



**BOZA Statement of Special Use
Victory Vision Business Ventures, LLC**

***DBA: Victory Vision Community Living Lower North
9707 W. Rochelle Avenue, Milwaukee, WI 53224***

***DBA: Victory Vision Community Living Upper North
10376 W. Villa Avenue, Milwaukee, WI 53224***

Summary:

Our adult family home is designed to be more than just a residence—it is a trusted pillar of support, care, and community. While there may be another assisted living facility in the area, our home will offer a unique and complementary approach that enhances the neighborhood standing strong as community advocates and proud members of the neighborhood.

We focus on providing personalized care in a small, family-oriented setting, where residents are treated with dignity, compassion, and individualized attention that larger or more traditional facilities often cannot provide. By limiting our capacity and prioritizing quality over quantity, we create a warm, residential environment that blends seamlessly into the neighborhood and ensures our presence strengthens—not disrupts—the surrounding community.

Furthermore, our home will:

- Promote neighborhood stability by maintaining a well-kept property that aligns with the area's residential character.
- Foster positive relationships with neighbors by establishing open lines of communication and actively addressing any concerns.
- Contribute to the community's well-being by providing safe, supervised care that prevents vulnerable individuals from being placed in inappropriate facilities or left in positions where they are unable to care for themselves safely.
- Create a lane of our own where we are not like other similar facilities. As the owner/director, I bring a level of expertise that is vast. Presenting with over 30 years working in the healthcare industry. 25 years as a leader with Aurora Health Care – serving 15 years as a Medical Group Supervisor and 8 years as an IT Project Manager across South-Eastern Wisconsin. I am also an Adjunct Instructor for Concordia University – teaching 6 courses in the Health Care Management Undergrad Program for over 15 years. We serve and offer a unique care model that fills service gaps and provides inclusivity.

We have proven success with our integration program into the community for over 10 years. We are committed to being good neighbors, responsible stewards of the property, and active contributors to the local community's quality of life. Our goal is not only to provide exceptional care for our residents but also to bring peace of mind and lasting value to the neighborhood as a whole. Being the director of Victory Vision Business Ventures, LLC has not secluded me, as I also reside in a geographically close community, where I have sat on Advisory committees and supported other assisted living business owners who operate directly in my subdivision.

Why are Assisted Livings Important for the Community

Assisted living facilities play a vital role in supporting both individuals in need of care and the communities in which they reside. Victory Vision Business Ventures LLC is dedicated to providing high-quality, compassionate care while enhancing the overall well-being of the neighborhood and its residents.

Benefits of an assisted living facility in the community:

- Provides a safe, supportive environment for individuals who require assistance with daily living while remaining in a residential setting.
- Promotes stability and peace of mind for families who can keep their loved ones close to home.
- Generates local employment opportunities, contributing to the economic health of the neighborhood and the Cities in which they are located.
- Encourages community engagement and social interaction through volunteer opportunities and neighborhood partnerships – Inviting neighbors to join the Advisory Committee and bring their ideas, feedback and support.
- Strengthens the overall health and welfare of the community by ensuring that vulnerable populations receive the care they need.

By integrating assisted living services within the community, we increase the bonds of connection, compassion, and support. As stated, Victory Vision Business Ventures LLC is committed to being not only a provider of care but also a trusted partner in enriching the quality of life for the entire neighborhood.

1. Protection of Public Health Safety and Welfare

As the owner and operator of a licensed residential Adult Family Home, I am committed to ensuring that the health, safety, and general well-being of both our residents and the surrounding community are upheld to the highest standards. I have been a community provider with DHS for over 10 years, and I have a proven record of compliance with the communities and cities in which my locations reside, as well as the state of Wisconsin according to DHS 83 and DHS 88 for licensed providers.

As previously stated, we will operate in full compliance with all local, state, and federal regulations governing homes. This includes adhering to fire and building codes, maintaining appropriate staff-

to-resident ratios, and ensuring that all staff are trained according to DHS Wisconsin's regulations, which includes, but is not limited to Standard Precautions, Fire Safety, First Aid and Choking, and Medication Administration. We also follow Infection prevention protocols, including regular sanitation, health screenings, and we have access to medical professionals, all of which are strictly followed to protect residents, staff, and visitors.

Our standard level of health screenings for our caregivers and residents include but are not limited to negative TB Skin Test results and health provider letters stating that our caregivers and residents are free from all communicable diseases.

With these measures in place, we not only comply with DHS State of Wisconsin standards, but we also exceed what most community residents would extend to any neighborhood.

2. Protection of Property

As a residential-style home, our facility is designed to blend naturally into the neighborhood. There will be no disruptive signage, traffic, or noise beyond typical residential levels. Deliveries, staff shifts, and visitor hours will be managed carefully to minimize any impact on our neighbors (See the Traffic Reduction Plan below). Our goal is to preserve the peaceful, family-oriented nature of the area while offering compassionate care within a home-like setting.

Our Adult Family Home is intentionally designed to maintain the integrity and tranquility of the surrounding neighborhood. We understand the importance of being a respectful neighbor and will ensure that our operations do not negatively impact nearby residents. As mentioned, our home will resemble other residences in the area, with no commercial signage, flashing lights, or other visual elements that would detract from the neighborhood's character.

To further limit any potential disturbance, as previously stated, we will monitor and manage vehicle traffic, parking, deliveries, and visitor access to ensure a quiet and orderly presence. Noise levels will remain within standard residential expectations. Trash removal, landscaping, and property maintenance will be handled with care and consistency to uphold neighborhood aesthetics and hygiene, as we have landscaping contracts that will maintain the outside appearance of the home for all seasons.

In the unlikely event that any concerns from neighbors do arise, we are committed to addressing them promptly and constructively. A designated point of contact will be available to receive feedback and work collaboratively with residents to maintain a harmonious and supportive environment for everyone. Again, we invite neighbors to join and/or participate in the Advisory Committee where their input and feedback will be instrumental.

We also ask that we are not prejudged but allowed the grace to operate and prove that we are prepared and ready to serve with high standards and integrity.

3. Traffic and Pedestrian Safety

We have onsite parking spaces that will accommodate our daily parking needs. These spaces would be available for staff, visitors, and service providers, minimizing the need for street parking and helping to maintain clear roadways for neighbors. Traffic patterns have been planned to allow for smooth and unobtrusive entry and exit from the property. In addition, pedestrian safety has been prioritized with safe access routes to and from the home. These measures help ensure the safety and convenience of both our residents and the surrounding community.

Traffic Reduction Plan

To minimize traffic in the neighborhood, we have:

- Created a designated staff parking area on-site to reduce street congestion.
- Scheduled staggered staff arrival and departure times that will prevent traffic buildup.
- Encouraged carpooling among staff members when appropriate.
- Limited our delivery and service hours to avoid unnecessary traffic.
- Taking proactive measures to ensure pedestrian and vehicle safety.
- Operating in a manner consistent with residential properties in the area.

4. Consistency with Comprehensive Plan

We have also carefully evaluated the character and zoning requirements of the area in which we are located. Our Adult Family Home is fully in line with the residential nature of the neighborhood, and we are committed to maintaining consistency with the surrounding environment. Our property design, operations, and exterior maintenance will all reflect the values and aesthetics of the community. We are dedicated to being responsible and compliant neighbors, ensuring that our presence contributes positivity to the neighborhood's overall harmony and well-being.

Again, we are not like other similar Adult Family Homes - Victory Vision Business Ventures LLC stands apart from other adult family homes because of our unique approach and structured community transition model, personalized care strategies, and deep-rooted commitment to both our residents and the surrounding community. We do not simply provide housing and supervision; we create a nurturing environment that promotes dignity, independence fostered by independent service plans, and a true sense of belonging.

What Makes Us Different

- **Personalized Care:** We tailor our services to meet the unique needs of each resident, ensuring individualized attention and compassionate support by creating Individual Service Plans and community transition models that are specific to each resident's care needs.
- **Community Integration:** We actively engage with the surrounding neighborhood, maintaining open communication and positive relationships with local residents, without being disruptive, but rather providing a proactive approach.
- **High Standards of Quality:** Our facility exceeds basic regulatory requirements, focusing on enhanced safety, comfort, creating an aesthetically pleasing environment, and resident well-being, while maintaining the integrity of the neighborhood.

- **Holistic Approach:** We support not just physical health but also emotional, social, and mental well-being through enriching activities and a family-like atmosphere.
- **Experienced Leadership:** With over a decade of experience, our leadership is dedicated to professionalism, compliance, development, and innovation in care.

Victory Vision is not just another adult family home—we are a trusted partner in care, committed to raising the standard for assisted living. Our focus on compassion, integrity, and community connection ensures that we provide an unmatched experience for both our residents and neighbors.

We are making a promise to the neighborhood. We are committed to maintaining a safe, well-kept, and respectful environment that strengthens the community while offering compassionate, individualized care for those who need it most. By complementing existing resources, fostering open communication, and being a responsible and engaged neighbor, we will not only meet a vital need but also add lasting value to the neighborhood.

As a small business owner, Victory Vision Business Ventures, LLC boosts the economy through job creation, increase of local tax revenue, and enhances the community's social fabric with our personalized customer service, in addition to our impact with philanthropy work through monetary, time, and skills donations.

Our goal is simple: to bring peace of mind to families, dignity to our residents, and confidence to our community that we are not here to disrupt, but to uplift!