

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Family & Children's Center
1707 Main Street, La Crosse, WI 54601

Owner of site (name and address): Family & Children's Center
1707 Main Street, La Crosse, WI 54601

Architect (name and address), if applicable: N/A

Professional Engineer (name and address), if applicable: N/A

Contractor (name and address), if applicable: N/A

Address of subject premises: 2502 Barlow Street, La Crosse, WI 54601 (District 10)

Tax Parcel No.: 17-50299-90

Legal Description: See attached CSM

Zoning District Classification: R1-Single Family

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 2
(If the use is defined in (H)(6)(c)(i) or (ii), see "*" below.)

Is the property/structure listed on the local register of historic places? Yes _____ No

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):
See attachment A

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):
See attachment B

Type of Structure (proposed): Level 5 shift Staffed Foster Home

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: 12 new positions

Payment Amount:

250.00

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 2

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

* If the proposed use is defined in 15.26(H)(6)(c)

_____ (i) and is proposed to have 3 or more employees at one time, a 500 foot notification is required and off-street parking shall be provided.

_____ (ii) a 500 foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with subsection 15.26(R) of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.**

I hereby certify under oath the **current** value of the structure or structures to be demolished or moved is \$ _____.

I hereby certify under oath the value of the **proposed** replacement structure or structures is \$ _____.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



[Signature] 5/1/14
(signature) (date)

(608) 791-6252
(telephone)

mboehm@fnetwork.org
(email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 1 day of May, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jeanne M Meyer
Notary Public
My Commission Expires: July 17, 2016

PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 1st day of May, 2014.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kirch.

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Handwritten notes and signatures in the middle section of the page.



Large handwritten signature and notes in the lower middle section.

Handwritten notes and signatures at the bottom of the page.

May 2, 2014

OFFICERS:

Tyler Dahl, Chair
Laura Eddy, Chair-Elect
Jim Warren, Sec/Treas
Mike Boehm, Pres/CEO

The Common Council
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

DIRECTORS:

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Barb Skogen
Libby Spirer
Jeff Wieser

Dear Common Council Members,

Enclosed you will find the Family & Children's Center's application for a Conditional Use Permit for your review and consideration.


Family & Children's Center (FCC) has existed in La Crosse for 133 years beginning as a residential care provider for women and children, then known as the La Crosse Home for Friendless Women and Children. Since then FCC has expanded our continuum of services to include a total of 47 programs and services serving individuals, children and families in our community. Today FCC has locations in Black River Falls, Holmen, Viroqua, Winona, and Rochester, along with our main office here in La Crosse. FCC employs over 270 staff with a budget of over \$13 million annually.

Family & Children's Center is hoping to build a Level 5 Shift Staffed Foster Home on our large parcel of land on the south side of La Crosse. In partnership with La Crosse County, this home would help fulfill the counties need for affordable, long-term residential care for severely developmentally disabled children transitioning into adulthood. We feel that this location is ideal due to the fact that this land is already untaxed, thus not adding to the amount of land in the city and county not paying property taxes.

Also, Family & Children's Center's youth residential treatment facility and youth home have been operating on these grounds for close to 4 decades. These programs are in good standing with neighbors and we've included a letters of support from Mary Westlund, a neighbor of the property for over 34 years, and Jason Witt, Director of Human Services for La Crosse County. Another benefit of building the Level 5 home on this premise is that it would allow us to share resources such as vehicles, staff, green space, parking and supervision. We hope to create a "campus" type situation at this location so our residential programs are in one location within the city and not spread out all over town.

As community needs continually change, Family & Children's Center is here to provide a variety of services to meet these challenges. Please take great care in reviewing our application, and thank you for your consideration of our request.

Best Regards,



Mike Boehm
President & CEO

Attachment A

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of building and detailed use, if applicable). If available, please attach a blueprint of building(s):

Family & Children's Center (FCC) respectfully submits for consideration our application for a conditional use permit to allow FCC to build a home to be used as a Level 5 Shift Staffed Foster Home at 2502 Barlow Street, in La Crosse. Currently, on the land adjacent to this lot FCC operates a Residential Care Center for children and adolescents and a Youth Home for adolescents. This is the larger "H" shaped building you see on the map. The home we would like to build would be of new construction on the same parcel of land as the current building. Currently we have a garden and some green space on the location we would like to put the new home. We would relocate the garden on our property as it is actively used and maintained by the children that live in our facility.

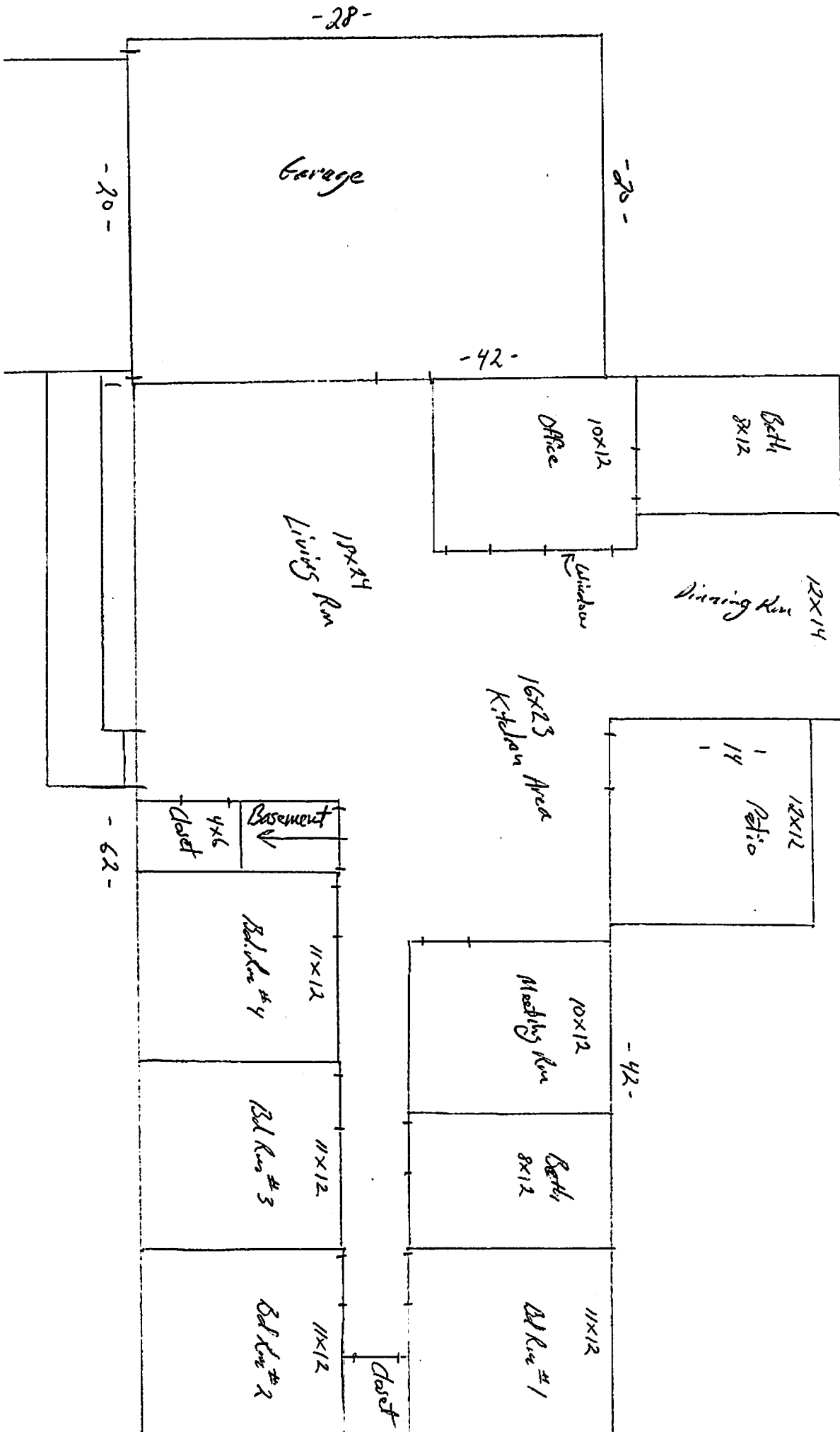
FCC has been providing residential care for children for 133 years and is actually one of the longest standing providers of this service in WI. FCC provides out-of-home services to children and adolescents who are struggling with mental health and behavioral and emotional concerns. Many of the children we care for have histories of both physical and sexual abuse. Our primary goal is to help youth stabilize their behaviors, get them the treatment they need, and return them to a more permanent family environment as soon as possible. The average length of stay currently is approximately four months. FCC enjoys a long standing and collaborative relationship with La Crosse County, the City of La Crosse, and both hospital systems providing comprehensive care to the children and families we serve.

Attachment B

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach a blueprint of building(s):

Family & Children's Center has been working with La Crosse County Human Services over the past several months to develop a Level 5 Shift Staffed Foster Home that would provide a safe and therapeutic environment for up to four children or youth. Currently, these youth are placed in long-term and expensive treatment facilities, often costing the County up to \$800 per day. A Level 5 Home could save the County hundreds of thousands of dollars each year by allowing them to draw down state and federal dollars to offset the cost of those placements. That draw down can only happen in a Level 5 Home.

The children that would be placed in this Level 5 Home are struggling with developmental disabilities as well as behavioral and emotional challenges, often as a result of their disabilities. These are children that are currently in institutional settings and are long-term placements often with no other option for their placements. Most transition to adulthood needing the same level of care. By building this home we would be able to transition those children into adulthood and allow them to remain in the same home long-term into adulthood. The best way to look at this home would be to envision a foster home, but instead of having foster parents that live in the home, it is staffed in shifts. The model is that these placements are high need, meaning they require mostly one-to-one supervision and highly structured daily routines and activities. By having the home staffed in shifts it helps to prevent provider fatigue and burnout while maintaining a high level of care and quality service. Level 5 Homes are licensed by the state of WI and must follow very strict staffing guidelines as well as many other requirements to assure the needs of the children in care are met.



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$\frac{1}{2}$ inch = 1 ft.

Main Level = 2,216 sq. ft.
 Basement = 2,016 sq. ft.
 (unfinished)
 Garage = 560 sq. ft.



Imagery ©2014 DigitalGlobe, U.S. Geological Survey, Map data ©2014 Google

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March 24, 2014

To Whom it May Concern:

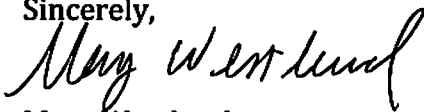
I am writing this letter in support of Family & Children's Center's application for a conditional use permit to open a Level 5 Treatment Foster Care home on their current property located at 2507 Weston Street.

I have lived less than one block from Family & Children's Center's Weston Street facility for 34 years. As a neighbor of this residential care center and youth home, I have never been unhappy because of my proximity. The Center takes care in maintaining the property, and always supervises the children appropriately. I have never had any issues, nor know any others neighbors who have.

I also served on the Center's Board of Directors, and continue to remain involved as an active community board member. I can attest to the Center's sound business practices and commitment to meeting community needs. I know the organization has decades of experience offering treatment foster care services, so they are more than qualified to add this additional home to their continuum of care.

In conclusion, I fully support the Family & Children's Center's efforts to bring a Level 5 Treatment home to the La Crosse community, and to operate this home on their Weston Street property. I commend the agency's demonstrated commitment to meeting the identified needs of local children, which in turn makes our community a better place to live for everyone.

Sincerely,



Mary Westlund

Mary Westlund



Human Services Department – Director's Office

County of La Crosse, Wisconsin

300 4th Street North

La Crosse, WI 54601-3228

Reception: (608) 784-HELP (4357)

Web site: www.co-la-crosse.wi.us

March 11, 2014

City of La Crosse Common Council
400 La Crosse Street
La Crosse, WI 54601


Re: Letter of Support for Family & Children's Center Level 5 Shift Staff Foster Home

City of La Crosse Common Council:

La Crosse County Human Services has been working for the past few years to find an organization that is willing to develop a Level 5 Shift Staff Foster Home that can meet the intense support needs of children who are currently placed at Chileda. Despite a state-wide search for interested vendors, it took until mid-2013 to confirm the viability of a partnership with Family & Children's Center that can make this idea a reality.

We offer this Letter of Support for their development of this home. Children and families are excited about this new opportunity as it will enable care to be provided in a home-like setting rather than an institutional one. It also provides significant savings over time compared to current available alternatives such as Chileda.

Sincerely,



Jason Witt, Director

La Crosse County Human Services Department

cc: Mike Boehm