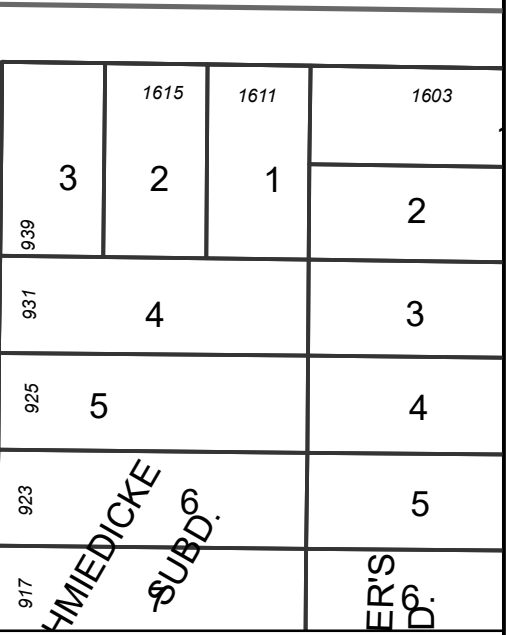
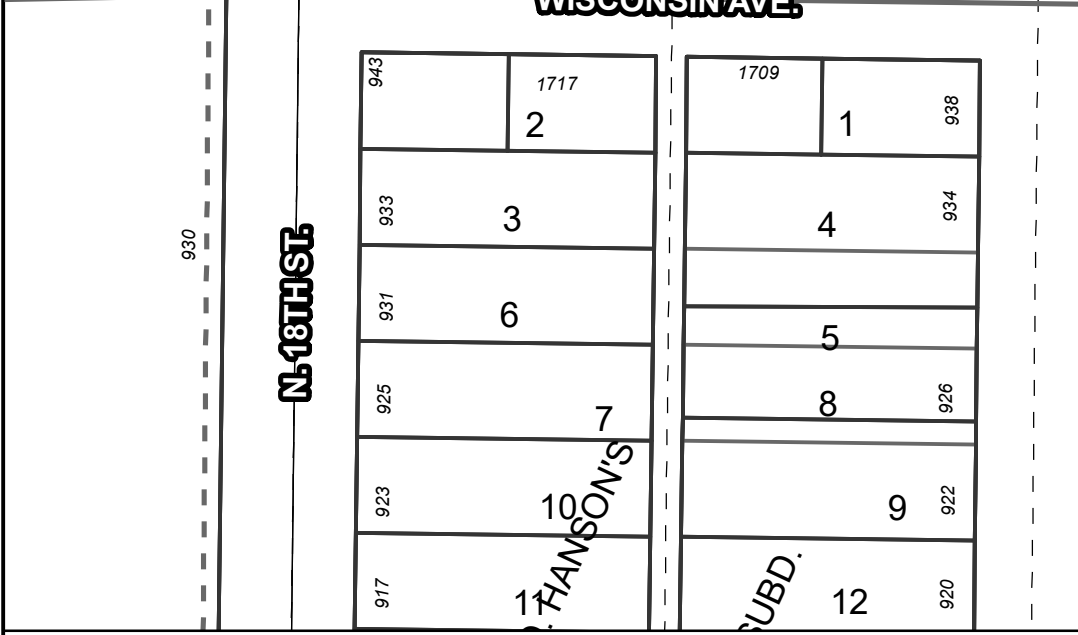
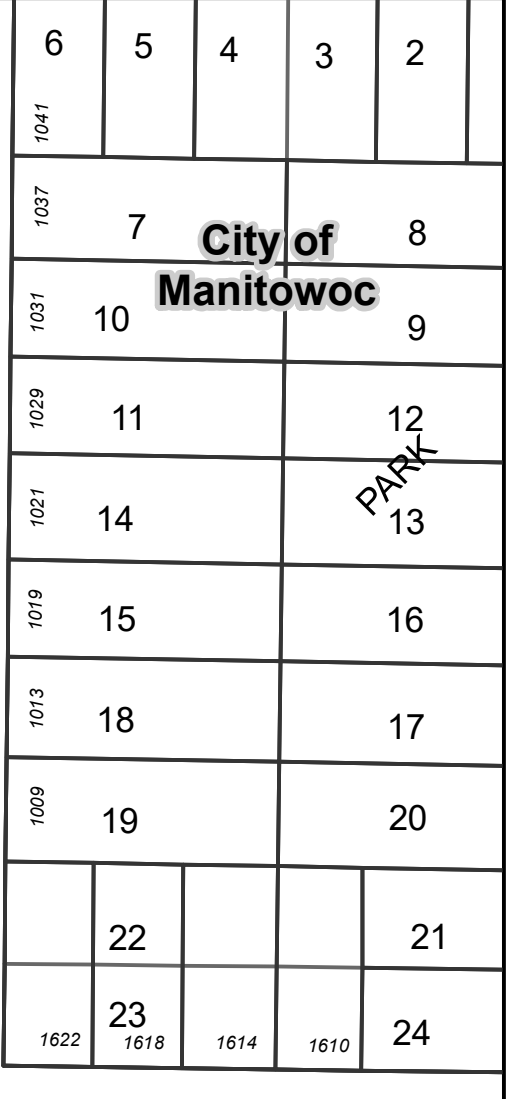
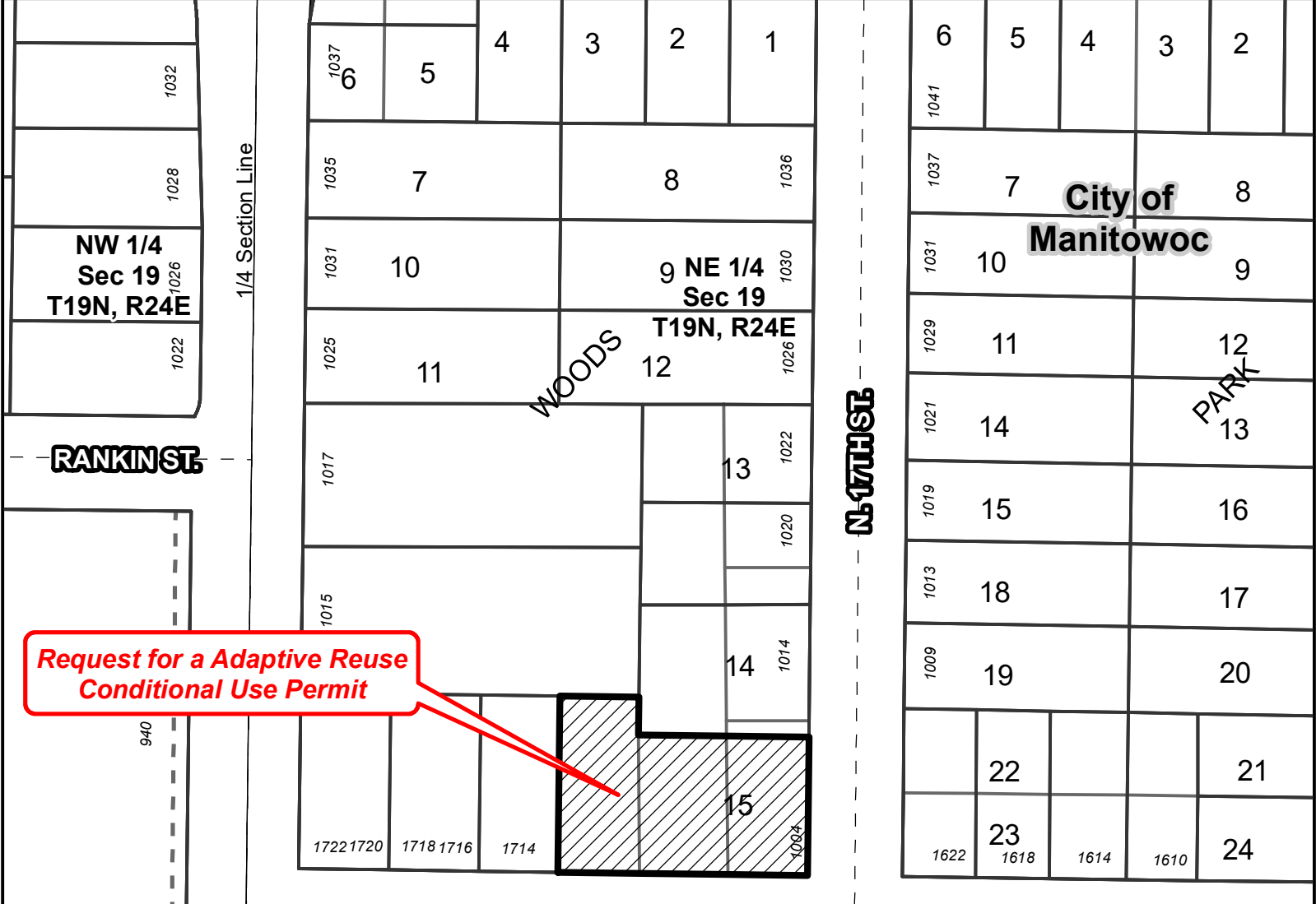
Granicus #: 21-0402
Attachments: Map & Conditions

REQUIREMENTS FOR ADAPTIVE REUSE
CONDITIONAL USE PERMIT (CUP)
APPROVAL FOR VISTA CARE / PRIORITY ONE INVESTMENTS
1004 N. 17TH STREET
4/28/2021

Re: PC14-2021: The adaptive reuse CUP is granted exclusively to Vista Care / Priority One Investments (VISTA) pursuant to Section 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 1005 N. 17th Street (Property), and shall hereinafter serve as authorization for the location and operation of an Office, Training and Monitoring Center. 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 Parcel # 790-004-142.

VISTA is required to comply with the following conditions and the information provided in their application packet:

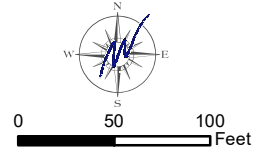
1. The existing CUP (PC22-2015) for the Adult Day Care Facility at this location will terminate the date the Adult Day Care Facility use relocates out of the building. The Adult Day Care Facility and Office, Training and Monitoring Center shall not operate concurrently at the property.
2. The CUP authorizing the siting and operation of Vista 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.
3. Vista 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 Vista has a controlling interest, the CUP shall then terminate effective the date of conveyance and the subsequent owner shall reapply for a new CUP.
4. Compliance with all federal, state and local regulations, licensing and Code requirements.
5. The maximum number of full-time equivalent office staff using the CUP Area as their primary work location shall be 5. Vista shall provide at least 6 off-street parking spaces for the employees. Vista will also make good faith efforts to have their employees, who park on the street, park in front of the CUP Area.
6. Only employees of Vista or an entity controlled by Vista shall be allowed to work at the location.
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, gate, wall or hedge.
8. 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.



Request for a Adaptive Reuse Conditional Use Permit

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Adaptive Reuse Conditional Use Permit

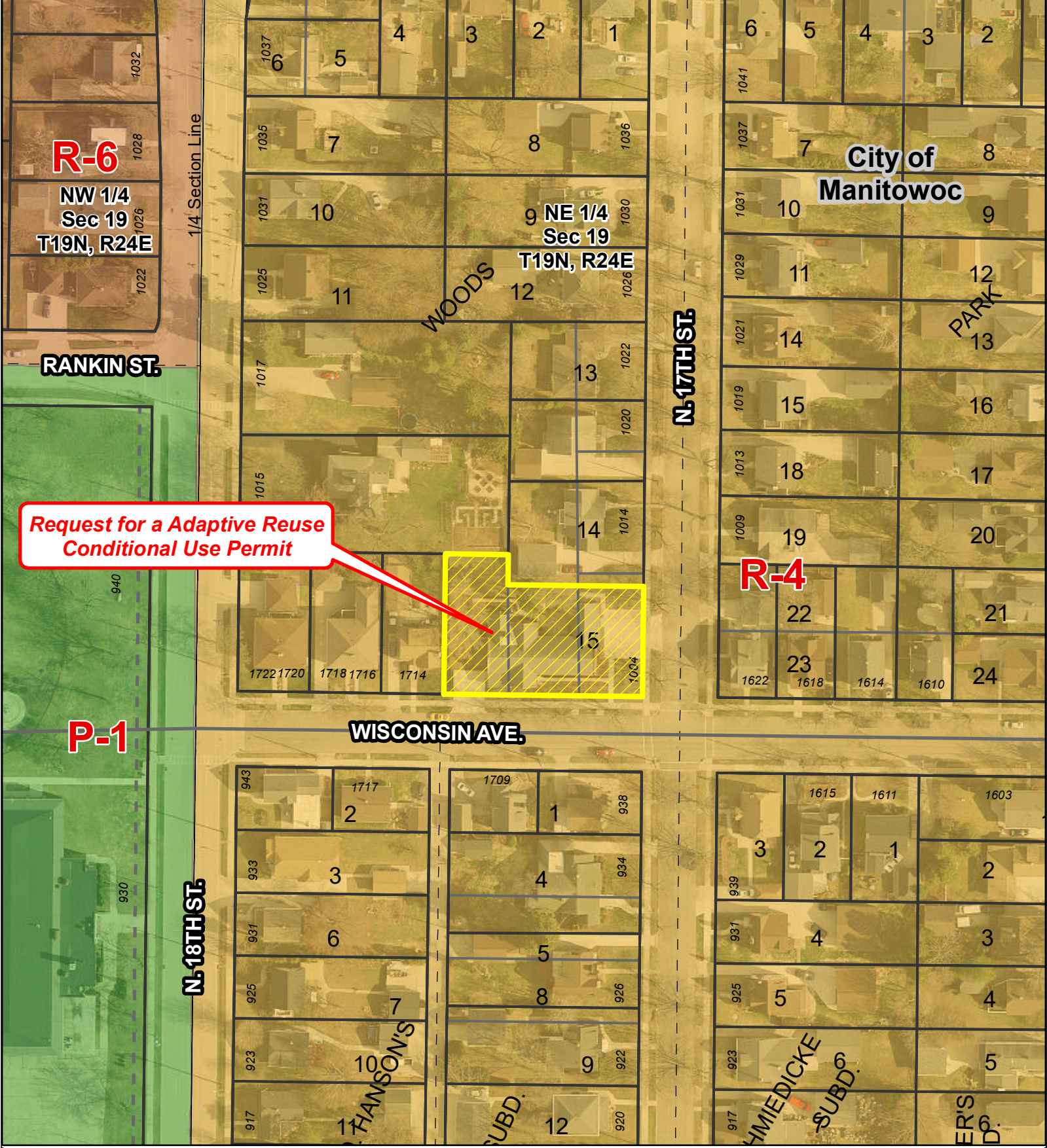
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 4/21/2021

O:\Planning\PC Plan Commission\PC_CUP\2021\PC 14-2021 Vista Care Adaptive Reuse CUP_1004 N 17th Street\Maps\PC 14-2021 Vista Adapt Reuse CUP B&W.mxd

PC 14-2021
1004 N. 17th St.

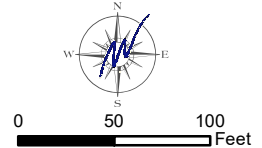
Manitowoc City Plan Commission



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

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Area of Adaptive Reuse
Conditional Use Permit

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: 4/21/2021

O:\Planning\PC Plan Commission\PC_CUP\2021\PC 14-2021 Vista Care Adaptive Reuse CUP_1004 N 17th Street\Maps\PC 14-2021 Vista Adapt Reuse CUP Zoning.mxd

PC 14-2021
1004 N. 17th St.

Manitowoc City Plan Commission