

## Report to the Manitowoc Plan Commission

**Meeting Date:** January 22, 2025

**Request:** PC 2–2024: 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.

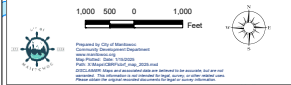
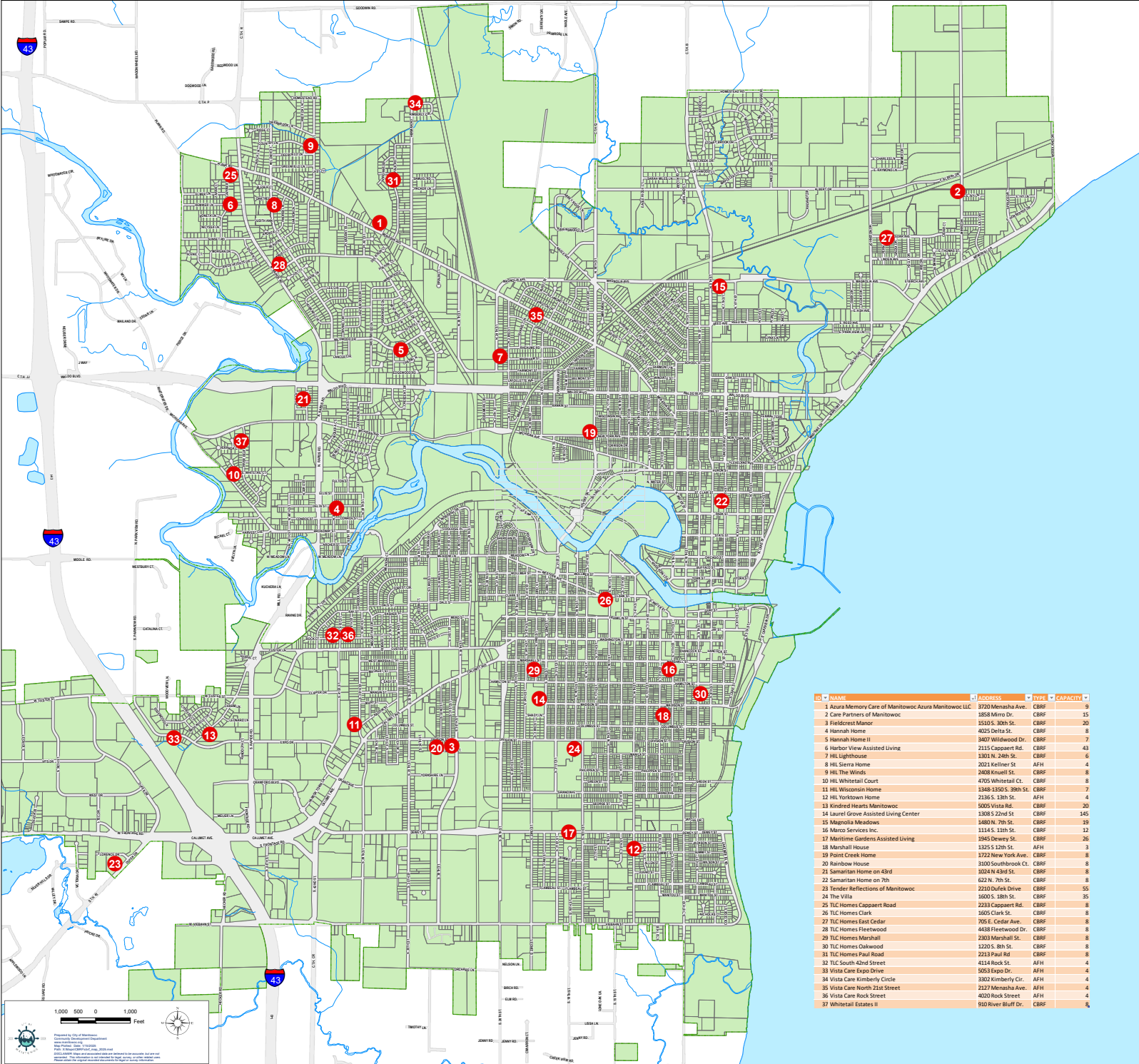
As of January 1, 2025 there are a total of 34 Community Living Arrangements (CLA) in the City; 10 of which are classified as Adult Family Homes (AFH – 3 or 4 Beds) and 24 classified as Community Based Residential Facilities (CBRF 5 or more Beds). There is a total of 516 CLA beds in the City of Manitowoc.

For comparison, on January 1, 2024 there were a total of 33 Community Living Arrangements in the City; 9 of which are Adult Family Homes (AFH – 3 or 4 Beds) and 24 Community Based Residential Facilities (CBRF 5 or more Beds) with a total of 513 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 2025.

# COMMUNITY LIVING ARRANGEMENTS JANUARY 2025

City of Manitowoc  
Wisconsin



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
	FACILITY NAME	LICENSEE NAME	CLASS	TYPE		GENDER / CAPACITY	PROPERTY ADD	CITY/STATE	CONTACT	CONTACT ADDRESS	CONTACT CITY/STATE	ADVANCED AGE	IRR DEM / ALZH	PUB FUND	TERM ILL	DEV DIS	EMOTIONALLY DIS/ MENTAL ILL	TRAUM/ BRAIN	PHY DIS
1	Azura Memory Care of Manitowoc	Azura Manitowoc LLC	CNA	CBRF	9	M/F - 9	3720 Menasha Ave.	Manitowoc, WI 54220	Jill Kreider	1233 N Mayfair Rd STE 301	Milwaukee, WI 53226	Advanced Age	Irreversible Dementia/Alzheimer's						
3	Care Partners of Manitowoc	Care Partners Assisted Living LLC	CNA	CBRF	15	M/F - 15	1858 Mirro Dr.	Manitowoc, WI 54220	Jason Lindemann	PO Box 3006	Oshkosh, WI 54903	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding	Terminally Ill				Physically Disabled
4	Dvinas Adult Family Home LLC Home 1	Dvinas Adult Family Home LLC	Ambulatory	AFH	4	F - 4	1402 S 9th St.	Manitowoc, WI 54220	Desiree Flores	1402 S 9th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimer's		Terminally Ill	Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled
5	Fieldcrest Manor	North Oak Health Care Inc.	CS	CBRF	20	M/F - 20	1510 S. 30th St.	Manitowoc, WI 54220	Dean Maschoff	PO Box 1266	Northbrook, IL 60062	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		
6	Frontida of Manitowoc	Midwest Assisted Living Partners II LLC	CNA	CBRF	44	M/F - 44	2210 Dufek Drive	Manitowoc, WI 54220	Andrea Cuestas	PO Box 2112	Kenosha, WI 53141	Advanced Age	Irreversible Dementia/Alzheimer's		Terminally Ill				
7	Harbor View Assisted Living	Manitowoc Senior Living Inc	CNA	CBRF	43	M/F - 43	2115 Cappaert Rd.	Manitowoc, WI 54220	Lee Johnson	1675 E Riverside Dr STE 150	Eagle, ID 83616	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding					
8	HIL Lighthouse	Homes for Independent Living of WI LLC	Ambulatory	AFH	4	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		
9	HIL Newport Home	Homes for Independent Living of WI LLC	AA	CBRF	8	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	
10	HIL Sierra Home	Homes for Independent Living of WI LLC		AFH	4	M/F - 4	2021 Kellner St	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled			
11	HIL The Winds	Homes for Independent Living of WI LLC	CNA	CBRF	8	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		
12	HIL Whitetail Court	Homes for Independent Living of WI LLC	AS	CBRF	8	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	
13	HIL Wisconsin Home	Homes for Independent Living of WI LLC	CA	CBRF	7	M/F - 7	1348-1350 S. 39th St.	Manitowoc, WI 54220	Ashley Williams	1249 Russett Ct.	Green Bay, WI 54313			Public Funding		Developmentally Disabled			
14	HIL Yorktown Home	Homes for Independent Living of WI LLC		AFH	4	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		
15	Just 4 Me Adult Family Home	Just 4 Me Consultants LLC	Ambulatory	AFH	3	M/F - 3	635 N 8th St.	Manitowoc, WI 54220	Dr. Charretta Gadling	635 N 8th St.	Manitowoc, WI 54220			Public Funding		Developmentally Disabled			
16	Laurel Grove Assisted Living Center	Shady Lane Inc	CNA	CBRF	145	M/F - 145	1235 S 24th St.	Manitowoc, WI 54220	Todd Meerdink	1235 S. 24th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding	Terminally Ill	Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled
17	Magnolia Meadows	NOHC Magnolia Meadows LLC	CNA	CBRF	22	M/F - 22	1480 N. 7th St.	Manitowoc, WI 54220	Dean Maschoff	1480 N 7th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding	Terminally Ill				
18	Marshall House	Beacon Specialized Living Wisconsin Inc.	Ambulatory	AFH	3	M/F - 3	1325 S 12th St.	Manitowoc, WI 54220	Christy Stuckert	1355 Mendota Heights Road Ste	Mendota Heights, MN 55120			Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		
19	Point Creek Home	Manring	AA	CBRF	8	M/F - 8	1722 New York Ave.	Manitowoc, WI 54220	Joleen Manring	PO Box 1716	Manitowoc, WI 54221	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		
20	Rainbow House	CNA	CBRF	8	M/F - 8	3100 Southbrook Ct.	Manitowoc, WI 54220	Marcia Christiansen	3100 Southbrook Ct.	Manitowoc, WI 54220			Public Funding		Developmentally Disabled				
21	Samaritan Home on 43rd	Vichi Properties LLC	CNA	CBRF	8	M/F - 8	1024 N 43rd St.	Manitowoc, WI 54220	Donald Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled
22	Samaritan Home on 7th	Vichi Properties LLC	AS	CBRF	8	F - 8	622 N. 7th St.	Manitowoc, WI 54220	Donald Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled
23	Samaritan Home on Delta	Vichi Properties LLC	CNA	CBRF	8	M/F - 8	4025 Delta St.	Manitowoc, WI 54220	David Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled
24	Samaritan Home on Wildwood	Vichi Properties LLC	CNA	CBRF	8	M/F - 8	3407 Wildwood Dr.	Manitowoc, WI 54220	David Last	W3329 Sunset Rd	Sheboygan Falls, WI 53085	Advanced Age	Irreversible Dementia/Alzheimer's	Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness		Physically Disabled
25	Sylvan Crossing at Maritime Gardens Assisted Living	Touchstone Senior Services LLC	CNA	CBRF	26	M/F - 26	1945 Dewey St.	Manitowoc, WI 54220	Daniel Fleming	2960 Triverton Pike Dr	Madison, WI 53711	Advanced Age	Irreversible Dementia/Alzheimer's		Terminally Ill				Physically Disabled
26	The Villa	St. Mary's Home for the Aged	CNA	CBRF	35	M/F - 35	1600 S. 18th St.	Manitowoc, WI 54220	Jeremy Denor	1600 S. 18th St.	Manitowoc, WI 54220	Advanced Age	Irreversible Dementia/Alzheimer's						
27	Vista Care South 42nd Street	Vista Care Wisconsin Inc	Non-Ambu	AFH	4	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
28	Vista Care Cappaert Road	Vista Care Wisconsin Inc	CNA	CBRF	8	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
29	Vista Care East Cedar Avenue	Vista Care Wisconsin Inc	CNA	CBRF	8	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
30	Vista Care Fleetwood Drive	Vista Care Wisconsin Inc	CNA	CBRF	8	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
31	Vista Care Kimberly Circle	Vista Care Wisconsin Inc		AFH	4	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
32	Vista Care North 21st Street	Vista Care Wisconsin Inc		AFH	4	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
33	Vista Care Paul Road	Vista Care Wisconsin Inc	CNA	CBRF	8	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
34	Vista Care Rock Street	Vista Care Wisconsin Inc		AFH	4	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
35	Whitetail Estates River Bluff, LLC	Whitetail Estates River Bluff, LLC	AS	CBRF	8	M/F - 8	910 River Bluff Dr.	Manitowoc, WI 54220	Rachel Karstaedt	910 River Bluff Dr.	Manitowoc, WI 54220	Advanced Age		Public Funding		Developmentally Disabled	Emotionally Dis/Mental Illness	Traumatic Brain Injury	Physically Disabled