



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

8/25/2022

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 20-2022: Rivers Bend Property Holdings, LLC; Assignment of a Conditional Use Permit; 960 S. Rapids Road**

At the August 24, 2022 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the issuance of a Conditional Use Permit to Rivers Bend Property Holdings, LLC; for up to a 100-bed nursing home located at 960 S. Rapids Road pursuant to the attached conditions.***

Gutnicki LLP  
Attn: Aaron Rokach  
4711 Golf Road, Suite 200  
Skokie, IL 60076

Granicus #: 22-0718  
Attachments: Conditions & Map

REQUIREMENTS FOR  
CONDITIONAL USE PERMIT (CUP)  
APPROVAL FOR RIVER'S BEND PROPERTY HOLDINGS, LLC  
960 S. RAPIDS ROAD  
9/19/2022

Re: PC20-2022: The CUP is granted to River's Bend Property Holdings, LLC (RIVER'S BEND) pursuant to Section 15.370(29) of the Manitowoc Municipal Code ("Code") for property located at 960 S. Rapids Road (Property"), and shall hereinafter serve as authorization for the location and operation of a 100 bed Nursing Home, Adult Family Home, CBRF or similar Community Living Arrangement. 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 Parcel # 826-103-024, 960 S. Rapids Road.

NOTE: The 960 S. Rapids Road, Tax parcel # 826-103-024 is unit 2 of the Riverwood Estates Condominium owning an undivided 57.522% interest in the Common Elements. This CUP is for the 960 S. Rapids Road building. 950 S. Rapids Road, parcel # 826-103-024 will be permitted under a previously issued 2005 CUP.

RIVER'S BEND is required to comply with the following conditions and the information provided in their application packet:

1. The CUP, to RIVER'S BEND 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. RIVER'S BEND shall have the right to assign or transfer its interest in the CUP to any party and will not need written approval of the Manitowoc City Plan Commission and Manitowoc Common Council.
3. Compliance with all federal, state and local regulations, licensing and Code requirements.
4. RIVER'S BEND shall be subject to a maximum capacity of 100 beds unless amended by the Plan Commission and Common Council. An increase in the number beds shall require an amendment to the CUP.
5. 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.
6. The CUP shall be reviewed by the Plan Commission and Common Council effective the date any License or certification granted to RIVER'S BEND by the State or other issuing entity is closed, denied, revoked or terminated.

Town of Manitowoc Rapids

NE 1/4  
Sec 26  
T19N, R23E

TR 2-1

950 S. Rapids Rd.

950

TR 1

**Request for a Conditional Use Permit**

960 S. Rapids Rd.

960

867

TR 1

City Limits

TR 2

4626

1/4 Section Line

**CUSTER LN**

TR 1

4629

4621

4615

4607

SE 1/4  
Sec 26  
T19N, R23E

4726

4720

4714

4708

4702

4715

4707

**HESSEL CT.**

City of Manitowoc



# CONDITIONAL USE PERMIT

City of Manitowoc, WI

0 100 200 Feet

Area of Conditional Use Permit

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: 8/16/2022

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PC 20-2022  
960 S. Rapids Rd.

Manitowoc City Plan Commission

Town of  
Manitowoc Rapids

NE 1/4  
Sec 26  
T19N, R23E

950 S. Rapids Rd.

R-6

Request for a Conditional  
Use Permit

960 S. Rapids Rd.

S. RAPIDS RD.

City Limits

P-1

SE 1/4  
Sec 26  
T19N, R23E

1/4 Section Line  
CUSTER LN

R-4

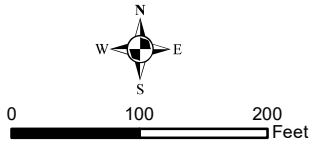
HESSEL CT.


City of  
Manitowoc

I-1

# CONDITIONAL USE PERMIT

City of Manitowoc, WI



 Area of Conditional Use Permit

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PC 20-2022  
960 S. Rapids Rd.

Manitowoc City Plan Commission