Project Overview

The proposed conditional use consists of the development and operation of a continuum-of-care senior living community on the subject property. The community will provide housing and supportive services for older adults through a combination of Independent Living, Assisted Living, and Memory Care residences within a single integrated campus.

The development will include a multi-story building containing approximately 59 Independent Living units, 56 Assisted Living units, and 24 Memory Care units, for a total of approximately 139 residential units. Independent Living units will consist of a mix of one- and two-bedroom apartments. Assisted Living units will consist of a mix of studio, one-bedroom, and two-bedroom units. Memory Care units will consist primarily of studio units designed to support residents with cognitive impairments.

The facility will include common dining areas, a café, fitness room, theater, salon, bar and lounge, activity rooms, reading lounges, gathering spaces, administrative offices, support services, and resident amenities. Independent Living residents will have private patios or balconies. Assisted Living and Memory Care residents will have access to secure outdoor courtyards designed for recreation, relaxation, and social interaction. Parking will be provided through a combination of approximately 38 underground parking stalls serving Independent Living residents and additional surface parking stalls located around the building. Separate entrances will be provided for Independent Living, Assisted Living, and Memory Care residents to enhance accessibility, operations, and resident wayfinding.

Type, Duration, Density, and Location of Activities

The proposed use is a permanent residential and healthcare-related use intended to operate continuously as a long-term senior living community.

Activities occurring within the building will primarily consist of residential occupancy, dining services, wellness activities, social gatherings, administrative functions, personal care services, and healthcare-related support services associated with Assisted Living and Memory Care operations.

Outdoor activities will primarily consist of resident recreation, walking, seating, and social interaction within landscaped areas, patios, balconies, and secured courtyards. Outdoor activities are expected to be passive and residential in character.

The proposed development density consists of approximately 139 residential units within a single coordinated development designed to provide a continuum of care for older adults.

Expected Number and Type of Employees and Patrons

The facility is expected to employ management, administrative, nursing, caregiving, dining services, housekeeping, maintenance, life enrichment, and support personnel. Staffing levels will vary by shift and resident occupancy levels but are anticipated to range from approximately 40 to 50 employees on a typical day across all shifts.

Patrons of the facility will primarily consist of residents, family members, visitors, healthcare providers, service providers, vendors, and prospective residents. Resident occupancy is anticipated to consist of approximately 139 residential units serving older adults requiring varying levels of support and care.

Expected Hours of Operation

The facility will operate continuously on a 24-hour-per-day, seven-day-per-week basis. Administrative offices will generally operate during normal business hours. Dining services, resident activities, maintenance operations, deliveries, and visitor activity will primarily occur during daytime and early evening hours. Staffing will be maintained at all times to provide resident care, security, and facility operations.

Expected Traffic Volumes and Trucking Activity

Traffic associated with the development will primarily consist of resident, employee, visitor, and service-provider vehicles. Senior living communities generally generate fewer daily vehicle trips and substantially fewer peak-hour vehicle trips than conventional multifamily residential, retail, office, or commercial developments of comparable size.

Truck traffic will be limited to routine deliveries, refuse collection, moving services, maintenance contractors, food service deliveries, and similar operational needs. Delivery vehicles are expected to consist primarily of standard commercial delivery vehicles and occasional medium-duty trucks. Heavy trucking activity is not anticipated.

All vehicle access, loading, parking, and circulation areas will be accommodated on-site.

Noise, Odors, and Vibrations

The proposed use is not expected to generate significant noise, odors, or vibrations beyond those normally associated with residential occupancy and routine facility operations.

Outdoor activities will be passive in nature and primarily limited to resident use of patios, balconies, landscaped areas, and secure courtyards. Mechanical equipment will be designed and installed in accordance with applicable codes and industry standards.

No manufacturing, industrial processing, outdoor storage, outdoor entertainment venues, or other high-impact activities are proposed.

Hazardous Materials and Spill Prevention

The facility will utilize customary quantities of cleaning supplies, maintenance materials, landscaping products, medical supplies, and fuel associated with facility operations. These materials will be stored and managed in accordance with applicable federal, state, and local regulations.

No industrial-scale hazardous materials are proposed.

Any fuels, oils, cleaning chemicals, maintenance products, or other regulated materials required for facility operations will be stored within designated maintenance, utility, housekeeping, or service areas. Appropriate containment, storage, handling, employee training, and disposal procedures will be implemented consistent with manufacturer recommendations and applicable regulations.

Timing and Phasing

Development is anticipated to occur as a single phase. Subject to obtaining all required approvals, permits, and financing, construction is expected to commence following completion of the entitlement and permitting process.

The facility will become operational upon completion of construction, issuance of required occupancy approvals, and completion of staffing and resident move-in activities.

Other Operational Characteristics

The proposed community will be professionally owned and managed by an experienced senior living operator. The development is designed to provide a continuum of care that allows residents to age in place while remaining within a familiar community environment.

Memory Care residents will be accommodated within secured portions of the facility specifically designed to promote resident safety and well-being. The site and building will incorporate controlled access systems, life-safety features, emergency response procedures, and professional staffing appropriate for the level of care provided.

The proposed use advances several Village objectives by expanding housing options for seniors, supporting aging in place, providing employment opportunities, and addressing a demonstrated need for Independent Living, Assisted Living, and Memory Care services within the DeForest area. The development has been designed to be compatible with surrounding land uses while minimizing impacts related to traffic, noise, lighting, and site operations.