

July 8, 2022

City Clerk's Office
City Hall 2nd Floor
400 La Crosse St.
La Crosse, WI 54601

Re: La Crosse County (dba Hillview Health Care Center) Conditional Use Permit

To whom it may concern,

On behalf of La Crosse County, enclosed are the Conditional Use Permit documents for the Hillview CBRF project. These documents are being submitted pursuant to City of La Crosse Municipal Code of Ordinances, Sec. 115-364.

Project Description:

The proposed facility is a 48-bed Community Based Residential Facility (CBRF) per DHS Chapter 83. The approximately 49,000 square foot facility will be constructed on the current Hillview Health Care Center site, located at 3501 Park Lane Drive in La Crosse, WI.

The existing site contains a Skilled Nursing Facility (SNF), Residential Care Apartment Complex (RCAC), and an Independent Living Apartment Complex. The attached site plans illustrate the proposed CBRF footprint, parking, landscaping, storm drainage, and utilities. The site is adjacent to Chad Erickson Memorial Park.

The proposed CBRF will be a stand-alone complex but operated in conjunction with the other buildings on site. The future masterplan of the site includes a replacement of the existing SNF as an addition to the CBRF building. Although plans have not been finalized for the addition, the master plan provides an option for an addition to the CBRF to the west, which could then be physically connected to the existing RCAC.

The proposed CBRF facility will be a fully accessible, single-story building with a below grade basement. The basement will only include non-public and building support functions. All building entrances and exits lead directly to grade and are ADA accessible. The building will include the following uses: entry and reception area, administrative offices, receiving, commercial kitchen (to support the entire site), and CBRF households. The households are designed to be flexible to accommodate future needs but are currently intended to operate as one 16-bed High Acuity household, one 16-bed Memory Care household, and two 8-bed Memory Care with Behaviors households. All resident rooms are private – one bed per room. Resident bedroom space is provided at a minimum of 100 square feet per resident and common areas (living, dining and activity) are provided at a minimum of 90 square feet per resident as required for non-ambulatory C.N.A. licensure classification.

The Memory Care households will have access to secured outdoor patios enclosed with six-foot high solid privacy fences. This privacy and security enclosure is essential to the safety and well-being of the residents.

The proposed construction will be conventional wood framing with a concrete and masonry basement. The building structure is required to include fire rated protected assemblies and be fully sprinklered in accordance with local and state building codes. The exterior design utilizes engineered wood siding, cultured stone, pitched shingle roofs and roof accent features consistent with local residential architecture.

We are requesting to exceed the district capacity and proximity requirement to other Community Living Arrangement Facilities. We believe the following site and operational attributes support the case for permitting this use:

- The Hillview campus has a long-standing reputation for serving the senior community, and the proposed use is a continuation of that service.
- This facility allows Hillview to further fulfill their mission: 'Our mission is to create and sustain services delivered in a compassionate manner that respects the unique needs and lifestyles in those in our community.'
- Hillview's mission as a County owned and operated long term care campus includes equitable access to services for low-income residents. The La Crosse community needs more access to long term care residential setting to support low-income elders.
- The La Crosse region is facing a significant shortage of long-term care beds for older adults with dementia and other psychiatric health needs. With over 2400 people in La Crosse County living with dementia or Alzheimer's, this project would help to meet a pressing community need to care for those who need long term care.
- Local hospitals are often unable to discharge patients to long term care settings locally. Data from our local hospitals in La Crosse County shows over 100 older adults currently waiting to be discharged to a long-term care setting. This project provides more local access to long term care residential services to better support the needs of this community and avoid unnecessary stays in our hospital settings.
- The introduction of this facility does not dramatically change the look, feel or operations of the existing campus. The surrounding greenspace isolates direct impact on the adjacent neighborhoods.
- The overall number of residents cared for on campus will not drastically change. The Skilled Nursing Facility will be downsized upon completion of the CBRF. This facility will provide a more appropriate care environment for some residents that are currently living in the Skilled Nursing Facility on site.
- The unique needs being cared for in this facility (memory care, behaviors) requires a supporting campus, such as this one, to care for residents in the safest manor.
- There is an existing Community Living Facility on the same site (Hillview Terrace RCAC). Integrating two Community Living Facilities on the same site allows for operational efficiencies and maximize care and amenity opportunities.
- Current site attributes such as public transportation, parking supply, outdoor space access already exist to support the facility needs.
- There has been precedent set within the City of La Crosse for permitting combination of senior care offerings such as CBRF, RCAC and SNF on one site.

For those reasons, our client strongly believes that the proposed CBRF use should be permitted on this site. This facility will help to fulfill a county-wide need and offer an important amenity within the city.

Conditional Use Permit documents include:

1. Cover letter explaining the project (this document)
2. Conditional use Permit Application
3. Operational Plan
4. Parking Summary
5. Original Plat
6. PR-021 Conceptual Campus Plan
7. PR-023 Conceptual Campus Plan - Future
8. CS-101 Existing Site Plan
9. CP-101 Site Layout Plan
10. CG-101 Site Grading Plan
11. CU-101 Site Utility Plan
12. LP-101 Conceptual Landscape Plan
13. PR-101 Floor Plan
14. PR-901 Renderings
15. Exterior fence cutsheet

Please contact us with any questions or if we can be of further service.

Sincerely,

Hoffman Planning, Design & Construction, Inc.



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Project Architect

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