STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	0018963	A. BUILDING: _____ B. WING _____	C 06/15/2023

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
RIDGE AT MADISON (THE)	2879 FISH HATCHERY ROAD FITCHBURG, WI 53713

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
U 000	INITIAL COMMENTS On 06/15/2023, the Bureau of Assisted Living, Southern Regional Office conducted a complaint investigation at The Ridge at Madison, an RCAC located in Fitchburg, WI. As a result of the investigation, 1 violation of Chapter DHS 89 was issued. The complaint was substantiated	U 000		
U 268	89.34(17) TENANT RIGHTS Rights of tenants. A tenant of a residential care apartment complex shall have all the rights listed in this section. These rights in no way limit or restrict any other rights of the individual under the U.S. Constitution, civil rights legislation or any other applicable statute, rule or regulation. Tenant rights are all of the following: (17) SAFE ENVIRONMENT. To a safe environment in which to live. This Rule is not met as evidenced by: Based on observation and interview, the provider did not ensure a safe environment appropriate for tenant needs. There was a large crack in Tenant 1's bedroom ceiling that leaked water from the roof and several uneven spots in the hallway flooring creating a trip/fall hazard. Findings include: On 06/09/2023, the Department received a complaint alleging safety issues related to the physical structure of the building.	U 268		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE | TITLE | (X6) DATE

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U 268	Continued From page 1 On 06/15/2023 at 11:00 am, Surveyor conducted a tour of the facility with Administrator A and observed the following: The flooring directly in front of the elevator on the first floor was very uneven creating a trip/fall hazard. The flooring beneath the carpet seemed to have loosened creating the uneven surface. The flooring directly in front of the elevator on the second floor was uneven creating a trip/fall hazard. The flooring beneath the carpet seemed to be tiles that had broken creating the uneven surface. The flooring directly in front of the elevator on the third floor was uneven creating a trip/fall hazard. The flooring beneath the carpet seemed to have loosened creating the uneven surface. There were combustibles observed within 3 feet of a furnace on the first floor. There was extensive water damage to the ceiling in the furnace room directly above the furnace. DHS Engineer B stated since the room is not ventilated, the room is prone to mold given the water damage. There was a large crack in the flooring of the third floor laundry room. There were 2 impressions in the flooring (6 inches by 3.5 inches each) directly in front of the washing machine and clothes dryers. Administrator A confirmed that some tenants do their own laundry. The community room in the basement had extensive water damage to the ceiling tiles. There were 2 fluorescent light fixtures 4 feet in	U 268		

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U 268	Continued From page 2	U 268		

length that had residue from past water damage on the light cover that was indicative of water making contact with the electrical portion of the light that made it's way into the light cover. There was a missing smoke/heat detector. The ceiling tile surrounding the smoke/heat detector unit was stained from past water damage. There was residue from past flooding on the floor, that evidenced water accumulation during precipitation events and/or sprinkler leaks.

There was a large crack in Tenant 1's bedroom ceiling above the kitchen area. The crack was approximately 4 feet in length and less than an inch wide.

On 06/15/2023 at 11:30 am, Surveyor interviewed Tenant 1. Tenant 1 stated that the crack in the ceiling has been present for months. "The last time we had heavy rain, I emptied about 10 large buckets that leaked from my ceiling. The water on the floor made it slippery."

On 06/15/2023 at 12:30 pm, DHS Engineer B observed the roof directly over Tenant 1's apartment. DHS Engineer B stated that there were approximately 5-6 shingles missing which exposed the roof to leaks during precipitation events. DHS Engineer B stated that the area on the roof where shingles were missing was directly above Tenant 1's apartment and in line with the crack in his/her ceiling.

On 06/15/2023 at 2:15 pm, Surveyor discussed the above concerns with Administrator A. Administrator A acknowledged there are safety issues with the physical environment that need to be addressed. Administrator A stated that s/he is in contact with corporate office and many of the issues observed will be fixed as soon as possible.

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