

# ElderNet

HOUSING INFORMATION SERVICE

## Continuing Care Retirement Communities

**C**ontinuing Care Retirement Communities generally offer a variety of housing—from apartments to nursing home beds—on one campus. Residents can move to different types of housing as their needs change.

The management contracts with residents to provide housing and necessary services, possibly for the rest of the person's life. In return, residents pay a substantial one-time entrance fee, plus a monthly fee or rent. If you become disabled, your changing need for care and services can be met without having to move off campus. However, facilities typically retain the right to terminate a resident's contract.

Information about the kinds of services that will be available to you and provisions for future nursing home care are included in the Continuing Care Retirement Community contract.

Some continuing care facilities have gone into bankruptcy because of inadequate financial planning or failure to attract enough residents. A facility's failure could leave residents not only without housing and support care, but also without money.

When checking a continuing care facility, ask for copies of its contract and audited financial statement. Good facilities will gladly provide these documents.

Before making a final decision, consult your attorney about the contract and your banker about the financial statement.

### Entrance fees

Entrance fees vary from facility to facility. The insurance commissioner's listing of facilities indicates entrance fees run from zero to \$191,500. Like monthly fees, entrance fees depend on the level of services a facility offers and the type of housing provided. There are provisions for at least a partial refund if the resident moves out within a specified time period.

### Monthly fees

Monthly fees may be set at a fixed amount regardless of the level of services required. However, monthly fees more often change with the level of services a resident needs.

### Services

Monthly fees cover utilities, general services such as cleaning, activity areas for hobbies or gatherings, and social/spiritual activities. The monthly fee may also cover one or more daily meals, depending on the facility and residents' needs.

In some cases, monthly fees cover emergency nursing and temporary visits to health care facilities. The allowable length of such visits depends on the facility.

Other services may be provided at added cost. These include health clinic services, a variety of other health care services, beauty or barber shop visits, or parking garage use. Extra services available vary in each facility.

Keep in mind that monthly fees will most likely rise over time. This is due to inflation and residents' service needs increasing as they grow older. Section 647.04(6) of the Wisconsin Statutes requires facilities to make available on request — to residents or prospective residents — a five-year summary of fee increases.

## Continuing Care Retirement Communities

The Wisconsin Commissioner of Insurance regulates Continuing Care Retirement Communities and keeps a list of their entrance and monthly fees, with a summary of services each provides. The office reviews resident contract forms for approval, receives financial statements from facilities, and may take action to ensure that facilities' financial resources are adequate. For a copy of the list or information, contact  
 Commissioner of Insurance  
 P.O. Box 7873  
 Madison, WI 53707-7873  
 (608) 266-3585

## CONTINUING CARE RETIREMENT COMMUNITIES

The Commissioner of Insurance compiled this list of permit-holding continuing care facilities; starred (\*) offer more than one type of accommodation.

Alexian Village of Milwaukee  
7979 West Glenbrook Road  
Milwaukee, WI 53223  
(414) 355-9300

Attic Angel Retirement Facility  
602 North Segoe Road  
Madison, WI 53705  
(608) 238-8282

Clement Manor  
9339 West Howard Avenue  
Greenfield, WI 53228  
(414) 321-1800

Evergreen Manor \*  
1130 North Westfield  
Oshkosh, WI 54901  
(414) 233-2340

Fairhaven  
432 Starin Road  
Whitewater, WI 53190  
(414) 473-2140

Freedom Village  
8616 N. 72nd Street  
Milwaukee, WI 53223  
(414) 357-8086

Friendship Village of Greater Milwaukee, Inc.  
7300 West Dean Road  
Milwaukee, WI 53223  
(414) 354-3700

Luther Manor Terrace  
4535 N. 92nd Street  
Wauwatosa, WI 53225  
(414) 464-3880

Masonic Village on the Square, Inc. \*  
36225 Sunset Drive  
Dousman, WI 53118  
(800) 848-5306  
In Dousman: 965-2111

Methodist Manor, Inc. \*  
3023 S. 84th Street  
West Allis, WI 53227  
(414) 541-2600

Methodist Retirement Center  
110 S. Henry Street  
Madison, WI 53703  
(608) 258-3294

Milwaukee Catholic Home, Inc.  
2462 N. Prospect Ave.  
Milwaukee, WI 53211  
(414) 224-9700

Milwaukee Protestant Home for the Aged \*  
2449 N. Downer Ave.  
Milwaukee, WI 53211  
(414) 332-8610

St. John's Home of Milwaukee  
1840 N. Prospect Ave.  
Milwaukee, WI 53202  
(414) 272-2022

San Camillo  
10200 W. Blue Mound Road  
Wauwatosa, WI 53226  
(414) 476-3244

Tudor Oaks  
S77 W12929 McShane Rd.  
Hales Corners, WI 53130  
(414) 529-0100

### Other ElderNet publications

- *Apartments for Older People*
- *Community Based Residential Facilities for Older People*
- *Housing Alternatives for Older People*
- *Nursing Homes*

### ElderNet data base

Lists of names, addresses and phone numbers of apartments for older adults, Community Based Residential Facilities and nursing homes in each Wisconsin county are available through the ElderNet data base. Each entry lists number of units, whether subsidies are available, and if a manager lives on site. Contact your county extension office (under county government listings in your telephone directory). Call to be sure someone will be available to help you.

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ElderNet and other publications are available from your Wisconsin county extension office or:

Cooperative Extension Publications  
30 N. Murray St., Room 245  
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(608) 262-3346

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