



Conditional Use Permit Application – Letter of Intent

October 6th, 2025

To: City of Madison, Zoning and Planning Divisions
215 Martin Luther King Jr. Blvd., #17
Madison, WI 53703

Re: Always Best Care Senior Services (proposed)
4718 Hammersley Road
Madison, WI 53711

To whom it may concern:

On behalf of the building Owner and Tenant, we are requesting a Conditional Use Permit be granted for a proposed adult day care facility to occupy an existing building at 4718 Hammersley Road.

Current Building Owner:

Assoc for the Revival of the Sunnah Inc.
6514 Watts Rd
Madison, WI 53719

Tenant / Operator:

Always Best Care Franchising
David Ogunnoiki
Kehinde Ogunnoiki

Introduction to the Operator and use:

Always Best Care is a national brand that provides senior care services, offering top-tier services ranging from in-home care to respite care. They are committed to offering their clients a safe and independent lifestyle by providing a wide range of services that best suit their needs.

This facility will be one of the several locations that Always Best Care will own and operate across the country.

Description of Operations:

Use:	Adult day care
Accessory Uses:	Activity room, social space, kitchen, restrooms, office
Anticipated Occupants:	Anticipated occupancy of 38 people (30 care recipients and 8 staff)
Hours of Operation:	Open daily from 8:00 AM to 4:00 PM
Staffing need:	Operated by certified staff to assist with activities and medication

Traffic / Parking need: 20 parking stalls spaces exist at this site. The parking lot will be updated to include ADA parking, a drop-off curb, and a trash enclosure, reducong the overall amount to 15 spaces proposed. The user will require 5-10 parking stalls for staff use. Most care recipients will be transported in by other means and will not drive.

Facility Description:

The building is an existing 3,690 sf (footprint), with 880 sf second floor office. It is a wood stud structure with asphalt shingle roof. The current building's footprint will not be altered (refer to attached drawings).

The building currently is vacant and ready for modification.

This facility has been designed and constructed in accordance with City regulations.

Most of the work will be completed on the interior of the building with the exterior receiving new paint and patching any fenestrations that have been removed. Our design will modify the current building layout to include updated bathrooms that meet ADA standards, offices for staff and services, a kitchen for food preparation and catering, and a communal space.

Site Design:

The existing site plan has been designed and constructed in accordance with City of Madison regulations. It includes 20 parking spaces that will be brought up to date. This will include closing off the entry from the Starlight Drive cul-de-sac with a trash enclosure. The parking lot will be further updated with an ADA parking stall and a drop-off curb for clients. The result will reduce the number to 15 spaces that will be primarily used by staff.

Site landscaping, site lighting, and stormwater management are all in current compliance with City standards. Minimal evergreen shrubs will be added to aid in screening. (refer to site plans attached).

Thank you for your consideration of this request. We are certainly eager to work with the City of Madison to create a new adult day care facility for this area of the City.

Respectfully submitted,



Sketchworks Architecture
Steve Shulfer

Always Best Care
David Ogunnoiki
Kehinde Ogunnoiki