

Report to the Manitowoc Plan Commission

Meeting Date: January 26, 2022

Request: PC 4-2022: Ortlieb / Pathways for a Better Life, LLC; Request for a Conditional Use Permit pursuant to 15.150(3)f. for the establishment of a Community-Based Residential Facility for Treatment and Recovery Services located at 1010 Huron Street.

Existing Land Use for Subject Property: Manitowoc Public School District – McKinley School

Existing Zoning for Subject Property: R-4 Single and Two Family Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, East	Residential	R-4 Single and Two Family
West, Southwest	Retail, Business	B-2 Neighborhood Business

Comprehensive Plan: Institutional & Community Facilities

Consistency Analysis

While a Conditional Use is not required to be consistent with the Comprehensive Plan, in this instance the requested use is consistent with the land use category identified.

Report:

Patrick & Linda Ortlieb have entered into an Offer to Purchase for the Manitowoc Public School District’s McKinley School Building located at 1010 Huron Street (parcel # 000-012-000). If all their contingencies are satisfied the Ortlieb’s will purchase the property under a yet to be created Limited Liability Company. The building will then be leased out to Pathway’s to a better life, LLC (Pathways). Pathways is proposing to establish a Community Based Residential Facility (CBRF) to serve up to 60 individuals for treatment of alcohol and drug dependency issues.

The property is zoned R-4 Single and Two Family residential and Community Based Residential Facilities for 9 or more individuals require the issuance of a Conditional Use Permit.

The property is 2.33 acres with frontage along N. 11th, Huron and N. 10th Streets. The building has been used as a school or school administrative purposes since it’s been opened.

Pathway’s currently has licensed locations in Kiel and Waldo, Wisconsin. Here is a link to the Pathway’s website that provides more background information. <https://www.pathwaystoabetterlife.com/>. Pathway’s would use the first floor (basement) for Kitchen, cafeteria, meeting rooms and bathroom space. The second floor (main entrance) would be used for administrative offices, conference room, clinical offices meeting rooms and bathrooms. Floor 3 would be used for bedrooms, sitting areas bathrooms, showers, and laundry. Up to 60 beds could be on the third floor. Entrances will be secure and monitored by staff 24

hours a day. Security cameras would be located inside and outside of the building. The building will be sprinklered.

Currently there are 27 other CBRFs in the City of Manitowoc, one of which is St Clair Convent / Core Treatment Services (16 individuals) located at 3 Riverview Drive; they provide services for individuals with alcohol and drug abuse issues. Community Development staff reached out to Police Chief Reimer who stated that they have had no issues with the St Clair / Core Treatment Services facility. The Police and Fire Departments expressed no concerns with the proposed CBRF at 1010 Huron Street.

Community Based Residential Facilities (CBRFs) fall under the category of a Community Living Arrangement by the State. The Wisconsin Department of Health Services defines "Community-based residential facility" as a place where 5 or more adults who are not related to the operator or administrator and who do not require care above intermediate level nursing care reside and receive care, treatment or services that are above the level of room and board but that include no more than 3 hours of nursing care per week per resident." CBRFs can admit and provide services to people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, pregnant women needing counseling and/or the terminally ill. Pathways would be a licensed facility focusing on individuals with alcohol and other drug abuse dependencies.

Municipal Code:

Pursuant to Section 15.370(27)(c) of the Municipal Code, "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."

CBRFs are reviewed annually by the Plan Commission and Common Council.

State Statute:

"§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."

(Note: in 2017 the Wisconsin legislature also passed Wisconsin Act 67 which lessened the discretion and control of local governments regarding the issuance of conditional use permits.)

Adult Family Homes and Community Based Residential Facilities are protected by two federal laws: the American with Disabilities Act and the Fair Housing Act which relate to discrimination against person with disabilities. Municipalities must make a reasonable accommodation for these types of facilities.

Public Comments Notices were mailed out to adjacent and abutting property owners on January 19th. At the time of this writing no comments have been received by staff. The applicant also held their own neighborhood meeting on January 18th.

Recommendation: Approve the issuance of a Conditional Use Permit to Pathways to a better life, LLC for up to 60 individuals for the building located at 1010 Huron Street.

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
PATHWAYS TO A BETTER LIFE, LLC (PATHWAYS)
LOCATED AT 1010 HURON STREET
TAX PARCEL # 000-012-000
2/21/2022

- A. The CUP shall require compliance with all applicable local and state regulations including issuance and maintenance of any license to PATHWAYS for the operation of a 60 individual Community Based Residential Facility. If PATHWAYS is not successful in receiving any of their licensing by June 30th, 2023 PATHWAYS shall be required to re-apply for a CUP, unless this deadline is requested for and extended, in writing, by the Plan Commission and Common Council.
- B. PATHWAYS shall be subject to a maximum of 60 individuals plus staff at the location. Administrative, office, business, support, counseling or similar uses are considered an accessory use and shall only be for individuals under PATHWAYS care and supervision.
- C. PATHWAYS shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council. The CUP shall automatically terminate effective the date any license or certification granted to PATHWAYS by the State or other licensing entity is closed, denied, revoked, or terminated.
- D. 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.
- E. Prior to issuance of the CUP by the Common Council, PATHWAYS shall receive permission/approval from the Wisconsin Department of Safety & Professional Services (DSPS) regarding building, fire and life safety codes and requirements.



LAND USE APPLICATION

APPLICANT Patrick O'Hieb PHONE (920) 207-0833
 MAILING ADDRESS 4527 Culla Hill Circle Sheboygan WI 53083 EMAIL alohallpo@gmail.com
 PROPERTY OWNER ~~Manitowoc~~ Manitowoc School District PHONE _____
 MAILING ADDRESS _____ EMAIL _____

REQUEST FOR:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 1010 Huron St. Manitowoc, WI

PARCEL ID# 052-000-012-000.00 CURRENT ZONING R-4 SINGLE & TWO

CURRENT USE OF PROPERTY MANITOWOC PUBLIC SCHOOL
FAMILY RESIDENTIAL

PROPOSED USE OF PROPERTY COMMUNITY BASED RESIDENTIAL FACILITY

REQUIRED: Attach a detailed written description of your proposal or request.

Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed *Patrick O'Hieb* Date 1/17/22
 (Property Owner)

For Office Use Only	
Date Received: _____	PC #: _____
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
 Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

1010 Huron Street Project Description

This project will encompass the renovation of the former McKinley School into a home for Pathways To A Better Life, LLC. Pathways (owned and operated by Susan Beattie) would license the property as a Community Based Residential Facility (CBRF) for Alcohol and Drug clientele. The Residential Treatment program would consist of in-patient residency. The Pathways Outpatient Program would allow clients to attend treatment during the day and return to their own residence each night. Many remain living in the area long after treatment is completed because they become part of the community.

Pathways is a dual diagnosis treatment facility that provides individualized care without judgement to individuals affected by the disease of addiction. By combining a full continuum of treatment services with a network of support services, achieving long-term recovery becomes possible.

Pathways believes in a holistic approach of treating one's physical, mental, emotional, and spiritual needs. We use The 12 Steps program as our foundation, and build individualized treatment plans by utilizing additional evidence-based approaches, therapies, and clinical practices. Pathways is dual diagnosis, and integrates mental health treatment to address disorders such as depression, anxiety, or trauma at the same time as the addiction treatment. Families are an integral part of the healing process. We encourage family members to attend weekly family groups for an opportunity to increase support, provide experience, and maintain the personal connections needed with this complicated disease.

Pathways current administrative offices are located at 530 Hwy 67 in Kiel. Admissions, Adult Day Treatment/IOP, as well as a variety of recovery meetings, social activities, music events, and educational workshops are held at this facility . Pathways Residential Treatment and Detoxification programs are provided at both our Waldo and Kiel facilities. Our 12-bed facility in Waldo, and both 8-bed homes in Kiel are staffed with highly trained professionals, and offer the amenities needed to comfortably detox and begin the first steps into a new life in recovery. The comfortable family atmosphere in a peaceful, therapeutic setting, provides the tranquility needed to heal. Our men's and women's Sober Living homes are located in the community and accessible to employment opportunities in a variety of areas. Providing transportation to Pathways Day Treatment program is included to those residing in Pathways Sober Living homes. Living in a supported recovery home is an important transitional step in getting back to living life in a healthy manner, and we strongly encourage this as an option to improve success in long-term recovery.

The three current levels of the building will be renovated into a combination of residential, meeting, and counseling rooms. This would require Pathways to employ between 20-30 additional employees who would likely reside in the Manitowoc area/community.

Floor 1 (basement) – Kitchen, cafeteria, several large meeting rooms, bathrooms.

Floor 2 (main entrance) – Administrative offices, conference room, clinical offices, meeting rooms, bathrooms.

Floor 3 – Bedrooms with sitting area in smaller family units, 2 large bathrooms with showers, laundry rooms, staff office. Would include enough beds to accommodate up to 60 residents.

The buildings entrances will be secure and monitored by staff 24 hours a day, allowing only those authorized in and out. Security cameras throughout the facility, as well as outside, will also provide additional security measures.

The mechanicals will be updated and windows will be installed to provide daylighting. Also included in the project will be renovating the existing gymnasium into a flex space. Possible uses could include workout space, coffee bar, community gathering space, etc. Additional, open, off-street parking could be accommodated near the existing gymnasium along North 10th Street and/or along Huron Street. These will include standard, ADA, and ADA van accessible parking with compliant access to the elevator lobby. The existing elevator will be retained to provide ADA compliant access to the building.

The building was constructed as the Luling School in 1891, and has undergone several renovations and additions, including addition of gymnasium (1935), infill of windows (1982), and elevator (basement to 2nd floor, 2000). The building foundation is comprised of mortared stone and brick, with two-wythe brick exterior walls extending from the battered stone base to a decorative, brick cornice. The roof system is a combination of asphalt shingles at hip & valley roofs, and built-up at low-slope roofs (flat portions at the cores of the main building and at the gymnasium). The interior walls are primarily wood framed with plaster, except the corridor walls, which appear to be two-wythe brick with plaster.

As part of the renovation, a new fire sprinkler system will be installed throughout building, with all required alarm and egress components. Every reasonable attempt will be made to attain ADA compliance throughout the facility; however, it should be noted that this may not be possible given the limitations inherent in a 130-year-old building.

The principal intent is for this property to become a cornerstone for this neighborhood. Renovation also includes back-dating of fenestration to utilize the some of the original openings (many of the windows were bricked-up in the 1990's), repairs to damaged stone and brick at the exterior, and repair any damage to the existing roof systems. Re-opening the windows will not only enhance both the interior and exterior appeal of the building but will also provide alternate egress components as required by code.

**COVID-19
UPDATE:**
We continue
to provide
face-to-face
treatment
using
recommended
precautions.
We are here
for you if you
need us!



PATHWAYS
to a better life, llc

MAKE THE CALL TODAY!

Whether you are calling for yourself, for a loved one, or just have a question, we treat each caller with dignity, respect, sincere care, and privacy. We provide hope without judgement by supporting many paths of recovery. We are a phone call away.

CONTACT INFORMATION

PO Box 347
Kiel WI 53042

Phone: 920-894-1374
Fax: 920-894-1373

Email:
info@PathwaysToABetterLife.com

Web:
www.PathwaysToABetterLife.com



**ALCOHOL & DRUG
TREATMENT & RECOVERY
SERVICES**

Call us at 920-894-1374
We can help!

Pathways ...

Pathways is a dual diagnosis treatment facility that provides individualized care without judgement to individuals affected by the disease of addiction. By combining a full continuum of treatment services with a network of support services, achieving long-term recovery becomes possible.

Leading an industry wide change by integrating a network of recovery-oriented services to assist with prevention, intervention, treatment, and post-treatment.

OUR TREATMENT PROGRAM

Pathways believes in a holistic approach of treating one's physical, mental, emotional, and spiritual needs. We use The 12 Steps program as our foundation, and build individualized treatment plans by utilizing additional evidence-based approaches, therapies, and clinical practices.

Pathways is dual diagnosis, and integrates mental health treatment to address disorders such as depression, anxiety, or trauma at the same time as the addiction treatment.

Families are an integral part of the healing process. We encourage family members to attend weekly family groups for an opportunity to increase support, provide experience, and maintain the personal connections needed with this complicated disease.

Our Facilities

Pathways administrative offices are located at 530 Hwy 67 in Kiel. Admissions, Adult Day Treatment/IOP, as well as a variety of recovery meetings, social activities, music events, and educational workshops are held at this facility.

Pathways Residential Treatment and Detoxification programs are provided at both our Waldo and Kiel facilities.

Our 12-bed facility in Waldo, and both 8-bed homes in Kiel are staffed with highly trained professionals, and offer the amenities needed to comfortably detox and begin the first steps into a new life in recovery. The comfortable family atmosphere in a peaceful, therapeutic setting, provides the tranquility needed to heal. Tapping maple trees, campfires, fishing and hiking are a few of the activities experienced.

Our men's and women's Sober Living homes are located in the community and accessible to employment opportunities in a variety of areas. Providing transportation to Pathways Day Treatment program is included to those residing in Pathways Sober Living homes. Living in a supported recovery home is an important transitional step in getting back to living life in a healthy manner, and we strongly encourage this as an option to improve success in long-term recovery.



We need your help!

Volunteers either have time or money to give. We have an extensive list of things we need help with and it's always changing.

It will take a village . . .

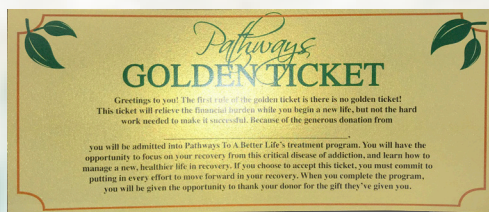
Those with TIME to Give...

We need Recovery Coaches for our mentoring and jail programs, transportation drivers, quilters to sew weighted blankets, and construction workers for various projects and the list goes on and on.

If you have a talent or hobby you enjoy, and are willing to lead an activity with our residents, we'd like to hear from you. It's very rewarding and energizing to give of your time.

Those with MONEY to Give...

Pathways Golden Tickets are made possible because of the generosity of individuals, families, businesses, and organizations willing to fund another community member's treatment. This ticket is a gift of life for so many families that have no financial means to save their loved one's lives. How much is a life worth? What would you pay to save your loved one? Please call if you would like to sponsor someone and give them a chance at a better life.



Overview of Programs

Residential Detoxification (3-7 days)



We offer a full continuum of care and support, that begins with detoxification. Medication is used to help get you through the initial physical and emotional withdrawal symptoms. We will make you as comfortable as possible and get you connected and engaged in recovery.

Residential Treatment (30-90 days)



You will learn about the disease of addiction, and receive the tools so you can truly live life again. We are very family oriented, for we know that addiction is a family disease and affects more than the addict. Our clinical team will help you develop an aftercare plan to maintain sobriety and have support established before discharge.

Adult Day Treatment / IOP



Our intensive outpatient program is offered Monday through Friday. This program can be combined with Sober Living and is a great option for those who have not had the opportunity of Residential Treatment. (May be covered by Medicaid)

info@PathwaysToABetterLife.com

Programs Continued ...

Outpatient – Individual Therapy



Our counselors are available for private therapy sessions. Individual therapy is beneficial when working on specific issues and can be combined with other programs and resources.

Sober Living (2 months - 2 years)



Our staff offer motivation, structure, and accessibility to additional resources while transitioning into a more independent living situation. Transportation between our Sober Living and Adult Day Treatment program is arranged for those involved in both programs.

Recovery Coach Mentoring (12-18 months)



Coaches provide guidance to individuals dealing with stressful life situations. Together they prioritize, form action plans, and set goals. They connect individuals with community resources and offer options based on their needs.

Recovery Coach Training



Our trainer educates individuals that have direct and indirect lived-experience of addiction and recovery. Coaches receive 30 hours of education to learn the skills to guide, mentor, and support anyone who wants long-term recovery from addiction.

Jail Program

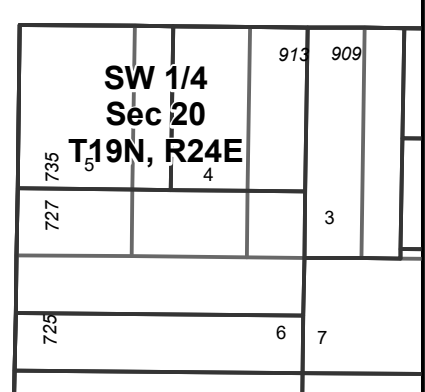
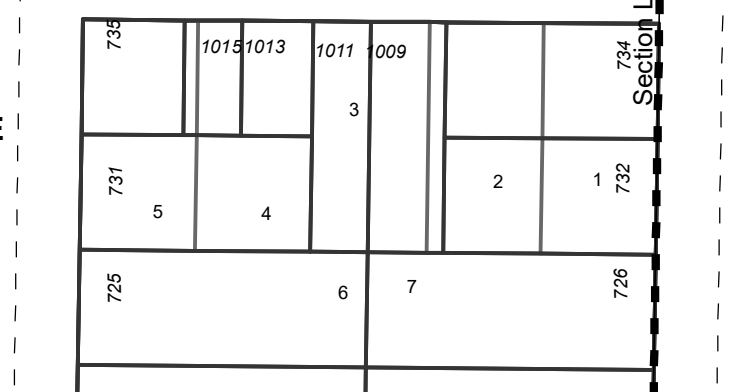
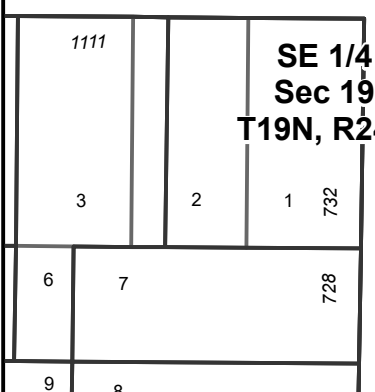
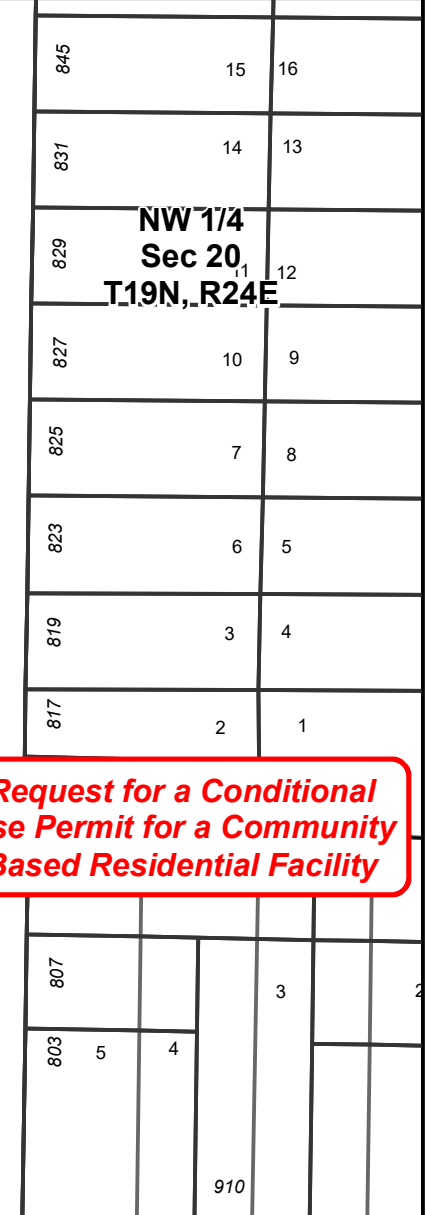
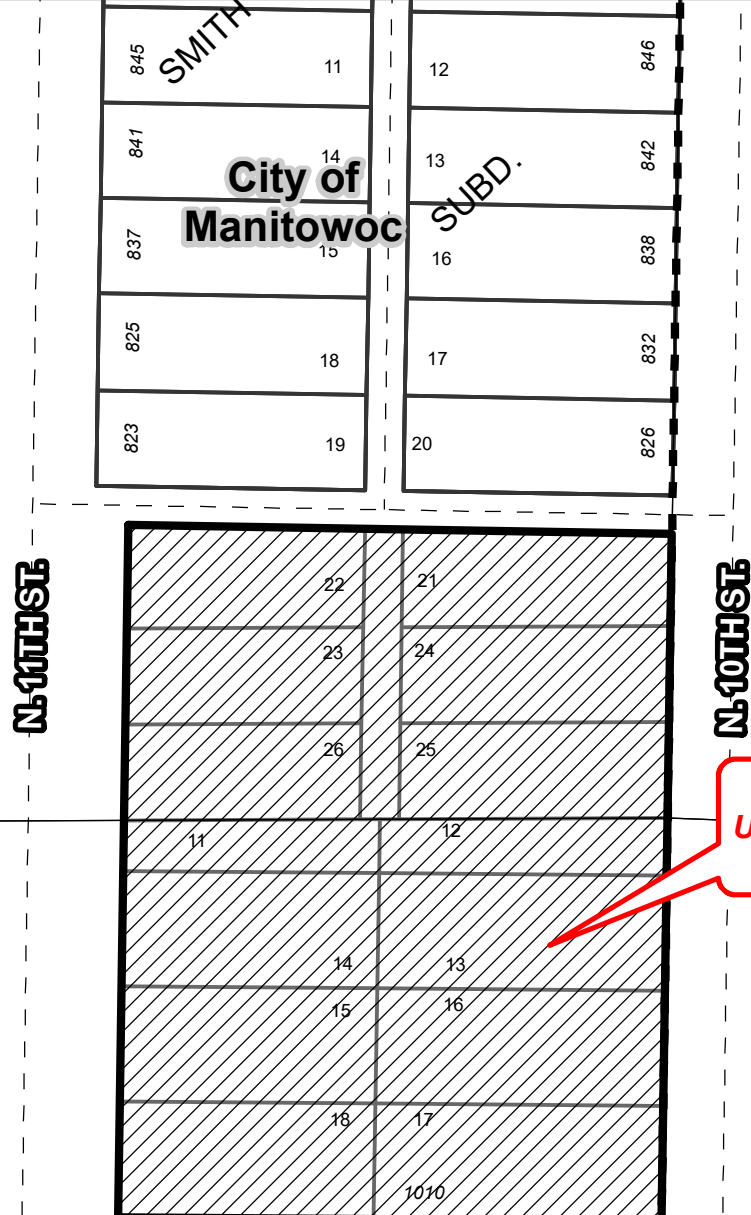
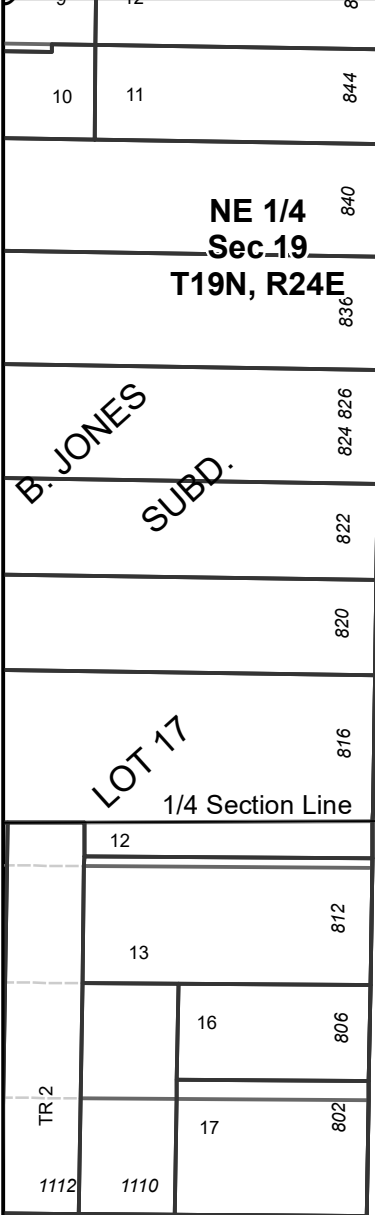


Our staff assist inmates to form positive release plans prior to their release. On the day of their release, a coach will pick them up, give them their own AA or NA book, have a meal together, and go to a recovery meeting.

Financial Information



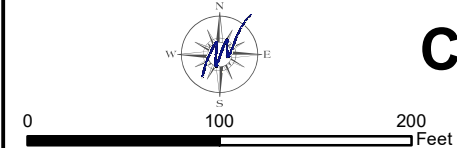
Insurance benefits vary by policy. Please call 920-894-1374 with your insurance information to verify benefits.




Request for a Conditional Use Permit for a Community Based Residential Facility

CONDITIONAL USE PERMIT

City of Manitowoc, WI

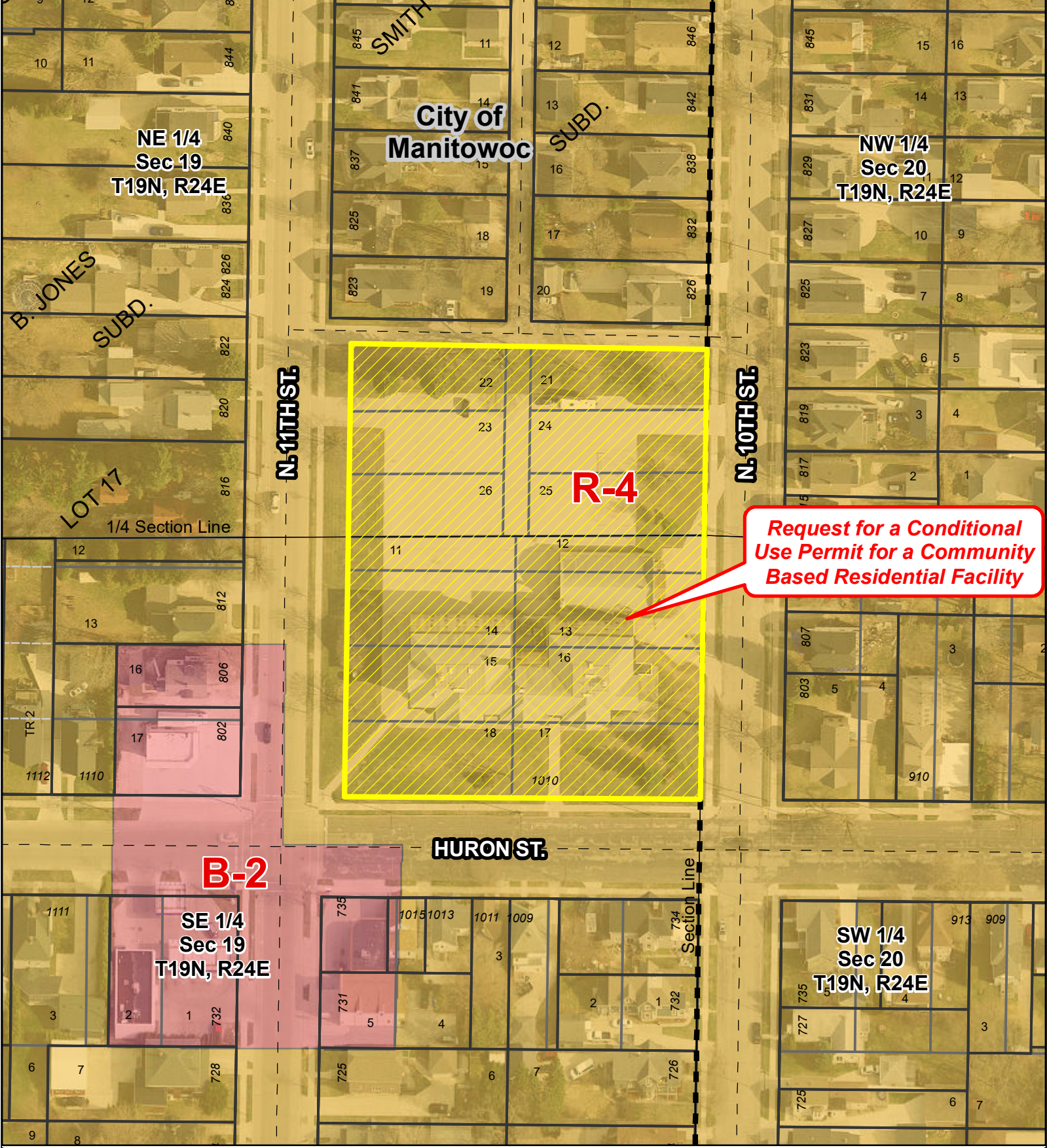


 Area of Conditional Use Permit for a Community Based Residential Facility

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
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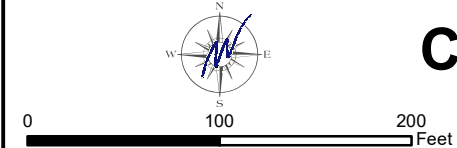
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1010 Huron St.
Manitowoc City Plan Commission




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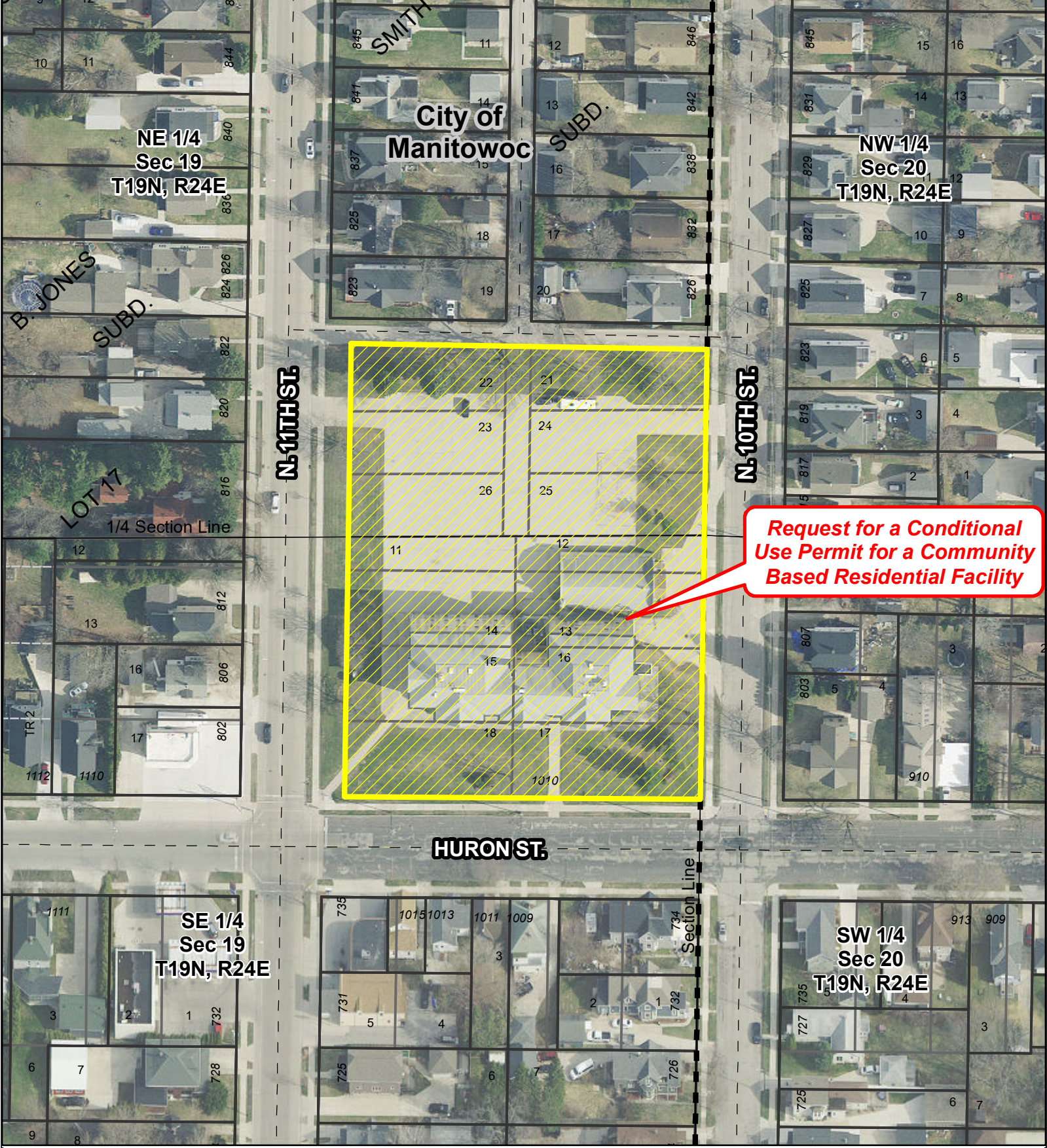


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PC 4-2022
1010 Huron St.

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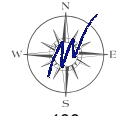
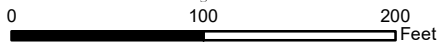
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Request for a Conditional Use Permit for a Community Based Residential Facility

CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit for a Community Based Residential Facility

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PC 4-2022
1010 Huron St.