



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

December 16, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 33-2020: Canam Trust / Glastonbury Holdings LLC / Evergreen Real Estate Group: Request for an Amendment to a Conditional Use Permit issued for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street for the Establishment of a Senior Living Complex.

At the December 15, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Request for an amendment to an Adaptive Reuse Conditional Use Permit to Evergreen Redevelopment LLC for property's located at 1127 & 1133 S. 16th Street under the attached conditions.

Evergreen Real Estate Group
Attn: David Block
566 W. Lake Street Suite 400
Chicago, IL 60661

Canam Trust / Glastonbury Holdings LLC
Attn: Tim Martinez
2480 Victoria Drive
Manitowoc, WI 54220

Granicus #: 21-1169
Attachments: Map and Conditions

**REQUIREMENTS FOR ADAPTIVE REUSE
CONDITIONAL USE PERMIT (CUP)
APPROVAL FOR EVERGREEN REDEVELOPMENT LLC
1133 AND 1127 S. 16TH STREET
11/16/2020
Amended 12/15/2021**

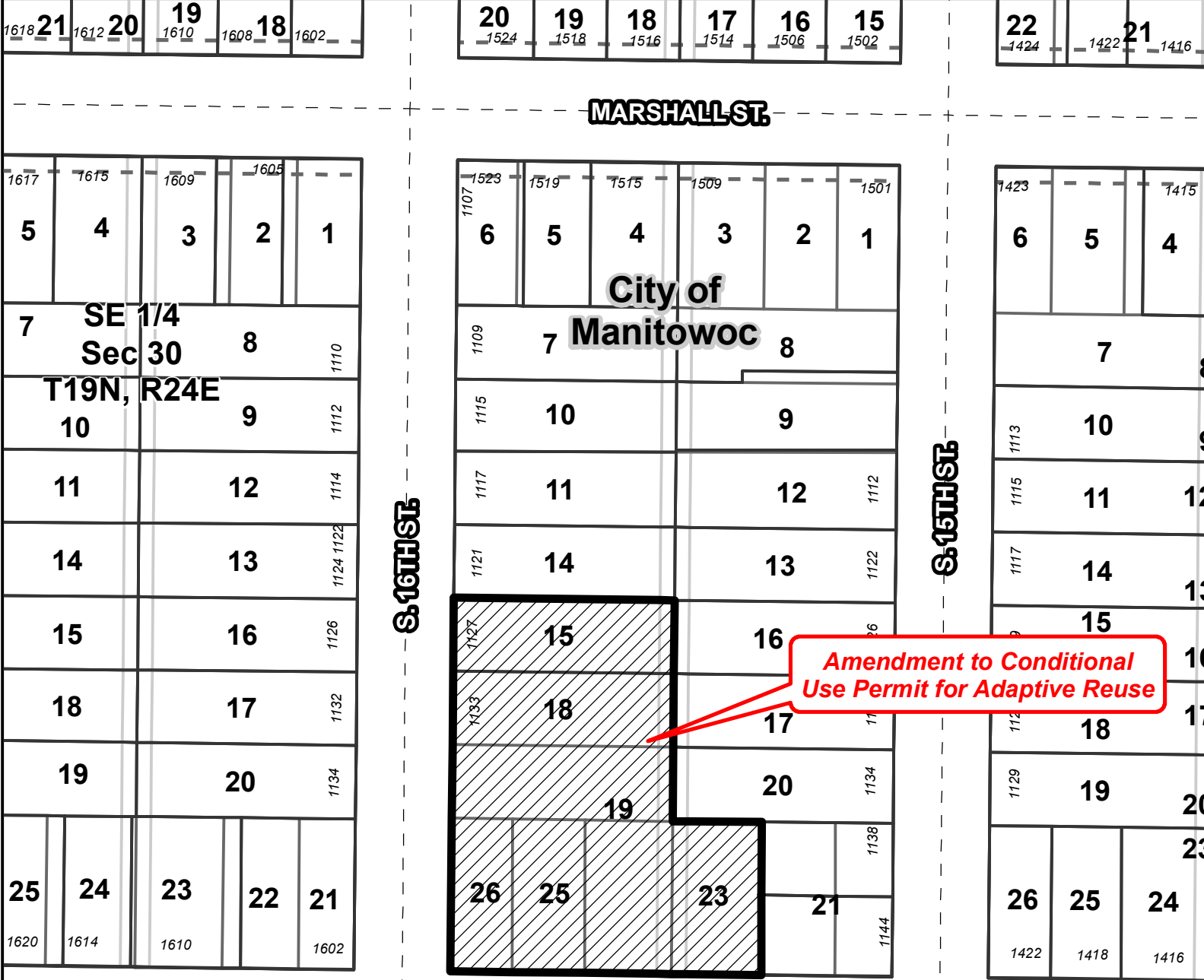
Re: PC33-2020: The adaptive reuse CUP is granted exclusively to Evergreen Redevelopment LLC (EVERGREEN) or a yet to be formed LLC created by EVERGREEN pursuant to Section 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 1133 & 1127 S. 16th Street (Property"), and shall hereinafter serve as authorization for the location and operation of a Senior Independent Living Residential development. 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 Parcels # 000-292-260 & 000-292-150.

EVERGREEN is required to comply with the following conditions:

1. The CUP authorizing the siting and operation of EVERGREEN 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.
2. Evergreen 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 Evergreen has a controlling interest, the CUP shall then terminate effective the date of conveyance and the subsequent owner shall reapply for a new CUP.
3. Compliance with all federal, state and local regulations, licensing and Code requirements.
4. The maximum number of dwelling units allowed at the 1131 S. 16th Street building is 80. Evergreen shall provide at least 32 off-street parking spaces for the residents.
5. All exterior lighting from the CUP area shall be contained to the site and shall not extend over the property lines onto adjoining properties. Light emitted from the site shall not exceed 0.1 foot candles at the adjoining or abutting residential property line.
6. Evergreen shall submit a site plan for any exterior parking lots, said parking lots shall have a site obscuring fence, hedge, barrier or similar structure in between the parking lot and any residential use. Evergreen shall work with the Community Development Department on the site plan.
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, wall or evergreen hedge and gate. The Community Development Department shall approve dumpster/garbage locations and the site obscuring treatment.

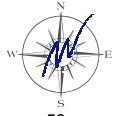
8. A maximum of up to 1,000 s.f. of the first floor may be used for public retail or business uses, said uses shall be compatible to the neighborhood. Said uses shall be similar to a coffee shop, bakery, salon or other traditional neighborhood type uses. There shall be no exterior display of products or services other than signage.
9. 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.
10. Exterior signage for the building shall be up to a maximum of 100 square feet. The type and location of the signage shall be approved by the Community Development Department prior to installation. Animated or electronic message signs shall not be permitted. All building and sign lighting shall not create a nuisance for the neighboring properties.
11. The building uses shall be limited to residential uses or the limited retail uses as mentioned in #8 above. I-1, Light Industrial uses shall not be allowed unless approved by the Plan Commission and Common Council.



Amendment to Conditional Use Permit for Adaptive Reuse

CONDITIONAL USE PERMIT - AMENDMENT

City of Manitowoc, WI

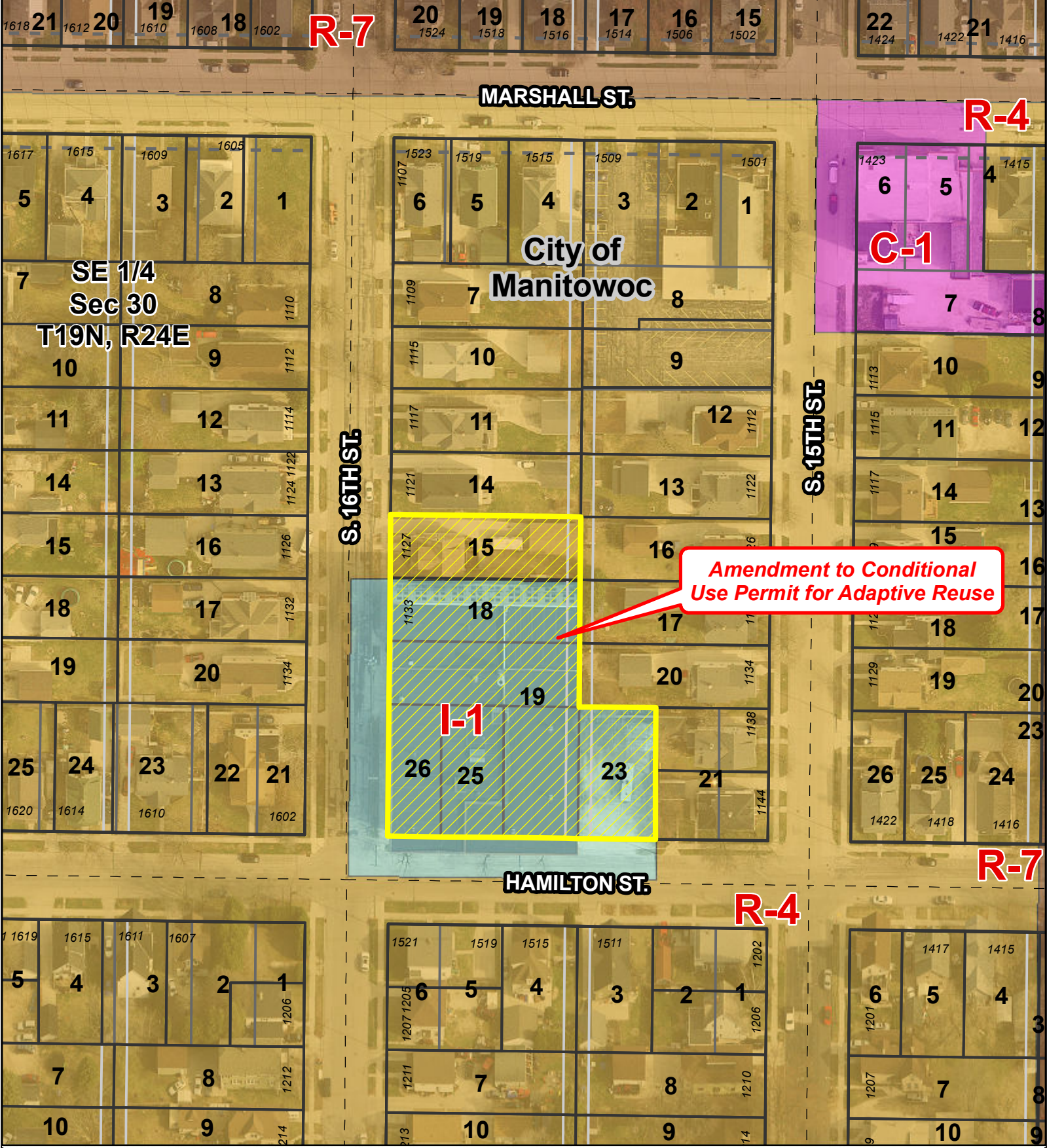


Area of Conditional Use Permit
for Adaptive Reuse - Amendment

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.

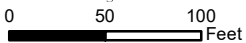
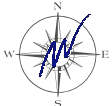
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 12/7/2021
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PC 33-2020
1127 & 1133 S. 16th St.
Manitowoc City Plan Commission



CONDITIONAL USE PERMIT - AMENDMENT

City of Manitowoc, WI



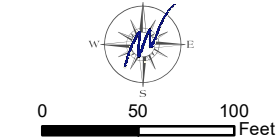
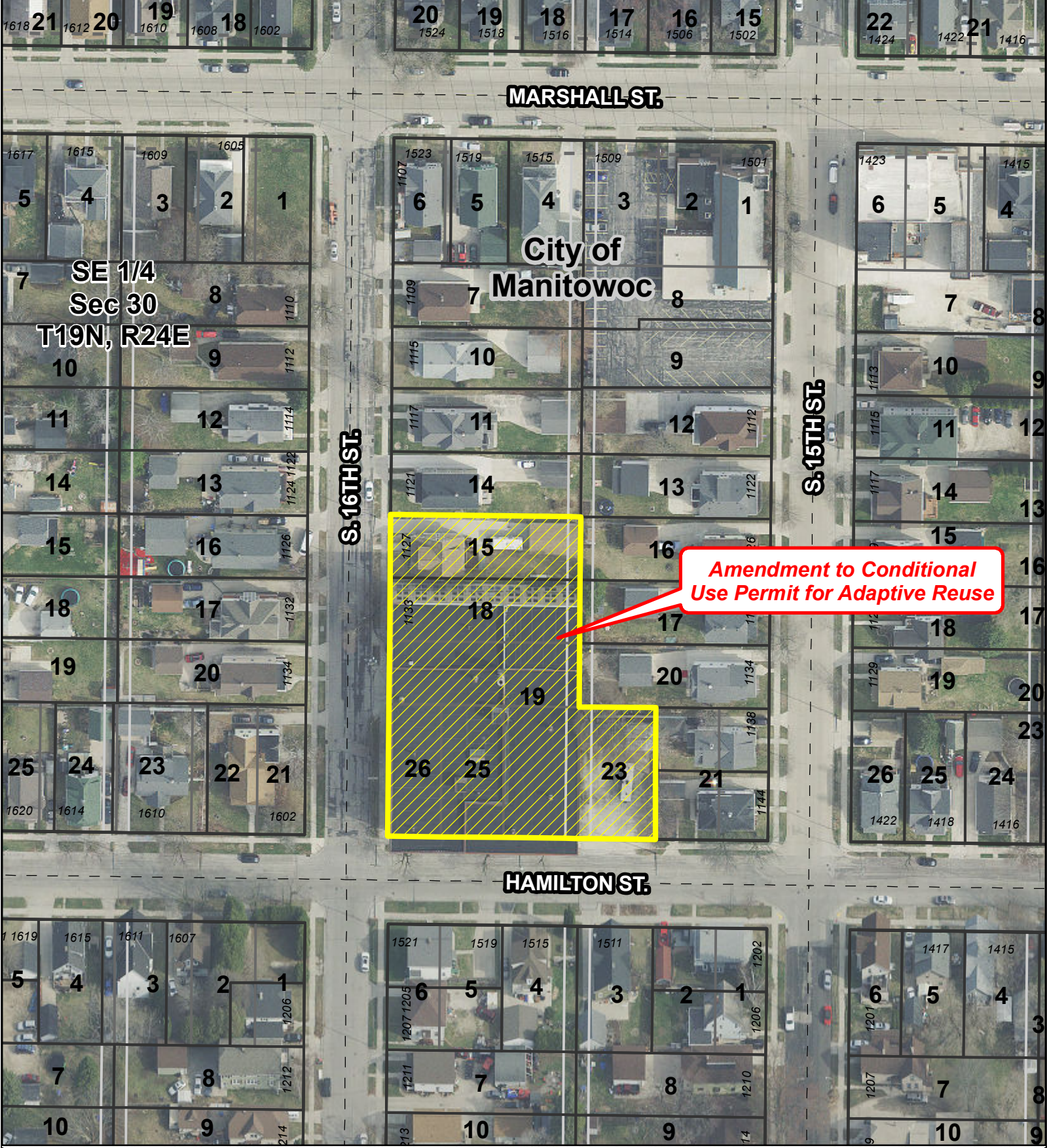
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PC 33-2020
1127 & 1133 S. 16th St.

Manitowoc City Plan Commission



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PC 33-2020
1127 & 1133 S. 16th St.

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