

Report to the Manitowoc Plan Commission

Meeting Date: August 28, 2019

Request: PC 33-2019 Holy Family Memorial / Core Treatment Services Pursuant to MMC 15.230(3)k. Request for 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.

Existing Land Use for Subject Property: vacant apartment, formerly used for housing for nuns affiliated with Holy Family Memorial Hospital.

Existing Zoning for Subject Property: B-1 Office Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	City Parkland	P-1 Conservancy
West	Parking lot	R-3 Single and Two Family
South	Hospital	B-1 Office – Residential
East	City Parkland	P-1 Conservancy

Comprehensive Plan: Conditional Use Permits do not have to be “consistent” with a communities’ comprehensive plan, although the Future Land Use Map does show the location to be General Business which would make the proposed use consistent.

Statute and Municipal Code:

Pursuant to Section 15.370(27)c of the Municipal Code the following criteria shall be considered when considering a Conditional Use Permit.

“the Plan Commission and Council shall consider whether the requested use:

- A. is reasonably necessary for the convenience and welfare of the public.
- B. Is in harmony with the character of the surrounding area.
- C. Will have a minimal effect or no effect on the surrounding property values.

The Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)c as well as compliance with regulations of the particular zoning district which the conditional use would be located.”

In 2017 the Wisconsin legislature passed Wisconsin Act 67 which lessened the discretion and control of local governments regarding the issuance of conditional use permits. The statute is copied and pasted below.

“ §62.23(7)(de) Conditional use permits.

1. In this paragraph:

a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10."

Report: Below are some of the main points of the CUP request:

- 3 Riverview Drive. Former apartment residence for the Franciscan Sisters, currently vacant.
- HFM & CORE Treatment Services will partner together
- AODA (Alcohol & Other Drug Abuses) treatment facility, provide 24/7 treatment for up to 16 beds.
- State will license facility as a Community Based Residential Facility.

The following pages, provided by HFM/Core, describe the details of the project.

Notices were mailed out to property owners beyond the normal 200' mailing radius, as of the time of this writing no comments were received. HFM/Core held their own neighborhood meeting on Wednesday, August 21.

Timeline

- HFM/ CORE held a neighborhood meeting on August 21 at HFM
- Council will hold a public hearing at their September 16th meeting

Recommendation: The Community Development Department recommends approval of the Conditional Use Permit for the establishment of a 16 unit AODA treatment facility pursuant to the following conditions.

**REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
HOLY FAMILY MEMORIAL / CORE TREATMENT SERVICES
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 Holy Family Memorial / CORE Treatment Services (HFM/CORE) by the Wisconsin Department of Health Services (DHS) for the operation of an Assisted Living Facility / AODA Treatment Facility. If HFM/CORE is not successful in receiving a license from DHS or any other licensing entity by December 31, 2020 HFM/CORE shall be required to re-apply for a CUP.
- B. HFM/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. HFM/CORE shall also have a security system and camera on the outside of building, HFM/CORE shall work with the Manitowoc Police Department regarding the placement and operation of the security system.
- D. HFM/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.



2300 Western Avenue • P.O. Box 1450
Manitowoc, WI 54221-1450
Phone (920) 320-2011

August 8, 2019

Mayor Nickels and Common Council
900 Quay Street
Manitowoc, WI 54220

Dear Mayor Nickels and Council Persons,

As a provider of healthcare services, Holy Family Memorial recognizes that our community has concerns with alcohol and other drug abuse. We see it every day in our halls. And most of us —if not all—see it in our social circles and families. At the same time, we are concerned about the lack of support in our area for those struggling with addiction issues.

Since our founding 120 years ago, Holy Family Memorial has dedicated itself to supporting those in need in our community. **Today we are asking your support for a Conditional Use Permit as we partner with Pastor Chris Gilbert of Connection Church, to bring an AODA residential and day-treatment facility to our community to address this need.**

CORE Treatment Services will be a nonprofit Comprehensive Community Services (CCS) organization located on the Holy Family Memorial Western Avenue campus. It will be only the fifth CCS-certified AODA residential treatment center in the state.

The former Franciscan Sisters of Christian Charity convent building at 3 Riverview Drive will house CORE. It will serve those in Manitowoc and surrounding counties who seek treatment for drug and/or alcohol use. CORE will operate 24/7, with 16 beds for residential recovery living as well as an active day-treatment program.

CORE residents' daily schedule will include therapeutic groups, activities provided within the building as well as outside activities, including support groups. To ensure adequate rest, 10 p.m. – 6 a.m. will be designated as resting hours.

Residential staff will be onsite around the clock. Clinical staff will be available from 8 a.m. – 6 p.m. with coverage at other times if needed. The center will be locked from the outside at all times. CORE also will have a security system and a camera on the outside of the building.

HFM has committed our support to CORE and its work. I will serve on the CORE Board of Directors and Dr. Dean Pollnow of HFM will serve as its Medical Director. In addition, HFM will provide other support services to ensure that CORE is able to take root in our community and help individuals on a successful recovery journey. To give our neighbors a chance to ask questions about CORE, HFM will hold a listening session at 5:30 p.m. Wednesday, August 21, in the Holy Family Memorial Whitelaw Conference Room.

Thank you for your consideration to grant the permit for this much needed service in our community.

Sincerely,

Brett W. Norell, FACHE
President & CEO
Holy Family Memorial



Executive Summary

The vision of CORE Treatment Services is for Manitowoc County to become the healthiest recovery community in Wisconsin.

Our Story

Jake came to the T-box sober living facility looking for hope and an opportunity for wholeness. He was one more bereft person in a long list of people we encounter whose lives are ravaged by the plague of substance use disorder. Sadly, as is often the case, we couldn't help Jake because of his higher level of treatment needs and the T-box's limited resources to meet those needs. We became another in a long list of rejections for Jake. As his countenance fell, his eyes filled with tears. He looked down...hope fading, and said, "not sure I can keep doing this anymore. I think I am done."

CORE Treatment Services was founded because we believe in hope and promise for people like Jake who want something better than the destruction of substance use disorder. People who need residential treatment – something more than a sober living facility or recovery meetings.

At CORE Treatment Services we are committed to walking alongside people like Jake as they start their recovery journey and as they progress, we will continue by going the extra mile. We will help people find the residential and day treatment options, emotional tools, social connectedness, and employment opportunities for rebuilding their lives. We believe Jake and many people like him will go from being burdens to our community, to becoming contributing members, as we offer an unprecedented level of services that treat the CORE of the individual, body, mind and spirit.

Our Philosophy

We believe that when you treat the individual, you treat the community. When addicted individuals are healed holistically, at their CORE, families are reunited, employers get better employees, communities get leaders, and we change the trajectory of lives for generations. We start by treating the CORE of the individual, but the impact fans out to the entire community because of the profound ripple effect that healing from addiction has.

Key Activities

CORE Treatment Services is a nonprofit, 16-bed residential and day-treatment AODA (Alcohol and Other Drug Abuse) treatment center that provides evidenced based treatment to individuals who struggle with substance abuse and/or co-occurring mental health conditions. We treat the whole person – body, mind and spirit, to create healthier individuals and, by extension, a healthier Manitowoc County.

CORE Treatment Services will be state licensed to provide residential and day AODA treatment and treatment for co-occurring mental health issues and will deliver evidenced-based treatment programs.

CORE Treatment Services will become a licensed CBRF (Community Based Residential Facility) and will become a CCS (Comprehensive Community Services) organization. Currently there are only four CCS certified AODA residential treatment centers in Wisconsin, CORE will be the fifth.



Partnership with Holy Family Memorial

Core Treatment Services' most strategic partnership is with Holy Family Memorial. We have partnered to obtain the former convent space at 3 Riverside Court and to complete renovations, contract food service through the hospital, obtain a qualified medical director and expect some direct financial support. Additionally, Brett Norell, President & CEO, will serve on our Board of Directors. Our partnership with HFM offers many benefits including, brand exposure, increased range of services, and benefits, administrative cost savings and brand credibility.

Co-Founders

Our two Co-Founders, Pastor Chris Gilbert and Carmen Persaud, are also Co-Executive Directors and Board of Directors members.

Pastor Chris Gilbert is the lead pastor at Connection Church and the founder of two sober living facilities, with a 65% success rate, (compared to the national average of 20%). He's the visionary behind CORE and is Co-Executive Director, responsible for external partnerships, community outreach, expansion and the culture and spiritual formation of the organization.

Carmen Persaud is a Behavioral Health Supervisor with 20 years' experience in treatment of both mental health and substance use disorders. She is a Licensed Professional Counselor, Clinical Substance Abuse Counselor, and an Independent Clinical Supervisor. She is Co-Executive Director responsible for operations, programs, clinical supervision and compliance.

Cost Structure and Revenue Streams

CORE Treatment Services is a 501 (c)(3) nonprofit organization. The most important cost structure to the organization is what we charge for treatment, which is billable to insurance or to the County governments.

Revenue streams include, private insurance, Medicaid, Medicare, and Manitowoc County and surrounding counties for treatment services.

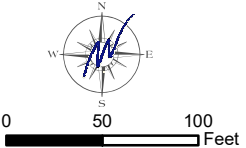
We expect Manitowoc County to contract for a certain number of beds every month, guaranteeing a place for their clients and a revenue stream for CORE Treatment Services.

Important to note is that County dollars spent, for persons enrolled in a CCS program could be reimbursed by the State, giving the County a financial advantage to using CORE Treatment Services.



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



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 21, 2019

NOTICE OF PUBLIC HEARINGS

As an owner in the vicinity of an area of a proposed Conditional Use Permit in the City of Manitowoc you are being notified of the following public hearings:

- **Plan Commission Informational Hearing - Wednesday, August 28, 2019, at 6:00 P.M.**
- **Common Council Public Hearing – Monday, September 16, 2019 at 6:30 P.M.**

Both meetings will be held in the Council Chambers, Main Floor, City Hall, 900 Quay Street. The area of the proposed conditional use permit is identified on the attached map.

The Petitioner is: PC 33-2019 Holy Family Memorial / CORE Treatment Services; Request for a Conditional Use Permit for the Establishment of a Transitional Housing / AODA (Alcohol and Other Drug Abuse) Residential Treatment Center at 3 Riverview Drive under Manitowoc Municipal Code 15.230(3)a and 15.370(27).

You are invited to attend these hearings in order to voice your opinion on the proposed conditional use permit. If you wish, you can call (920-686-6930) or visit the Community Development Department, Second Floor, City Hall, and we will be glad to discuss the proposal with you.

Respectfully Submitted,
Paul Braun
City Planner

Enclosure