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CITY OF MANITOWOC
WISCONSIN, USA
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August 31, 2015

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC 26-2015: Midwest Assisted Living Partners II, LLC Tender Reflections – Issuance of a Conditional Use Permit (CUP) to locate up to a 72 bed Community Based Residential Facility (CBRF)**

Dear Mayor and Common Council:

At the regular August 26th, 2015 meeting of the Manitowoc City Plan Commission, Midwest Assisted Living Partners II requested a CUP to operate a CBRF for up to 72 beds. The initial building plans ask for a 36 bed CBRF, however Tender Reflections has a long term plan to add an additional 36.

The Community Based Residential Facility is located west of S.T.H. 42 and south of U.S.H. 151 (Calumet Avenue) in both an "R-5" and "B-3" Zoning Districts. A CUP is required in both zones for this type of establishment. CBRF's for 16 or more individuals require the issuance of Conditional Use Permit pursuant to 15.370(27).

The Commission notes that CBRF's are regulated by the WI Department of Health Services (DHS), and are further required to meet the certification requirements under WI Administrative Code DHS 83. The Division of Supportive Living is responsible for the licensing of all CBRF's in Wisconsin, and no CBRF's can operate unless they have been certified to do so by DHS.

The Commission notes that the request is consistent with the 20 year Land Use Map and Comprehensive. As such the Commission unanimously approved the request for the Conditional Use Permit pursuant to the attached conditions.

Respectfully Submitted,



Paul Braun, City Planner

Granicus # 15-881
Attachments

Applicant Address:
Auth Consulting
Attn: Matt Hieb
2920 Enloe St. Suite 101
Hudson, WI 54016

Midwest Assisted Living Partners II, LLC
Attn: Curt Crotty
5131 175th St
Chippewa Falls, WI 54729

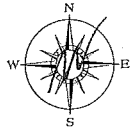
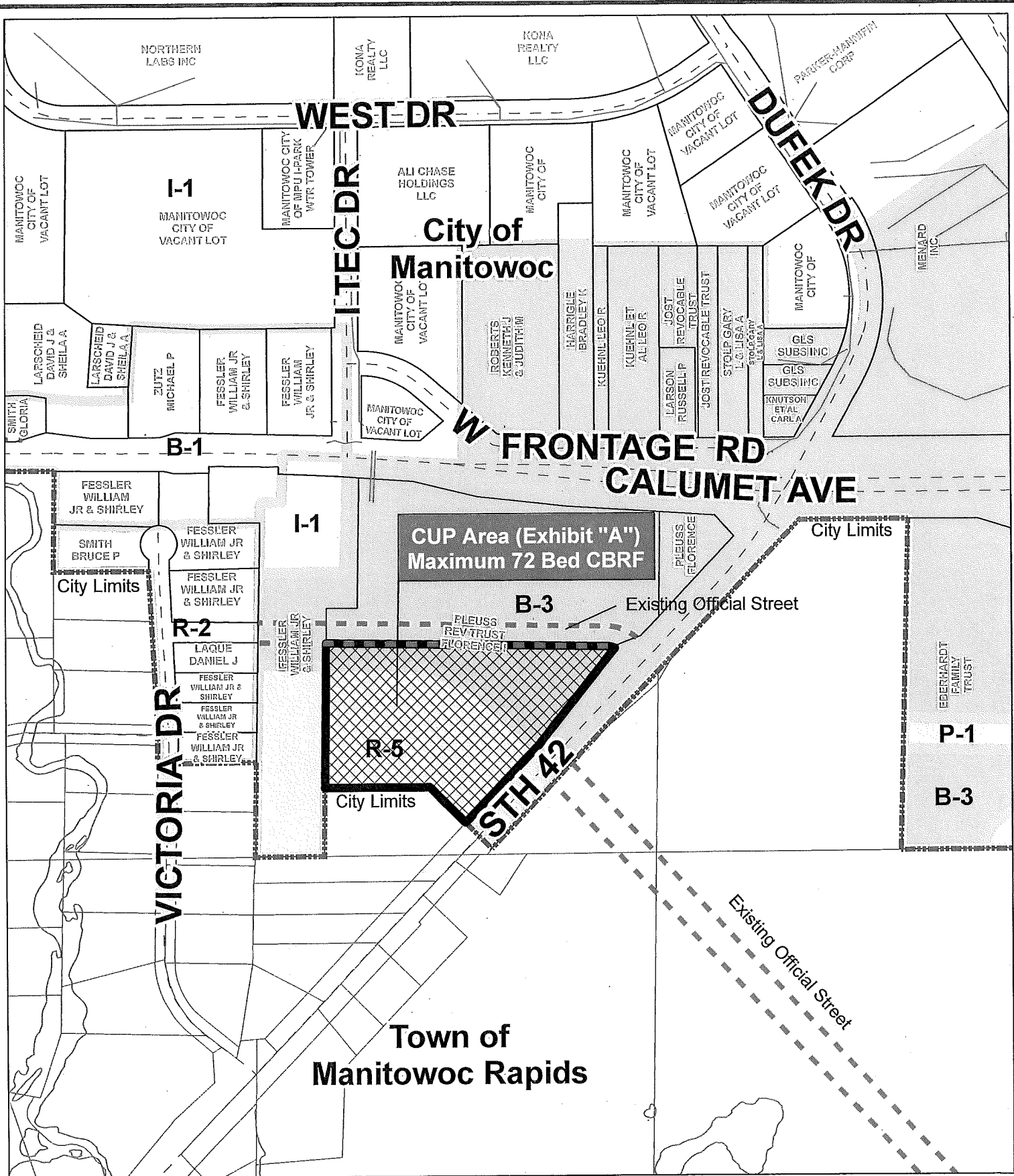
**REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
MIDWEST ASSISTED LIVING PARTNERS II, LLC d.b.a TENDER REFLECTIONS –
MANITOWOC MEMORY CARE LOCATED AT THE
SOUTHWEST CORNER S.T.H. 42 AND U.S.H. 151 (Calumet Avenue)
8/26/2015**

Re: PC26-2015: The CUP is granted exclusively to Midwest Assisted Living Partners II, LLC d.b.a. Tender Reflections – Manitowoc Memory Care (hereinafter “Owner”, “Owners” or “Tender Reflections”) pursuant to Sections 15.170(3)(f) and 15.290(3)(g) of the Manitowoc Municipal Code (hereinafter “Code”), as may be amended from time to time, for the land and building at the southwest corner of S.T.H. 42 and U.S.H. 151/Calumet Avenue, and shall hereinafter serve as authorization for the location and operation of a Community Based Residential Facility (“CBRF”) with a total capacity of not more than 72 individuals in the “CUP Area”, as identified and highlighted on the attached map.

The Owners are required to comply with the following conditions:

1. If Tender Reflections does not secure CBRF licensing (the “License”) from the State of Wisconsin, Department of Health Services (the “State”) by December 31, 2016, this CUP is void and terminates effective January 1, 2017. Tender Reflections to provide the City Planner written documentation evidencing the issuance of the License for the 72-person CBRF in the CUP Area. In the event this license is not secured by January 1, 2017, Tender Reflections shall be required to re-apply to the City for a CUP.
2. The CUP authorizing the location and operation of a CBRF in the CUP Area shall not be approved until the Common Council approves the CUP as outlined herein, and shall not become effective until the latest date that all of the following have been approved and completed: (i) City Council approves the issuance of the CUP, (ii) the date that Tender Reflections takes title to the CUP Area, (iii) Tender Reflections completes all conditions related to the approval of a Site Plan and Development Agreement.
3. This CUP shall be terminated in the event Tender Reflections fails to acquire the CUP Area pursuant to the May 31, 2015 “Vacant Land Offer to Purchase” on file in the Community Development Department.
4. This CUP does not waive or pre-empt any requirements under any building or zoning codes or any other requirements of any municipal, state or federal regulation, statute or law.
5. When the existing east/west official map street which is along the north line of the CUP Area is constructed the Owner shall then be required to relocate the private driveway accessing the CUP Area from S.T.H. 42 to the future road at the owner’s expense. All access driveways servicing the CUP Area off of S.T.H. 42 shall be removed and restored pursuant to City of Manitowoc and Wis D.O.T. standards.
6. In the event the property comprising the CUP Area is sold or leased to a party other than an entity in which the Owner has a controlling interest, this CUP shall terminate effective the date of conveyance, unless the Owner is permitted to occupy the CUP Area under the new ownership.

7. 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.
8. The CUP shall automatically terminate effective the date any License or certification granted to the Owner by the State, or any State-approved license which is assigned or transferred to a City-approved assignee or licensee for the CBRF at the CUP Area is closed, denied, revoked, or terminated by either the Owner or the State.



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 08/18/2015

Y:\Planning\PC Plan Commission\Actions 2015\PC26-2015 Tender Reflections
 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.

Request for Conditional Use Permit Maximum 72 Bed CBRF City of Manitowoc, WI

PC26-2015 Tender Reflections Manitowoc;
 State HWY 42



	Tender Reflections
	Official Map Street
	Corporate Limits



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July 22, 2015

Planning Department
City of Manitowoc
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Manitowoc, WI 54220

Architectural Narrative for Manitowoc Memory Care – Tender Reflections

The following is a Statement of Design Intent

Building Function:

Tender Reflections is a 32 unit/36 bed CBRF, class CNA, memory care facility. The facility will provide long term care for seniors suffering with Alzheimer's, Dementia and memory related illnesses.

Size and Construction:

The building is an I-2 CBRF classification with a Type VA construction type. Type VA is wood framed with wood trusses and has bearing walls and ceilings that are of 1 hour fire-rated construction. It has a complete NFPA 13 fire suppression system (sprinkler). The one-story building footprint is 25,979 square feet including an outdoor covered front porch. The floor plan and site plan are designed for two future neighborhood wings that will include 36 additional beds.

Interior Concept:

The floor plan is an open concept allowing maximum wandering space with both public and private gathering space. Amenities include a front porch, a back patio, great room with fireplace, activity kitchen, private dining, community dining, commercial kitchen, relaxation room, and beauty salon. The facility is divided into two distinct neighborhoods by the center common area. Each neighborhood has 12 private rooms, 2 double rooms, and 2 ADA accessible rooms. Every room has a private toilet room, shower, and individual heating and cooling control to ensure comfort for the occupants. In addition, neighborhoods have medication rooms, caregiver stations, a public toilet room and a common living and activity room. The interiors are a warm and rich color pallet that calms the residents with dark wood, warm neutrals, and softly patterned floor coverings.

Exterior Concept:

The exterior design is classic American, front porch architecture. It's important to maintain a comfortable residential scale and look to the facility. We do this with roof lines, residential materials, residential elements and detailing. The materials we've selected to execute this concept include architectural grade asphalt shingles, lap siding, cedar shake siding, pre-cast concrete stone, and generous amounts of trim work. The lap siding is a warm slate color commercial grade vinyl accented with cream colored, cedar shake vinyl siding in the gables. Stonework on the fireplaces, architectural columns, and all of the building facades is Dutch Quality, Weather Ledge with earth tone colors highlighted by darker slate stones. The white trim work is low maintenance prefinished aluminum and painted LP Smartside to complete the traditional neighborhood look.

Landscape Concept:

The landscape plan provides multiple landscaped and gently curving accessible walking paths for the residents. The building's perimeter is completely landscaped with perennials and shrubs that screen the foundation and add visual interest for visitors and residents. Trees include species such as birch, linden, oak and spruce that provide seasonal interest year round and match the scale of the building.

CONDITIONAL USE PERMIT NARRATIVE

Overview

Tender Reflections is applying for a conditional use permit for a memory care facility in Manitowoc.

Tender Reflections, a home for seniors, is dedicated to providing peace of mind to residents and families by offering dignified care while respecting the mind body and spirit of each person served. To live this mission we hire and develop staff to provide our residents care and services focused on memory impairment and its effects on the whole person. Being engaged and living joyfully in the moment in a safe environment brings the Sanctuary Experience to life.

Project Need

The area has a significant unmet need for Alzheimer's and memory care patients.

Tender Reflections brings approximately 25 new jobs to the area that will serve our resident population 24/7.

Facility/Location

The building is just under 26,000 square feet (see architectural narrative for additional details).

Site is located on State Trunk Highway 42, just South of State Highway 151 in the Southwest Quadrant. (see site map for further details).

Zoning

The site is currently zoned B3 and R5. The facility is a conditional use in both zoning districts.

Certified Survey Map

As part of the project the owner will be submitting a certified survey map, subdividing and creating the property as shown on the site plan. Right of way will be dedicated to the City as part of the certified survey mapping process.

Site Details

The overall property currently consists of approximately 23.1 acres. After the completion of the certified survey map the site will consist of approximately 8.6 acres.

On-site parking will be provided and exceeds the City requirements in both parking count and stall size.

Stormwater management will be provided on-site to meet both the City stormwater requirements and the Wisconsin Department of Natural Resources requirements.

Utility

The facility will be served by both city water and sewer. A mainline sanitary line is available and bisects the site (future public street). Watermain will need to be extended to service the property. The building will be sprinklered.