February 2, 2023

Greetings Members of the Sheboygan North Catholic Parishes,

Capri Communities is delighted to be partnering with St. Clement Parish on the redevelopment of the vacant school parcel adjacent to the church. We welcome the opportunity to reimagine a higher and better use for this land which will benefit the parish and the greater Sheboygan community.

Capri Communities is a senior living company founded in 1990 by Jim Tarantino. We specialize in building and operating high-quality senior housing campuses across Wisconsin. As a local company headquartered in Waukesha Wisconsin, we operate 17 campuses in the state.

We’d like to highlight a senior campus that shares a similar parallel to St. Clement Parish. In 2018, we partnered with Three Holy Women Parish to redevelop the St. Rita property in downtown Milwaukee. The St. Rita school had been mothballed for 20 years. While the congregation was active and thriving, the church building lacked accessibility for its aging parishioners. Capri redeveloped the 1-1/4 acre property to include a senior living campus and a new church that was purposefully designed to meet the needs of the members and the mission they served. We encourage you to look up “St. Rita Square,” to learn more about this highly publicized success story.

Capri’s mission is “enriching the lives of our residents through service and commitment to family and community.” Our values guide us in fulfilling our mission by remembering the acronym CARES:

- Committed to the resident experience
- Attentive to individual needs
- Respectful to all
- Engaged in our local community
- Serve with integrity

Our mission and values respond to the core of our development philosophy and drive our programming & support services for our residents. Capri creates developments that enhance quality of life, promote charitable endeavors and foster community engagement. We operate our buildings as community resources and integrate our local brand as a good corporate citizen.

What do we envision for the St. Clement redevelopment site:

We are currently in the planning phase of designing a senior living apartment building on the nearly one-acre northern parcel comprised of the school and lower parking lot. The building will be designed to facilitate seniors aging-in-place and will include a portion of apartments at affordable rental rates consistent with the Affordable Housing Tax Credit Program. The building will offer a variety of one-bedroom and two-bedroom
configurations, along with interior and exterior amenity-rich spaces for residents to socialize and find purposeful living.

The plans are still preliminary and likely to have changes as we work through details with St Clement, the City of Sheboygan, and funding sources. Our objective is to preserve some parking on the lower level, to provide top-level accessible parking, and to help the Parish provide better access to the Church and Dominican Hall. We will be working with the City for guidance on the zoning and planning limitations for the site.

We are humbled by the impact that St. Clement Parish and the Sheboygan North Catholic Parishes have had on the Sheboygan area community through religious, education and outreach endeavors. We believe that our project will address the residential needs of the parish and greater community and be compatible and complimentary to Capri and St. Clement’s synergistic missions.

While this remains a very fluid situation, we see this as a collaborative process and partnership. We look forward to meeting you and unveiling our plans in the near future.

Sincerely,

James Tarantino  Amy Schoenemann  Michael Tarantino
Owner    Dir of Real Estate   Development Analyst