Granicus Item #26-0247

Report to the Manitowoc Plan Commission

Meeting Date: March 25, 2026

Request: PC 2–2026: Annual Review of Community Living Arrangements pursuant to Section 15.370(19)b of the Municipal Code

Report: Section 15.370(19)b of the Municipal Code, states that on an annual basis the Plan Commission shall review and the Common Council shall determine whether a community living arrangement's existence poses a threat to the health, safety or welfare of the residents of the City and may take-action, in accordance with State law, to order the discontinuance of said community living arrangement. The office of the City Clerk shall maintain records regarding all community living arrangements.

The City Clerk, Building Inspection Police and Fire Departments were contacted, and no major complaints or concerns were on file regarding any of the Community Living Arrangements.

As of January 1, 2026, there are a total of 32 Community Living Arrangements (CLA) in the City; 10 of which are classified as Adult Family Homes (AFH – 3 or 4 Beds) and 22 classified as Community Based Residential Facilities (CBRF 5 or more Beds). There is a total of 501 CLA beds in the City of Manitowoc.

For comparison, on January 1, 2025 there were a total of 33 Community Living Arrangements in the City; 10 of which are Adult Family Homes (AFH – 3 or 4 Beds) and 23 Community Based Residential Facilities (CBRF 5 or more Beds) with a total of 508 beds

Recommendation: Pursuant to section 15.370(19) the Plan Commission has reviewed the Community Living Arrangements and is recommending to the Council to approve the associated licenses for the Community Living Arrangements for 2026.

COMMUNITY LIVING ARRANGEMENTS
2026

City of Manitowoc Wisconsin

Id	Facility	Address	Type	Capacity
1	Care Partners of Manitowoc	1858 Mirro Dr	CBRF	15
2	D'vina's Adult Family Homes	1402 S. 9th St.	AFH	4
3	Fieldcrest Manor	1510 S 30th St	CBRF	20
4	Harbor View Assisted Living	2115 Cappert Rd	CBRF	43
5	HIL Lighthouse	1301 N 24th St	CBRF	4
6	HIL Sierra Home	2021 Kellner St	AFH	4
7	HIL The Winds	2408 Knuell St	CBRF	8
8	HIL Whitetail Court	4705 Whitetail Ct	CBRF	8
9	HIL Wisconsin Home	1348 S 39th St.	CBRF	7
10	HIL Yorktown Home	2136 S 13th St	AFH	4
11	Just 4 Me Adult Family Home	635 N. 8th St.	AFH	3
12	Laurel Grove Assisted Living Center	1308 S 22nd St	CBRF	145
13	Magnolia Meadows	1480 N 7th St	CBRF	22
14	Marshall House	1325 S 12th St	AFH	3
15	New Day Manitowoc	2210 Dufek Dr	CBRF	44
16	Point Creek Home	1722 New York Ave	CBRF	8
17	Rainbow House	3100 Southbrook Ct	CBRF	8
18	Samaritan Home on 43rd	1024 N 43rd St	CBRF	8
19	Samaritan Home on 7th	622 N 7th St	CBRF	8
20	Samaritan Home on Delta	4025 Delta St.	CBRF	8
21	Samaritan Home on Wildwood	3407 Wildwood Dr.	CBRF	8
22	Sylvan Crossing at Maritime Gardens	1945 Dewey St.	CBRF	26
23	The Villa	1600 S 18th St	CBRF	35
24	Vista Care Cappaert Road	2233 Cappaert Rd	CBRF	8
25	Vista Care East Cedar Avenue	705 E Cedar Ave	CBRF	8
26	Vista Care Fleetwood Drive	4438 Fleetwood Dr	CBRF	8
27	Vista Care Kimberly Circle	3302 Kimberly Circle	AFH	4
28	Vista Care North 21st Street	2127 Menasha Ave	AFH	4
29	Vista Care Paul Road	2213 Paul Rd	CBRF	8
30	Vista Care Rock Street	4020 Rock St	AFH	4
31	Vista Care South 42nd Street	4114 Rock St	AFH	4
32	Whitetail Estates II	910 River Bluff Dr	CBRF	8

1,000 500 0 1,000 Feet

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: Date: 3/16/2026
Path: X:\Maps\CBRF\CBRF.aprx

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.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	FACILITY NAME	CORPORATE NAME	CLASS	TYPE	GENDER / CAPACITY	PROPERTY ADDRESS	CITY/STATE	MAILING CONTACT	MAILING ADDRESS	MAILING CITY/STATE/ZIP	ADVANCED AGE	IRREVERSIBLE DEMENTIA / ALZHEIMERS	PUBLIC FUNDING	TERMINALLY ILL	DEVELOPMENTALLY DISABLED	EMOTIONALLY DIS/ MENTAL ILLNESS	TRAUMATIC BRAIN INJURY	PHYSICALLY DISABLED	ALCOHOL/DRUG DEPENDENT	
2	Care Partners of Manitowoc	Care Partners Assisted Living LLC	CNA	CBRF	M/F - 15	1858 Mirro Dr.	Manitowoc, WI 54220	Jason Lindemann	PO Box 3006	Oshkosh, WI 54903	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding	Terminally Ill				Physically Disabled		
3	Dvinas Adult Family Home LLC Home 1	Dvinas Adult Family Home LLC	Ambulatory	AFH	F - 4	1402 S 9th St.	Manitowoc, WI 54220	Desiree Flores	1402 S 9th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimers		Terminally Ill	Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled	Alcohol/Drug Dependent	
4	Fieldcrest Manor	North Oak Health Care Inc.	CS	CBRF	M/F - 20	1510 S. 30th St.	Manitowoc, WI 54220	Dean Maschoff	PO Box 1266	Northbrook, IL 60062	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
5	New Day Manitowoc	New Day Manitowoc	CNA	CBRF	M/F - 44	2210 Dufek Drive	Manitowoc, WI 54220	Dennis Patterson	N109 W17525 Virginia Ave.	Germantown, WI 53022	Advanced Age	Irreversible Dementia/Alzheimers		Terminally Ill						
6	Harbor View Assisted Living	Manitowoc Senior Living Inc	CNA	CBRF	M/F - 43	2115 Cappaert Rd.	Manitowoc, WI 54220	Lee Johnson	1675 E Riverside Dr STE 150	Eagle, ID 83616	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding							
7	HIL Lighthouse	Homes for Independent Living of WI LLC	Ambulatory	AFH	M/F - 4	1301 N. 24th St.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
8	HIL Newport Home	Homes for Independent Living of WI LLC	AA	CBRF	M/F - 8	3609 Hecker Rd	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury			
9	HIL Sierra Home	Homes for Independent Living of WI LLC		AFH	M/F - 4	2021 Kellner St	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled					
10	HIL The Winds	Homes for Independent Living of WI LLC	CNA	CBRF	M/F - 8	2408 Knuell St.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
11	HIL Whitetail Court	Homes for Independent Living of WI LLC	AS	CBRF	M/F - 8	4705 Whitetail Ct.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury			
12	HIL Wisconsin Home	Homes for Independent Living of WI LLC	CA	CBRF	M/F - 7	1348-1350 S. 39th St.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled					
13	HIL Yorktown Home	Homes for Independent Living of WI LLC		AFH	M - 4	2136 S. 13th St.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
14	Just 4 Me Adult Family Home	Just 4 Me Consultants LLC	Ambulatory	AFH	M/F - 3	635 N 8th St.	Manitowoc, WI 54220	Dr. Charnetta Gadling-	635 N 8th St.	Manitowoc, WI 54220			Public Funding		Developmentally Disabled					
15	Laurel Grove Assisted Living Center	Shady Lane Inc	CNA	CBRF	M/F - 145	1235 S 24th St.	Manitowoc, WI 54220	Todd Meerdink	1235 S. 24th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding	Terminally Ill	Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled		
16	Magnolia Meadows	NOHC Magnolia Meadows LLC	CNA	CBRF	M/F - 22	1480 N. 7th St.	Manitowoc, WI 54220	Dean Maschoff	PO BOX 1266	Northbrook, IL 60065	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding	Terminally Ill						
17	Marshall House	Beacon Specialized Living Wisconsin Inc.	Ambulatory	AFH	M/F - 3	1325 S 12th St.	Manitowoc, WI 54220	Steve Good	4610 s. Biltomore, Suite 103	Madison, WI 53718			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
18	Point Creek Home	Manring	AA	CBRF	M/F - 8	1722 New York Ave.	Manitowoc, WI 54220	Joleen Manring	PO Box 1716	Manitowoc, WI 54221-1716	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
19	Rainbow House		CNA	CBRF	M/F - 8	3100 Southbrook Ct.	Manitowoc, WI 54220	Marcia Christiansen	3100 Southbrook Ct.	Manitowoc, WI 54220			Public Funding		Developmentally Disabled					
20	Samaritan Home on 43rd	Vichil Properties LLC	CNA	CBRF	M/F - 8	1024 N 43rd St.	Manitowoc, WI 54220	Donald Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled		
21	Samaritan Home on 7th	Vichil Properties LLC	AS	CBRF	F - 8	622 N. 7th St.	Manitowoc, WI 54220	Donald Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age		Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness				
22	Samaritan Home on Delta	Vichil Properties LLC	CNA	CBRF	M/F - 8	4025 Delta St.	Manitowoc, WI 54220	David Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled		
23	Samaritan Home on Wildwood	Vichil Properties LLC	CNA	CBRF	M/F - 8	3407 Wildwood Dr.	Manitowoc, WI 54220	David Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimers	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled		
24	Sylvan Crossing at Maritime Gardens Assisted Living	Touchstone Senior Services LLC	CNA	CBRF	M/F- 26	1945 Dewey St.	Manitowoc, WI 54220	Daniel Fleming	2960 Triverton Pike Dr	Madison, WI 53711	Advanced Age	Irreversible Dementia/Alzheimers		Terminally Ill				Physically Disabled		
25	The Villa	St. Mary's Home for the Aged	CNA	CBRF	M/F - 35	1600 S. 18th St.	Manitowoc, WI 54220	Jeremy Denor	1600 S. 18th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimers								
26	Vista Care South 42nd Street	Vista Care Wisconsin Inc	Non-Ambulatory	AFH	M/F - 4	4114-4116 Rock St.	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081	Advanced Age		Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
27	Vista Care Cappaert Road	Vista Care Wisconsin Inc	CNA	CBRF	M/F - 8	2233 Cappaert Rd.	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
28	Vista Care East Cedar Avenue	Vista Care Wisconsin Inc	CNA	CBRF	M/F - 8	705 E. Cedar Ave.	Manitowoc, WI 54220	Robert Bachicha	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
29	Vista Care Fleetwood Drive	Visa Care Wisconsin Inc	CNA	CBRF	M/F - 8	4438 Fleetwood Dr.	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
30	Vista Care Kimberly Circle	Vista Care Wisconsin Inc		AFH	M/F - 4	3302 Kimberly Cir.	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
31	Vista Care North 21st Street	Vista Care Wisconsin Inc		AFH	M/F - 4	2127 Menasha Ave.	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
32	Vista Care Paul Road	Vista Care Wisconsin Inc	CNA	CBRF	M/F - 8	2213 Paul Rd	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
33	Vista Care Rock Street	Vista Care Wisconsin Inc		AFH	M/F - 4	4020 Rock Street	Manitowoc, WI 54220	Timothy Frey	708 Erie Ave Suite 201	Sheboygan, WI 53081			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled		
34	Whitetail Estates River Bluff, LLC	Whitetail Estates River Bluff, LLC	AS	CBRF	M/F - 8	910 River Bluff Dr.	Manitowoc, WI 54220	Rachel Karstaedt	910 River Bluff Dr.	Manitowoc, WI 54220	Advanced Age		Public Funding							
35																				