

Close to Home Senior Living LLC  
2882 S. 132<sup>nd</sup> St.  
New Berlin, WI 53151  
(262) 370-8393

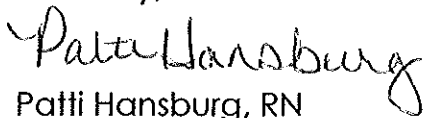
Steven Schaer  
7525 W. Greenfield Ave  
West Allis WI 53214

January 20th, 2011

Dear Steve,

We are attempting to clarify information and address the concerns that were voiced in the last Common Council meeting pertaining to the Parkway School. We are looking forward to becoming part of the West Allis community both by expanding our business and fostering relationships with this city's citizens. We hope to bring positive change to the area by refurbishing an existing building to give it new purpose. The city will benefit from the tax revenue generated by our business plan and upwards of fifty new jobs will be created for the local economy. We are receptive to hearing ideas from the residents of the area and hope to work with the Common Council to make this project a positive experience for everyone involved both directly and indirectly. Thank you for taking the time to review this material and please feel free to contact us if you have any questions or concerns.

Sincerely,



Patti Hansburg, RN  
Co-owner Close To Home Senior Living Centers LLC



Cheryl Koncar, RN  
Co-owner Close To Home Senior Living Centers LLC

CITY OF WEST ALLIS  
DEPARTMENT OF DEVELOPMENT

JAN 21 2011

RECEIVED

- If the child daycare was eliminated from the proposal what effect would this have upon the economics of the deal? Is this a consideration?

From the earliest planning stages of our venture on this site, the child daycare was integral to both the conceptual and financial success of the business. By creating an intergenerational facility, a place where young and old alike could gather to receive the finest care and interact with each other, we would be poised to offer our clientele a unique experience found in few other areas. Such an environment could ensure a greater enrollment for both daycares and offset incurred costs, such as the monthly mortgage and the renovation bills. Additionally, the rent generated from the child daycare could ease the burden of debt by providing the business with an income until all the rooms in the Community Based Residential Facility could be filled. Therefore, the removal of the children from our intergenerational plan is in no way a consideration for us as it is a vital component to the economic viability of the project.

- What use alternatives are there to the proposed child daycare use?

Initially, we wanted to offer West Allis residents the convenience of a 24-hour daycare center. Parents would have had the option of child care no matter what shift or hours were required of them at work. However, after careful consideration, we decided that such a facility would be too disruptive to the long-term residents surrounding the Parkway School. A daycare only open for two shifts a day would cut down on noise and traffic, giving our neighbors the opportunity for a peaceful night's rest. Also, in our early planning stages, we were interested in opening a coffee shop that could be frequented by the seniors in the area, but were met with resistance. Other options or alternatives we would consider include building housing for adults or for individuals struggling to overcome substance addiction. As the Parkway School was in the past allowed to serve high risk teens and AA meetings were held on the premises, these ideas do seem to have some merit.

- Why can't Close to Home simply increase the CBRF, the adult daycare and/or the special needs area?

By increasing the number of residents housed in the CBRF, we are state mandated to become a "large" facility as opposed to a "medium" sized facility. This means that families who are looking to place their loved ones in our care would need to be comfortable with the lack of a homey environment, and we wouldn't be able to give the residents the same level of care as we would in a less populated setting. We are not looking to become a nursing home where individuals are kept in their rooms until staff members have a chance to assess their condition during rounds. The same principal applies to the adult daycare and the special needs facility as well. Having more people in our care, while financially beneficial, is not in the best interest of our clientele, who come to us for a more intimate and personable solution to their changing needs.

- Elaborate on the whether or not the child day care entrance could be relocated to the north or west side of the building or in an area adjacent closer to the off-street parking lot?

After hearing the neighborhood's concern for child drop off at the existing bus staging area, we have relocated the entrance of the daycare to the west side of the building (using the existing primary entrance of the building) and added additional parking to accommodate the drop-offs and pick-ups in the parking lot.

- Clarify the maximum number of daycare children during second shift and hours of operation?

The State of Wisconsin licenses daycare operations based on the square footage of the building. Based on the size of the area allocated for the daycare, we would apply for a license to care for up to 72 children. Currently in the city of West Allis, no existing daycare has limitations on the number of children allowed on the premises during specific hours of the day. The hours of operation for our daycare would be from 6:00 AM until 12:00 AM. As the day progresses, the number of children onsite begins to decrease. We expect for there to be a greatly decreased number of children present at the daycare after 7:00 PM.

- Ages of daycare children served at Parkway?

The children at the facility would range from four weeks of age to twelve years of age.

- Transportation vans were indicated. Please identify the number, type and where they will be stored?

Three passenger vans will be used to transport children to and from the child daycare. They will be parked in three of the lot's spaces until the designated return time. At night, the vans will be parked (stored) at the homes of the drivers. Each van will be kept in good running order and will be equipped with a sensor to alert drivers to the presence of children within to ensure safety.

- Identify/clarify the proposed child day care use and provider (background, experience/qualifications, other locations, child care ages)?

The child daycare would be run by Steven Owens, a State of Wisconsin licensed provider who has been in business since 2007. All of his state surveys have been clean, meaning any and all concerns brought up during inspections have been remedied. His current business is Yours, Mine & Ours, located at 4345 W. Fond du Lac Avenue in Milwaukee. Mr. Owens' hours of operation are 6:00 AM to 11:30 PM, seven days a week.

- Identify/clarify the type of adult and senior day care uses proposed on site.

Elderly individuals who attend the senior daycare can expect well balanced meals and snacks, personal cares including bathing and beautician services, consultations with physicians, specialists and nurses, a wide-variety of activities including crafts, games, physical exercise, gardening, music/art appreciation, movie screenings, book readings, and invaluable interaction with the children at the youth daycare.

The adult special needs program is designed specifically to enhance the quality of life for people who are in dire need of help. Our trained personnel will work with these individuals to better their communication skills, promote socialization, and work to build simple life skills to improve their lives outside of an institutional setting. Physical activity, meal planning and preparation and therapy are all part of the proposed plan for that aspect of the business.

- Parking is provided on site. Indicate the number of parking stalls required and provided. Will the revised plan show additional off-street parking spaces be provided to satisfy the parking deficiency? Is this enough to accommodate all staff, visitors and day care?

Our initial plan had 42 parking spaces, but after listening to the local residents we have increased the parking to 52 spaces. The revised plan will ensure adequate parking spaces for all employees, daycare parents/guardians and visitors in the Parkway School parking lot. No additional cars/vehicles would need to be parked on the street. The parking lot will be properly maintained to meet with all standards of cleanliness and safety. The lot will be plowed and salted during the winter months as well.

- Clarify the educational programs and what job placement affiliations Close to Home has with metro area educational institutions?

In our current locations, we work closely with Alverno College's Art and Recreational Therapy Departments. Nearly every semester, we provide students with onsite clinical training. Residents participate in art therapy sessions to better themselves and give valuable hands-on training to students soon to be working in the field.

Also, we provide clinical training to fourth-year student nurses through the Carroll College School of Nursing. Both residents and students benefit from their interaction during these clinical days, and much is learned/gained by all involved.

Contact information:

For Alverno College:  
Michele Burnie  
Art Therapy Field Coordinator  
(414) 382-6147

For Carroll College School of Nursing:  
Judy Kopka, RN  
Dr. Julie Ellis  
(414) 326-2330

- Indicate the location and types of services offered at the other Close to Home facilities?

Our current locations are:

The Grantosa Home: 4265 N. 104<sup>th</sup> Street, Milwaukee, WI, 53222

The Bluemound Home: 12231 West. Bluemound, Wauwatosa, WI 53226

Both homes are 20 bed Community Based Residential Facilities. The Grantosa Home caters to older adults with chronic mental health issues and dementia, while the Bluemound Home provides for elderly individuals with dementia and chronic health issues. At our CBRF facilities, residents are provided with all of their nutritional needs. Three balanced meals and two snacks are served daily. All of their medical needs, including management and administration of all medications are dealt with by trained staff. Also, doctor visits are done in-house by Visiting Physicians. All housekeeping and laundry needs are met by the staff, and the residents enjoy a number of activities and socialization time. Bathing, physical exercise, hair care and outings are also provided and arranged for.

- Explain the exterior/site lighting plan for the Parkway School property.

Our goal is to reduce the amount of light pollution that already exists on the site. The flood lights will be removed to this end. We do not wish to add parking lot lighting nor have overhead lighting at the canopy as we feel this would negatively impact the neighborhood and be an unnecessary element for the operations of our facility. The entrance lighting will be accommodated by smaller wall mounted fixtures similar to wall sconces.

- What measures can be taken to address concerns relative to refuse/dumpster location? Show an alternate location for refuse. (At the meeting it was mentioned that it was too close to residential areas.) What is the frequency of pick up and how are items packaged prior to disposal?

We have moved the refuse area adjacent to the vehicle drop/off turn around. Our existing facilities have collection once a week, but we have no

objections to twice a week collection if deemed necessary. We will also schedule pick-up for “working hours” rather than early morning or late night pickup.

Neatness and proper procedure is a key focus of operations. All garbage is tied in bags and placed in the proper container(s) before being collected and disposed of. We have no problems with odor or litter at our existing facilities; to which we take great pride.