

Phase 2 Expansion Project Overview Plan of Operation

EXPANSION PROJECT OVERVIEW

Project Vision:

- We are seeing demand for our current community and would like to expand to better meet the needs of our aging population. Seniors and their adult children are expecting larger units, more social spaces, outdoor gathering and walking paths, a great culinary program, and quality care when they need it. We plan to meet the demand with a modern residential care apartment complex (RCAC). This new addition will have a high-end, country club, vibe with a variety of unit sizes and finishes to choose from. Pricing will vary depending on unit size and level of care needed.

Project Plan:

- We plan to raze the single-family house to the East (old address: 13000 W. Cleveland) build a new addition of 55-unit RCAC (Residential Care Apartment Complex). This will be connected to the current CBRF with a connecting corridor. With this connection, we will remove one bedroom from the current CBRF.
- The new RCAC addition is a 3-story building with some underground parking and storage.
- Within the RCAC, we plan to host an adult day service in a room on the 1st floor, Monday-Friday, 8am-4:30pm.
- This new plan shifts the RCAC addition to the East which helps preserve the wetlands and wooded area behind the building and allows for easier accessibility.

Neighborhood Considerations:

- The building was designed so outside activities and patio spaces will be located in the back, between the buildings, and hidden from neighbors to promote privacy.
- Garbage receptacles will be placed in the middle of the site and away from neighboring property lines.
- Additional landscape screening will be provided to the East property line, providing greater buffer to the neighbor to the East.
- A new East entrance will line up directly across from 130th Street allowing for safer entry/exit.

PLAN OF OPERATION

- The new addition building will be licensed by the State of Wisconsin, Department of Health Services, as a Residential Care Apartment Complex.

DHS 89.11 Authority and purpose. This chapter is promulgated under the authority of s. 50.034, Stats., to establish standards and procedures for the certification or registration of residential care apartment complexes in order to promote the health and safety of persons residing in and receiving services from those facilities. This chapter is intended to ensure that all residential care apartment complexes provide each tenant with an independent apartment in a setting that is home-like and residential in character; make available personal, supportive and nursing services that are appropriate to the needs, abilities and preferences of individual tenants; and operate in a manner that protects tenants' rights, respects tenant privacy, enhances tenant self-reliance and supports tenant autonomy in decision-making including the right to accept risk.

DHS 89.13 Definitions. In this chapter: (1) "Residential care apartment complex" or "facility" means a place where 5 or more adults reside that consists of independent apartments, each of which has an individual lockable entrance and exit, a kitchen, including a stove, and individual bathroom, sleeping and living areas, and that provides, to a person who resides in the place, not more than 28 hours per week of services that are supportive, personal and nursing services.

(2) "Residential care apartment complex services" means services provided by a residential care apartment complex, either directly or under contract, to meet needs identified in a tenant's service agreement, to meet unscheduled care needs or to provide emergency services 24 hours a day

STAFFING

We plan to have 24-hour staff in the new RCAC building to assist our residents. The adult day service will be staffed 8am-4:30pm, Monday-Friday.

Total Overall Employees including current CBRF:

- 1st Shift: 24 employees
- 2nd Shift: 11 employees
- 3rd Shift: 5 employees

PARKING- for entire site (CBRF & RCAC & Adult Day)

Code Requirements:

Assisted Living Parking Requirements: 2 spaces per 3 bedrooms for residents and visitors, plus 1 space per employee

Day Care Parking Requirements: 1 space per staff member plus 1 space per 6 students.

Calculations:

Phase 1 Total bedroom count = 43 Bedrooms

Phase 2 Total bedroom count = 67 Bedrooms

Total Bedroom Count = 110 Bedrooms
Subtract one bedroom for connection = 109 Bedrooms Total

Anticipated Employees for entire site = 35 employees (includes shift-change overlap)

Parking Requirement = 109 Bedrooms * (2/3 spaces per Bedroom) = 73 Stalls (Bedrooms) + 35 Stalls (Employees) + 3 stalls (adult day service) = **111 Stalls Required**

Parking Overall Plan Shows:

96 Surface Stalls
26 Underground Stalls

Total Overall Parking Provided: **122 Parking Stalls**

(We are exceeding our minimum parking requirements by 11 stalls.)

Thank you!

- *“Our mission is to provide compassionate care to seniors in a home-like environment that encourages independence and focuses on improving physical and emotional well-being. We are committed to uphold the highest standards of care as we strive to improve quality of life.”*



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