



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



January 20, 2016

NOTICE OF PUBLIC INFORMATIONAL HEARING

As a property owner within 200 feet of an area of a proposed amendment to an existing Conditional Use Permit (CUP) for the operation of a Community Based Residential Facility (CBRF) located at 1235 S. 24th Street, Manitowoc WI; you are being notified that the Manitowoc City Plan Commission will meet on **January 27, 2016 at 6:00 o'clock P.M.** in the Common Council Chambers, Main Floor, City Hall, 900 Quay Street, and hold a public informational hearing to consider the request for an amendment to an existing CUP. The request is pursuant to Section 15.190(3)i of the Manitowoc Municipal Code. The CUP area is identified on the attached map.

Petitioner is: PC3-2016: Shady Lane, Inc.; Request for an amendment to an existing Conditional Use Permit Under Section 15.190(3)i for an increase from 88 individuals served to 151 for the Property located at 1235 S. 24th Street.

You are invited to attend this informational meeting in order to voice your opinion regarding the proposed CUP.

If you wish, you can, at your convenience, call (686-6930) or visit the office of the City Plan Commission, Main Floor, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun
City Planner

Enclosure



Shady Lane, Inc.

1235 South 24th Street
Manitowoc, WI 54220
Phone (920) 682-8254
Fax (920) 682-8315
www.shadylaneinc.com

Shady Lane
NURSING CARE CENTER

Sunrise
TRANSITIONAL CARE UNIT

Laurel Grove
ASSISTED LIVING CENTER

December 21, 2015

To: Manitowoc City Council
From: Shady Lane, Inc. (DBA: Laurel Grove Assisted Living Center)
Re: Request to increase the Conditional Use Permit to Operate a CBRF from 88 to 151.

Shady Lane, Inc. has been providing service to the senior population of Manitowoc County for 60+ years. Throughout those years, Shady Lane, Inc. has evolved, as needed, to maintain its mission of providing quality residential services in a cost-effective manner.

As is the case with most senior housing campuses, CBRF licensed assisted living is becoming a more important component of the care continuum. The Shady Lane Campus is no different.

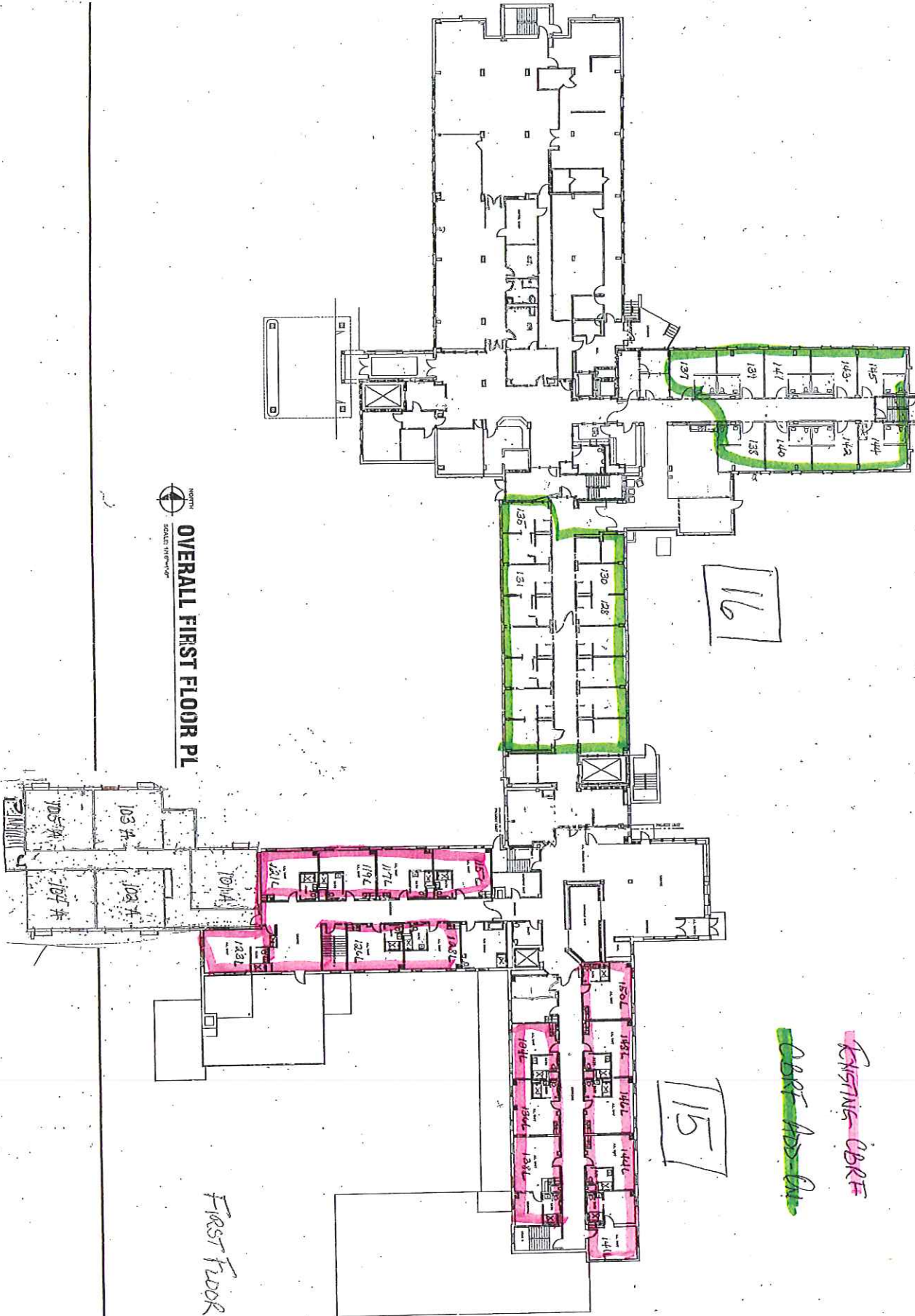
Consequently, Shady Lane, Inc. respectfully requests their CUP be increased from 88 to 151. This increase allows for existing buildings currently licensed as a nursing home to be converted to a CBRF license level of care.

*

Thank you for your attention to this request.

Todd Meerdink
Todd Meerdink
Shady Lane, Inc. President

	EXISTING	ADD ON	
TWO STORY STRUCTURE			
1 ST FLOOR	15		
2 ND FLOOR	17		
FOUR STORY STRUCTURE			
1 ST FLOOR		16	
2 ND FLOOR	51		
3 RD FLOOR		26	
4 TH FLOOR		26	
	<hr/> 83	68	151



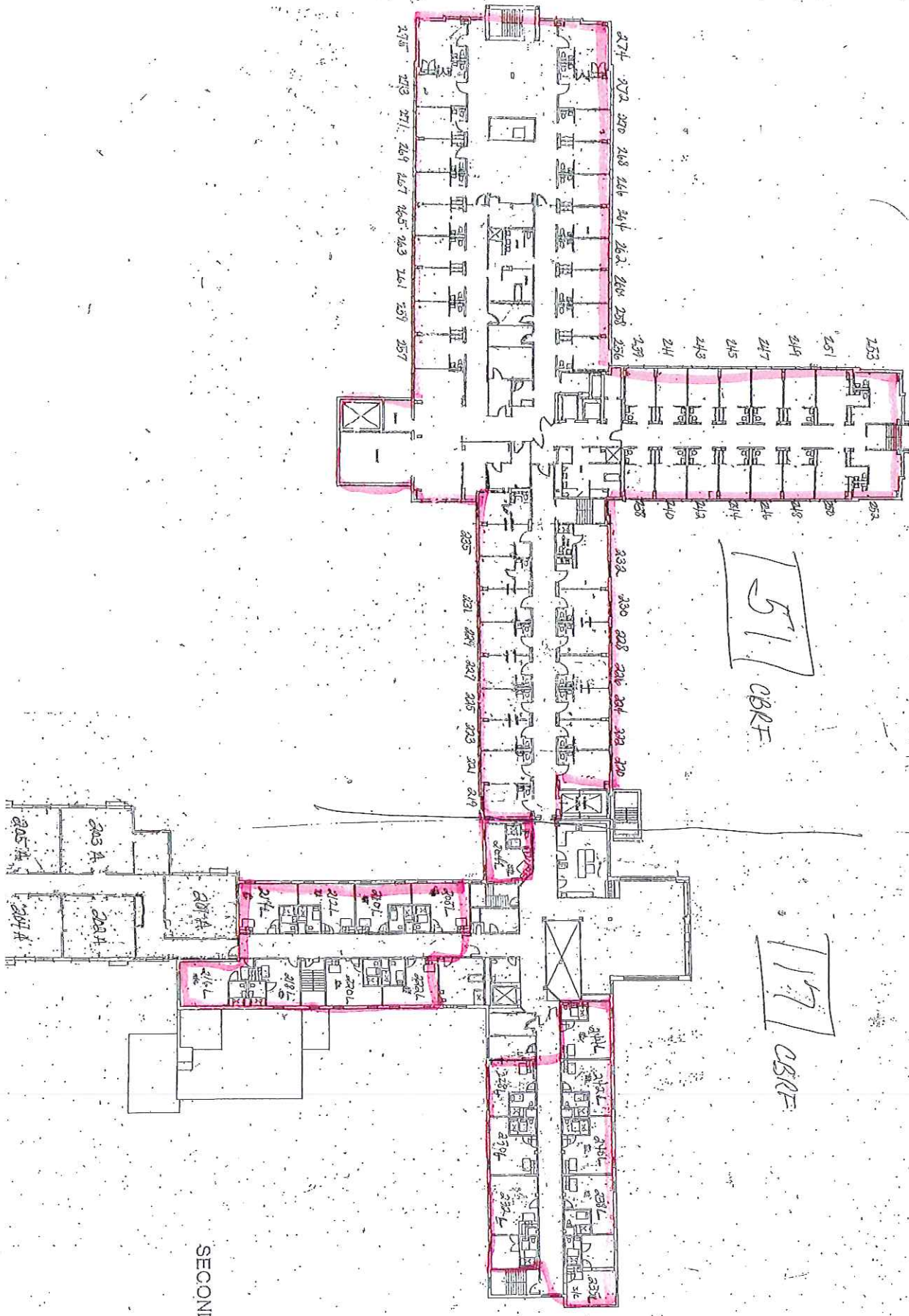

OVERALL FIRST FLOOR PL
 SCALE: 1/8" = 1'-0"

16

15

EXISTING CBRT
 CBRT ADD-ON

First Floor



SECOND FLOOR

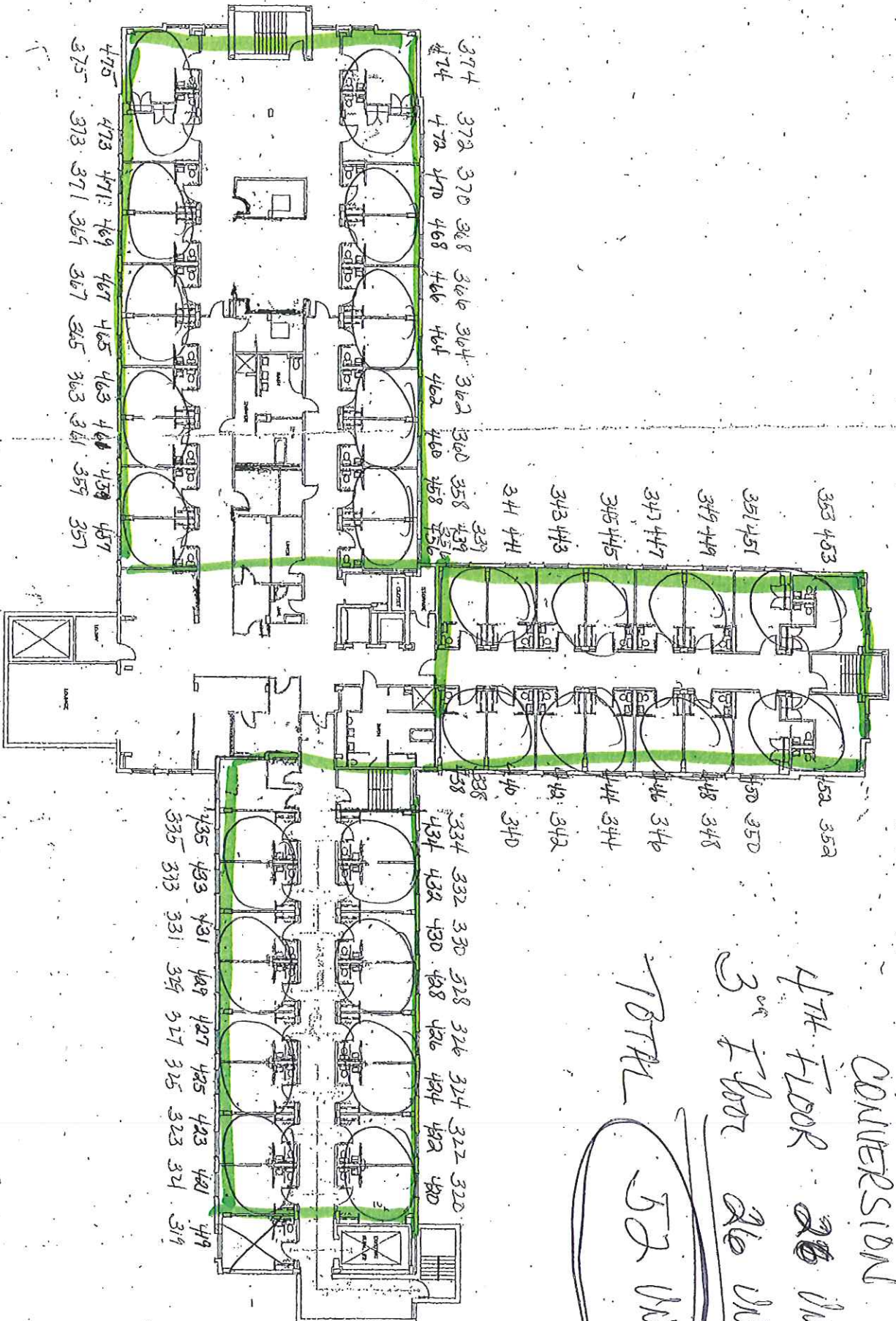
NURSING HOME TO CARE
CONVERSION

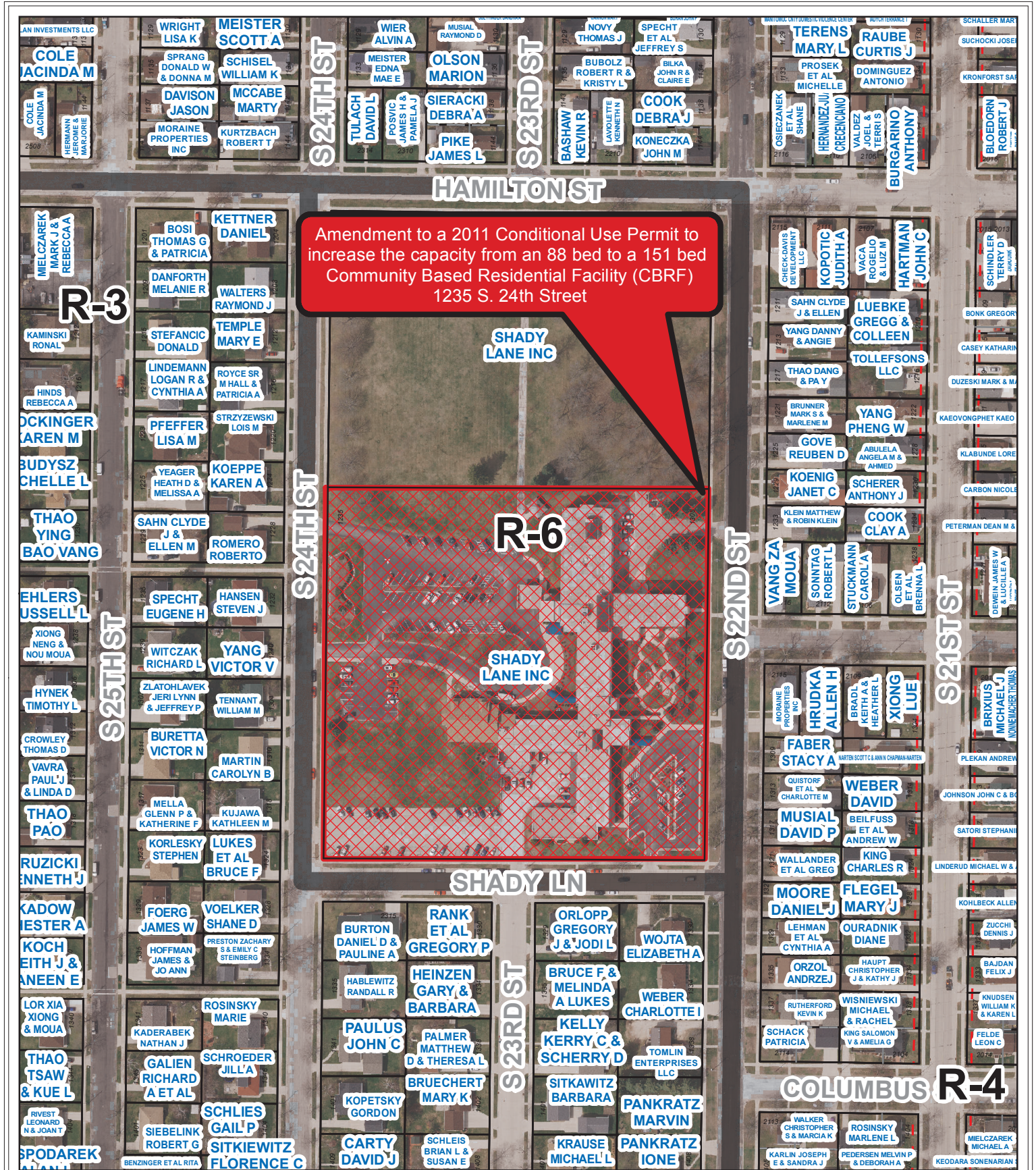
4TH FLOOR 20 UNITS

3rd Floor 20 UNITS

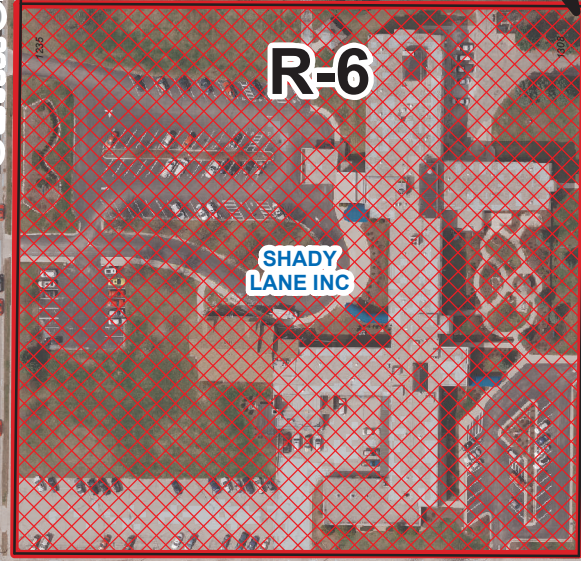
TOTAL

52 UNITS





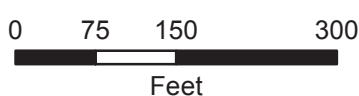
Amendment to a 2011 Conditional Use Permit to increase the capacity from an 88 bed to a 151 bed Community Based Residential Facility (CBRF) 1235 S. 24th Street




Request for amendment to a Conditional Use Permit
City of Manitowoc, WI

PC 3-2016
Shady Lane, Inc.
1235 S. 24th St.

Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 01/19/2015
Y:\Planning\PC Plan Commission\Actions 2016\PC 3-2016 Shady Lane CUP amendment



Legend

 Area of Request for Rezoning

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.