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# ALEXIAN VILLAGE OF MILWAUKEE

It is important to understand the context of the Continuing Care Retirement Community where the new health center was constructed. Alexian Village is a continuing Care Retirement Community which provides three basic levels of care for its residents—congregate, assisted living, and nursing care. As a life-care retirement community, residents are provided with a contract which guarantees skilled nursing care if needed for the rest of their lives for no substantial additional cost. Nursing care is generally provided in the health center. This chapter provides a brief contextual description of Alexian Village of Milwaukee. It is described by its three dimensions of its organization, inhabitants and its environment. The next chapter provides a description of the new health care center.

## ORGANIZATION

*History of Alexian Village* Alexian Village of Milwaukee Inc. is a licensed Continuing Care Retirement Community located in the northwest region of Milwaukee County. The life-care facility was constructed in 1977 by Tudor Oaks retirement communities. Tudor Oaks overextended its assets and as a result de-

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clared bankruptcy. This left many residents with an uncertain future. On April 1, 1980, The Alexian Brothers of America purchased the facility. The brothers agreed to assume the debt of Tudor Oaks and honor all of the original life-care contracts.

Under the Alexian Brothers, the Village has flourished and has established a reputation as a premier, luxury retirement community. In 1987, Alexian Village of Milwaukee became the first retirement community in Milwaukee to be accredited by the National Continuing Care Accreditation Commission. The facility is certified by the State of Wisconsin to operate as a Continuing Care Retirement Community (CCRC) and also has State and City licenses to operate its Community Based Residential Facility (CBRF) and skilled nursing facility (SNF).

The campus has been expanded twice since Alexian Brothers purchased the facility in 1980 from Tudor Oaks. In 1984, a new six story building was constructed adding apartments, services, social spaces and new administrative offices. The original three story Tudor Oaks building is now referred to as Village East; the new six story addition is called Village West. Village East and West are connected by an underground passageway. In 1991, Alexian Village was expanded again. The old health center in Village East was converted into an Assisted Living Center and a new Health Center was built connected to Village East by an above ground passageway.

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**Philosophy** Alexian Village of Milwaukee, Inc. is a part of the Alexian Brothers Health System—a national Catholic health care system which is a not-for-profit corporation sponsored by the United States Province of the Congregation of the Alexian Brothers. The Alexian Brothers is a 650 year old Catholic order dedicated to the care of the sick, poor, and helpless. The Brother's heritage of promoting the physical, mental, and social well being of the elderly is demonstrated in the Mission Statement of the Alexian Village and the Brothers Core Values.

***Alexian Village Mission Statement***

*Inspired by the long history of the Alexian spirit of compassionate love and care, Alexian Village is a life-care center open to persons of all faiths. It is committed to a special role of leadership in our society as a model of quality continuing care for older adults. Its goal is to provide services which respond to the basic needs of the residents in an atmosphere of respect for their dignity and independence*

***Alexian Brothers Core Values***

*Compassion*

*Dignity*

*Holism*

*Partnership*

*Care for the Poor*

Alexian Village strives to have the philosophy and the values of the Brothers influence all operational decisions, daily activities and long range planning. Alexian Village is committed to maintaining a leadership position in providing quality services for older adults and a high quality of life for its residents. This is accomplished by promoting creativity and innovation from a team approach. Each resident is considered an individual who should be involved in making decisions for the

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benefit of themselves as well as the community.

Alexian Village is a life-care retirement community which provides for residents changing needs. To fulfill its organizational philosophy, Alexian Village provides its residents with a variety of levels of care to promote maintaining independence. There are three large levels of care provided for resident's changing needs as they age: Independent Living, Assisted Living and Nursing Care. Within each of these levels, Alexian allows for considerable leeway to allow a resident to be independent for as long as possible.

### ***Levels of Care Provided***

Alexian's Independent Living Program provides residents with the following services and programs in addition to the use of an apartment:

- *Main meal of the day provided*
- *Utilities: heat, air conditioning, water, electricity*
- *Housekeeping service twice a month*
- *Weekly flat laundry*
- *Temporary tray service per illness*
- *Interior/Exterior maintenance*
- *Regularly scheduled shuttle bus service to stores and services*
- *24 hour emergency nursing service*
- *Social and educational programs*
- *Services of the Chaplain*

A number of services are provided for a fee-per-service basis such as supportive nursing care, private transportation, transportation to planned social events outside of Alexian and catering for private func-

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tions. An in-house grocery, pharmacy, branch bank, beauty shop, and sidewalk cafe are also available for residents' use.

The Assisted Living Program provides residents with twenty-four hour staff assistance and three meals a day. Staff assistance includes dressing, bathing and administering medication. In addition, residents have access to all of the services located in the independent living area.

The Health Center provides residents with licensed skilled nursing care. The Health Center is planned for those needing short-term recuperation or respite care. It may be also used on a permanent basis for those who are no longer able to maintain their independence without continuous care or the individual with a chronic condition requiring continuous treatment. Residents are also encouraged to use the services of the independent living portion of Alexian Village and attend social events if they are able.

***Life-Care Contracts*** Alexian supports these three levels of care by holding a life-care contract with its residents. Residents purchasing a "Life-Care Plan" are provided with skilled nursing and congregate care at no substantial added cost for their life-span. To take advantage of this contract, residents pay a one-time accommodation fee based on the size of their apartment and occupancy which is amortized to insure their future health care needs. Each month a service fee is also assessed based on the apartment size and occupancy which supports the programs and services provided. The Alexian Village "Rental-Plus Plan" provides all

of the amenities of Alexian Village plus reduced-rate use of health care facilities for a limited period of time. Each rental apartment earns 30 days of future care (the Continuum of Care Benefit) each year. When needed, the benefit may be used either in the Assisted Living Center or the Skilled Nursing Health Center. When the Continuum of Care Benefit is exhausted, residents can continue to pay their usual monthly service fee plus an additional fee for services and a daily charge for the three meals provided. The following table provides a general indication of some of these fees (Table 2.1).

**Table 2.1.** Typical Fees per Apartment for Single Occupancy\*

Apartment Type	Life Care Plan Accommodation Fees & Monthly Service Fee	Rental Plus Plan Monthly Service Fee
Studio	\$38,200 / \$688	\$950
One Bedroom	\$55,900 / \$843	\$1,275
Two Bedroom	\$70,000 / \$912	\$1,500

*\* Fees are based upon 1992 prices and are subject to change.  
Fees for Two Bedroom units vary by apartment size and amenities.  
Double occupancy prices are higher for all apartment types.*

## RESIDENT PROFILES

This section provides demographics for all of the residents in the entire community. There are three hundred and forty residents in the apartments. Thirty-one residents are in the Assisted Living area. Eighty-seven residents are in the Health Center. The total population is four hundred and fifty eight residents.

**Table 2.2.** Population Distribution

<i>Location</i>	<i># of Apartments &amp; Residents</i>
Village East	192 apartments 195 residents
Village West	132 apartments 145 residents
Assisted Living	31 units 31 residents
Health Center	87 beds 87 residents

The dominant population is comprised of single women. There are forty married couples in the Village. Eighty-seven percent of the units are occupied singularly. Thirteen percent are occupied by two people. The span of ages for residents ranges from sixty-seven years to one hundred and one years. The minimum entrance age requirement is sixty-two with an average age at move-in of seventy-nine. The majority of the population has a previous occupation in education, a clerical position or as a homemaker. These occupations relate directly to positions predominated by women of this generation. Sixty-three percent of Alexian Village's residents came from Metropolitan Milwaukee Area.

**Table 2.3.** Gender

	Independent Living	Assisted Living	Health Center
Male	20%	16%	17%
Female	80%	84%	83%
Couples	40 couples	1 couple	1 couple

Figure 2.1. Age

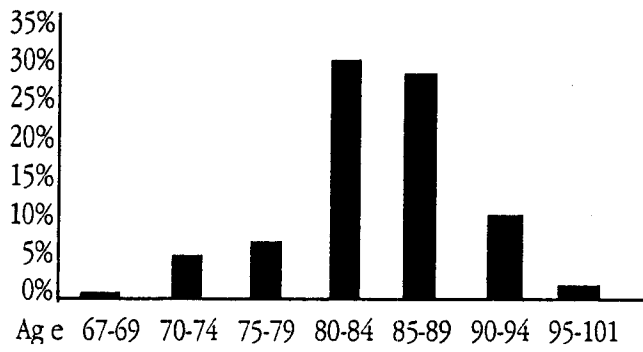
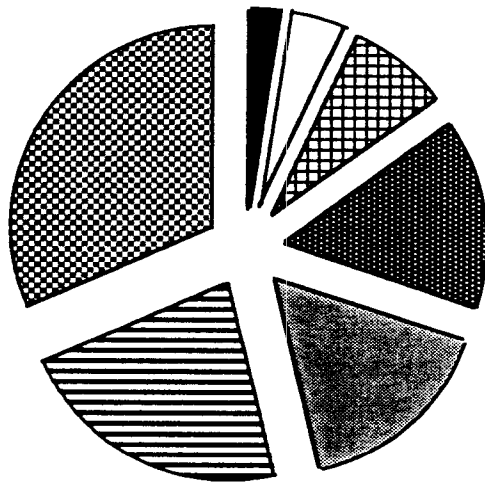


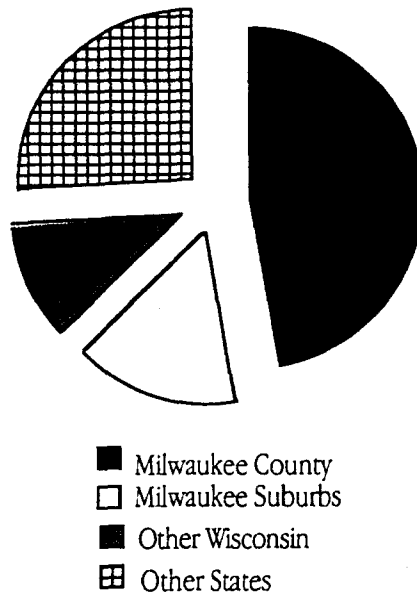
Figure 2.2. Previous Occupations



- Religion
- Public Admin/Goverment
- ▣ Other Occupations
- Education
- ▤ Homemaker
- ▥ Professional/Admin./Managers
- ▧ Workers /Laborer/ Clerk



**Figure 2.3.** Prior Residence Location



## THE SETTING

Alexian Village is located approximately 15 miles from downtown Milwaukee in a suburban fringe area. The surrounding area has a regional mall and several street shopping stores (Figure 2.4). The Village is located on a hilltop which provides residents with excellent views of the surrounding landscape.

**Figure 2.4.** Location Map of Alexian Village

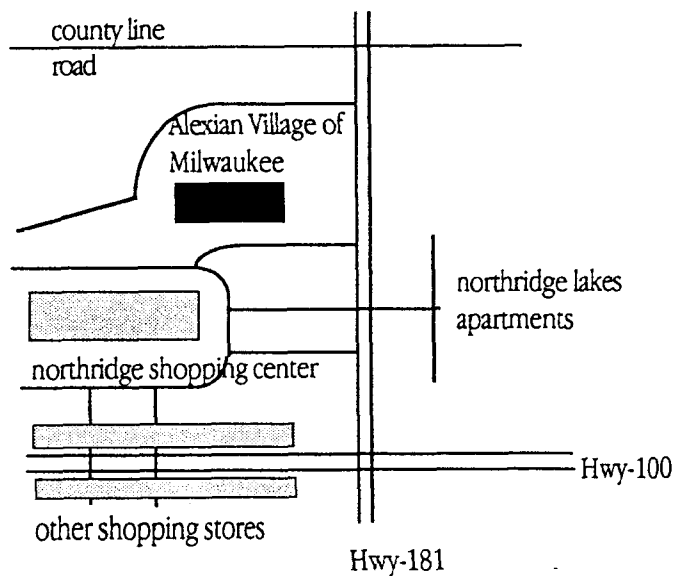
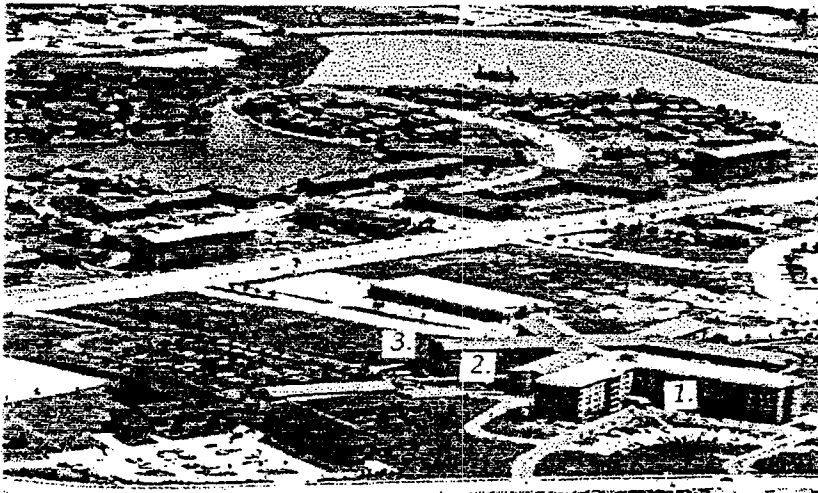


Figure 2.5. Aerial Photograph of Alexian Village

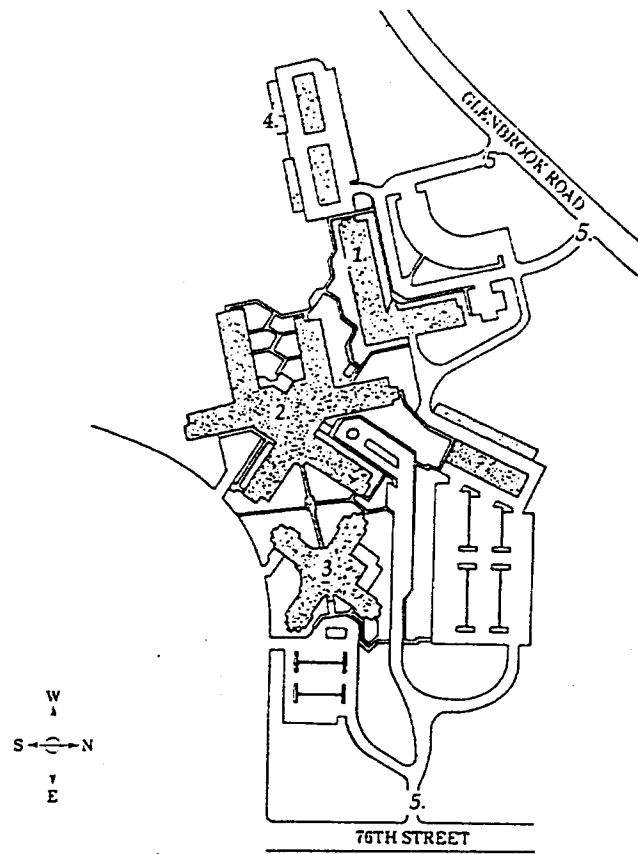


Legend

1. Alexian West
2. Alexian East
3. Health Care Center

Alexian Village has over 480,000 enclosed square footage situated on a 25 acre campus. The three primary facilities—Independent Living Units, Assisted Living Units, and Skilled Nursing facility are housed in three main buildings. A variety of apartment unit types exist throughout these three attached buildings.

Figure 2.6. Site Plan of Alexian Village



- Legend
- 1 Village West
  - 2 Village East
  - 3 Health Care Center
  - 4 Resident Garages
  - 5 Principal entrance