



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



May 17, 2016

NOTICE OF PUBLIC INFORMATIONAL HEARING

As a property owner within 200 feet of an area of a proposed Conditional Use Permit (CUP) for the operation of a Skilled Nursing Facility (SNF), Community Based Residential Facility (CBRF) and Residential Care Apartment Facility (RCAC) for up to a maximum of 309 SNF, CBRF or RCAC type beds located at 1235 S. 24th Street, Manitowoc WI. You are being notified that the Manitowoc City Plan Commission will meet on **May 25, 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 the CUP. The request is pursuant to Section 15.190(3)f & i of the Manitowoc Municipal Code. The CUP area is identified on the attached map.

Petitioner is: PC18-2016: Shady Lane, Inc. d.b.a. Shady Lane Nursing Care Center & Laurel Grove Assisted Living Center; Request for a Conditional Use Permit Under Section 15.190(3)f & i for a campus wide total of 309 beds licensed as a blend of either skilled nursing, community based residential or assisted living type residents.

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

If you wish, you can 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

REHAB AT
Shady Lane
REHABILITATION CENTER
Therapy Services provided by
Holy Family Memorial

Laurel Grove
ASSISTED LIVING CENTER

Shady Lane
NURSING CARE CENTER

April 21, 2016

To: Manitowoc City Council

From: Shady Lane, Inc. (DBA: Shady Lane Nursing Care Center & Laurel Grove Assisted Living Center)

Re: Request to modify the Conditional Use Permit to accommodate a Campus Master Plan with a blend of SNF, CBRF and RCAC totally 309 licensed units.

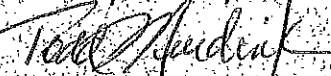
Shady Lane, Inc. has been providing services to the senior population of Manitowoc County for 65 years. Throughout those years, Shady Lane, Inc. has evolved, as needed, to maintain its mission of providing quality residential services in a cost-effective manner.

Although the current buildings are in very good shape and have been remodeled, the time has come to build some new buildings in preparation for an expanding senior population.

Shady Lane believes it has exhausted its renovation options and has master planned a campus that includes new buildings as well as the option to replace older buildings with new when the time is right. The above will include the undeveloped north part of the Shady Lane Block.

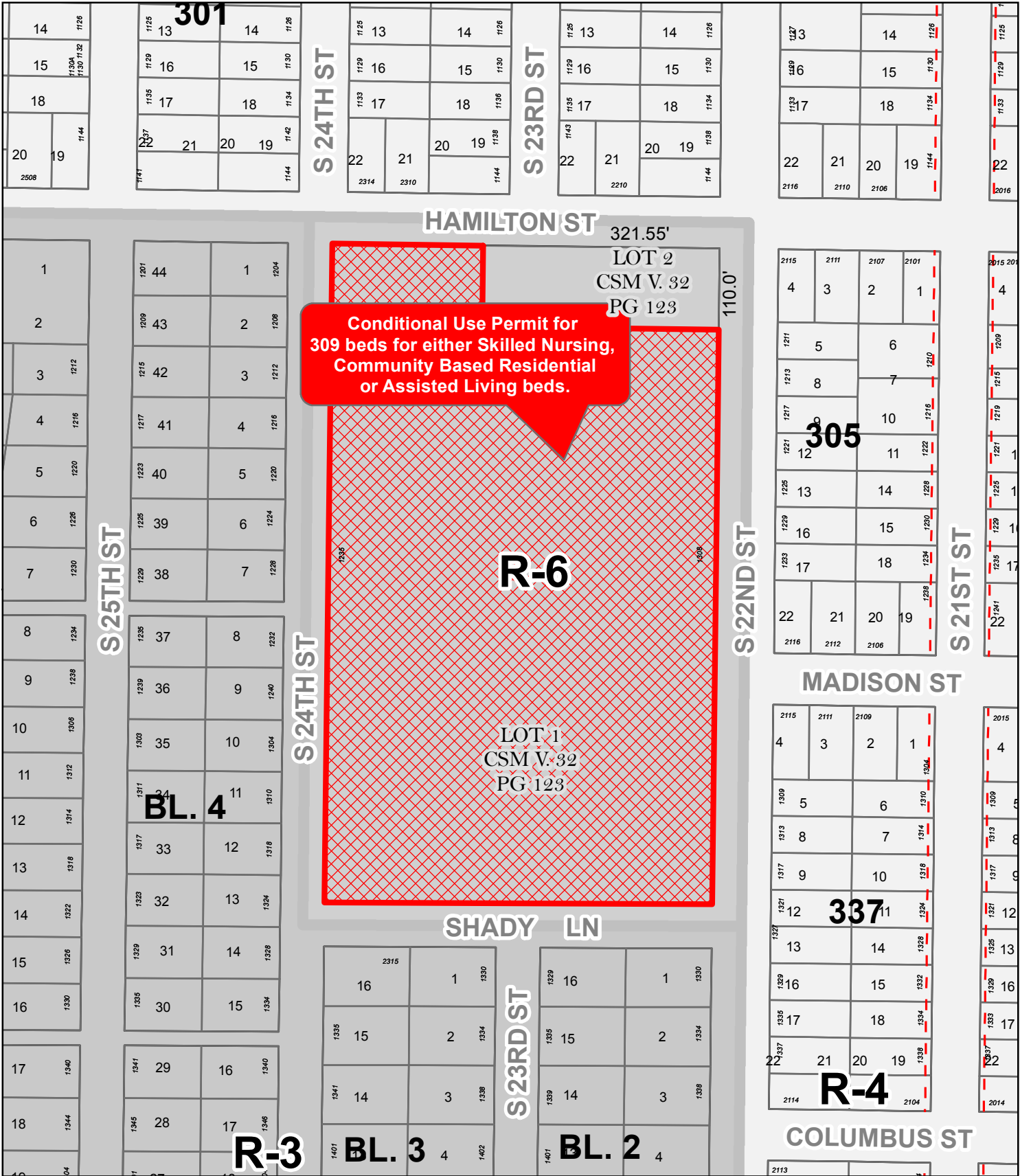
Consequently, Shady Lane, Inc. respectfully requests their CUP be increased to 309 licensed units which will be a combination of SNF, CBRF and RCAC units determined by market need over time.

Thank you for your attention to this request.



Todd Meerdink

Shady Lane, Inc. President



Conditional Use Permit for 309 beds for either Skilled Nursing, Community Based Residential or Assisted Living beds.

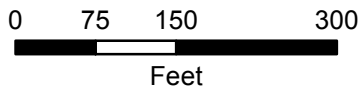


Request for Conditional Use Permit for a Blend of 309 Beds Serving Either Skilled Nursing, Community Based Residential or Assisted Living Individuals

PC 18-2016
Shady Lane, Inc.
1235 S. 24th St.

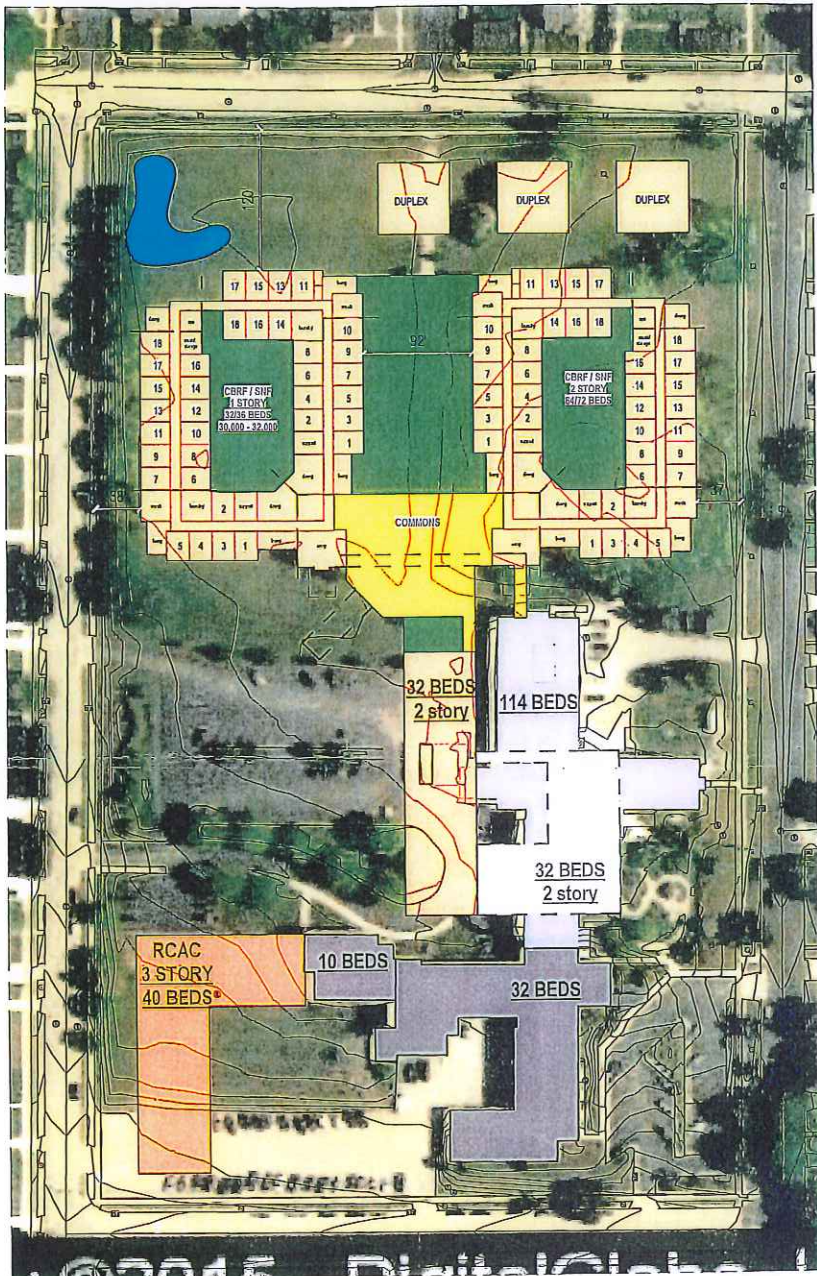
Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 05/16/2016
Y:\Planning\PC Plan Commission\Actions 2016\PC 18-2016 Shady Lane CUP amendment

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.



Legend

 Area of Request for CUP



SCALE: 1" = 100'



1 Revised Master Plan
1" = 100'-0"

PRELIMINARY
SUBJECT TO REVISIONS



eppstein uhen : architects
12/14/15 15411
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SHADY LANE NURSING CARE CENTER - CBRF

SITE PLAN