

BETHANY LUTHERAN HOMES

A GUNDERSEN HEALTH SYSTEM AFFILIATE

Great People, Great Care!

March 2, 2018

Dear City Planning Department,

Please accept Bethany Lutheran Homes Application for Eagle Crest South expansion. Attached you will find.

1. Formal Letter
2. Conditional Use Permit Application
3. Certified Survey Map
4. Application Fee \$300

Sincerely,



Todd D. Wilson
Chief Executive Officer
Bethany Lutheran Homes
2575 South 7th Street, La Crosse, WI 54601
(608) 406-3887

Payment Amount: 300.00

CITY OF LA CROSSE, WI
General Billing - 154950 - 2018
004682-0002 Term Fo... 03/02/2018 03:11 PM
3729 - BETHANY LUTHERAN HOMES INC

Corporate Office

2575 South 7th Street • La Crosse, WI 54601 • (608) 406-3880 • Fax (608) 406-3883
www.bethanylutheranhomes.org

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March 2nd, 2018

Mr. Stephen Matty, City Attorney
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Mr. Jason Gilman, Director of Planning
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Bethany Lutheran Homes Eagle Crest South Phase II Project
Conditional Use Permit Application

Dear Sirs,

Bethany Lutheran Homes has been a national leader in the provision of CBRF memory care and High Acuity Assisted Living dating back to 1983. Bethany Lutheran Homes CBRF memory care model gained national recognition and a federal grant was provided to study the positive affects this model of care offered. Bethany Lutheran Homes memory care model was adopted as the standard for memory care throughout the country. Memory care as we know it started with Bethany Lutheran Homes CBRF memory care program. Bethany Lutheran Homes is also recognized as a leader in developing the CBRF High Acuity Assisted Living model of care, which allows for nursing home levels of care to be provided in an apartment setting. This innovative model allows an individual to retain their independence and live life to the fullest extent possible.

With 35 years of experience owning an operating CBRF facilities and being recognized as one of the most innovative CBRF providers in the State of Wisconsin and national recognition for our models of care, we submit, along with our Conditional Use Permit Application, a request for a waiver to the Community Living Arrangements CBRF density and radius limits.

I am writing at this time to apply for an exemption to Wis. Stat. §62.23(7)(i), restricting that no community living arrangement may be established within 2500 ft or less of any other community living arrangement. The statute further provides that the entity may apply for an exception to this requirement, which may be given at the discretion of the City.

We also request, if necessary, an exemption to Wi. Stat. §62.23 restricting the density of community living arrangements to no greater than 1% of the total population. If necessary, we

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request an exception, however, we believe it is not applicable based on the following information.

The definition of community based residential facilities (CBRF) under Wis. Stat. §50.01(1g) contains exceptions. If you follow the statutes and the legislative council information memorandum, it is clear that all Wis. Stat. §50.01(1g) exceptions at (a)-(g), including RCAC's, adult day care sites (ADC), and adult family homes (AFH's), are not included in the 1% density calculation and need to be removed before calculating the number of community living arrangements within the City of La Crosse. After removing these excess facilities from the City Planning Chart, the total number of CBRF units is 286 which is well below 1% of the total population within the City of La Crosse.

CBRF facilities within 2500 feet of the proposed Eagle Crest South expansion are Unity House (licensed for 24), the current Eagle Crest South (licensed for 70) and Hearten House I and II located across Swift Creek (licensed for 12 each). Eagle Crest South and Hearten House, are owned and operated by Bethany Lutheran Homes.

Bethany Lutheran Homes Eagle Crest South expansion will add an additional 69 CBRF units to provide memory care and assisted living. The basis for our waiver request is the general need for more of this type of Senior Living facility within the City of La Crosse for the benefit of its aging population.

The Eagle Crest South expansion will provide additional opportunity, in one location, for an elderly person to receive care and services as their needs change and they move through different levels of care. Many of the people living at Eagle Crest South (20% of which are couples) start out living in an apartment with limited services. As their needs change one or both of them could end up living in a CBRF licensed apartment where they receive memory care, assisted living, or high acuity assisted living as a nursing home alternative.

The Eagle Crest model allows for the continuity of care within the same facility without the substantial burden of moving away from family and friends to an unfamiliar facility to get additional services. We have a proven model that is working wonderfully here in La Crosse at our existing Eagle Crest South facility. The Eagle Crest South expansion will continue to meet the needs of an aging population in La Crosse. Due to the substantial benefit that will be received by the residents in the City of La Crosse, we ask for the exception to be granted.

Operational Plan

With 35 years of experience owning and operating CBRF facilities and being recognized as one of the most innovative CBRF providers in the State of Wisconsin and national recognition for our models of

care, we submit, along with our Conditional Use Permit Application, a summary of Bethany Lutheran Homes CBRF operational plan.

Name and address of the operator: Bethany Lutheran Homes
2575 7th St.
La Crosse, WI 54601

Proposed Operation and Supervision-The facility will be operated as a Community Based Residential Facility (CBRF). The CBRF will be licensed as a Class C non-ambulatory (CNA) facility. A class C non-ambulatory CBRF serves residents who are ambulatory, semi-ambulatory or non-ambulatory, but one or more of whom are not physically or mentally capable of responding to a fire alarm by exiting the CBRF without help or verbal or physical prompting. The CBRF will be supervised by a Program Coordinator and a Nurse Manager.

Community Living Arrangement and Programs offered: The CBRF area will have a kitchen, dining room, beauty shop and activity area. Each resident will have their own studio/apartment. The programs offered in the CBRF will include Therapeutic Activity Programming, Supervision, Health Monitoring, Behavioral Interventions, Medication Distribution, Hygiene Services, Nutritional Services, Spiritual, Beauty/Barber Shop, Housekeeping and Laundry Services, Transportation and Money Management Services.

Number of employees: The facility will have shared staff throughout the campus: Full-time Campus Manager, RN Supervisor for the CBRF, Program Coordinator, Nursing (RN or LPN) available 24 hours a day, 22-35 Resident Care Assistants, Full-time Food Service Staff, Full-time Marketing Director, Life Enrichment Coordinator and Assistant, Reception desk, 2 plus FTE Housekeepers and Custodian, Maintenances staff 80 hours per week, Part-time Chaplain. On each unit there are a minimum of 1-2 Resident Care Assistants at all times. There is a minimum of one overnight staff on duty for each unit in the CBRF. Staff on duty will be available to float from one unit to another. Staffing ratios will be increased as resident acuity levels require.

The proposed bed capacity-The CBRF will increase from 70 CBRF residents to 139.

Thank you for considering our request,

Sincerely,



Todd D. Wilson
Chief Executive Officer
Bethany Lutheran Homes, Inc.
2575 South 7th Street, La Crosse, WI 54601
(608) 406-3887

Cc: Alderman Phillip Ostrem
Mayor Tim Kabat

Bethany Lutheran Homes, Inc.
Request for Waiver - CBRF within 2500 Feet
Page 2 of 2

Mr. Tim Acklin, City Planning
Ms. Teri Lehrke, City Clerk
City Planning Commission Members