

Plan Comm.
11-20-17

17-1068



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



October 26, 2017

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC 26-2017: Americare Senior Services, Inc / Angelus Village of Manitowoc, LLC; Request for a Conditional Use Permit for the establishment of an Assisted Living Facility located at 200 E. Waldo Blvd Pursuant to Municipal Code 15.310(3)g.**

Dear Mayor and Common Council:

At the October 25, 2017 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve the Conditional Use Permit for the operation of a 52 unit Assisted Living Facility pursuant to the attached conditions.

Respectfully Submitted,
Paul Braun
Plan Commission Secretary

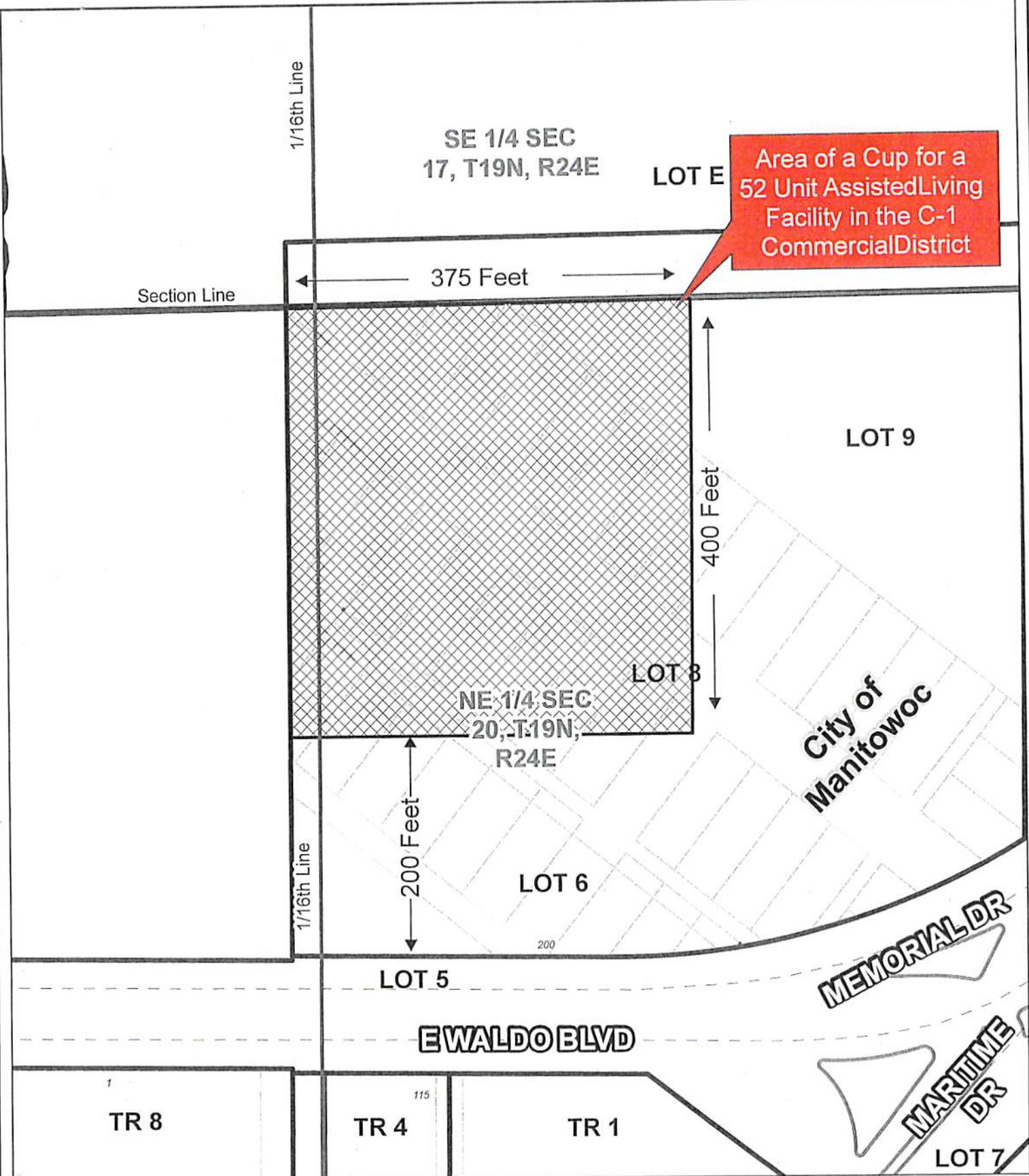
Attachment: Conditions and Map
Granicus # 17-1068

Americare Senior Services, Inc
Attn: Vince Cassiani
2701 Larsen Road
Green Bay, WI 54303

Red Arrow Products Company LLC
633 S. 20th Street
Manitowoc, WI 54220

**REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
AMERICARE SENIOR SERVICES, LLC d.b.a. ANGELUS VILLAGE OF MANITOWOC, LLC
LOCATED AT 200 E. WALDO BLVD
10/25/2017**


- A. The CUP shall require compliance with all applicable local and state regulations including issuance and maintenance of a license to Angelus Village of Manitowoc, LLC (Angelus) by the Wisconsin Department of Health Services (DHS) for the operation of an Assisted Living Facility. If Angelus is not successful in receiving a license from DHS by December 31, 2019 Angelus shall be required to re-apply for a CUP.
- B. Angelus shall be subject to a maximum of 52 units as shown on the submittal drawings.
- C. Angelus 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.
- D. To maintain the aesthetic and natural open space of the subject area Angelus shall not be allowed to construct any off-premise (billboards) in the CUP area.
- E. By mutual consent, Angelus agrees to incorporate the CUP area into a Planned Unit Development (PUD) when a PUD is created and overlaid onto the remaining Red Arrow Products Company, LLC property.
- F. 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.



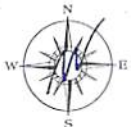
Area of a Cup for a 52 Unit Assisted Living Facility in the C-1 Commercial District

CONDITIONAL USE PERMIT

City of Manitowoc, WI


 Area of Conditional Use Permit for a 52 Unit Assisted Living Facility

PC26-2017 Americare Senior Services
200 E. Waldo Boulevard



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 10/17/2017
 Y:\Planning\PC Plan Commission\Actions 2017\PC26-2017 Americare Senior Services
 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.

