

August 1, 2024

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 & Intergenerational Day Center project. These documents are being submitted pursuant to City of La Crosse Municipal Code of Ordinances, Sec. 115-364. This permit is intended to amend the previously approved resolution 22-0902.

Project Description:

The project consists of a selective remodel of the Hillview Healthcare Center, located at 3501 Park Lane Drive in La Crosse, WI, and operated by La Crosse County. The existing single story, Type VA SNF will be remodeled to support the following; 39-bed CBRF (two households, 35-bed and 4-bed Dementia Stabilization Unit), 26-bed SNF, 10-bed State Only, 10-bed Support Housing, and Intergenerational (Child plus Adult) Day Center.

Independent mailing addresses are requested for the following operations:

- CBRF
- Support Housing
- Intergenerational Day Center

The proposed renovations will include existing building system upgrades, existing window replacement, select window and entrance door modifications, select parking modifications, new exterior patios, and stormwater improvements.

The existing site contains a Skilled Nursing Facility (SNF), Residential Care Apartment Complex (RCAC), and an Independent Living Apartment Complex. The site is adjacent to Chad Erickson Memorial Park.

The proposed CBRF will be operated in conjunction with the other buildings on site. The stand-alone CBRF project submitted in 2022 was not constructed, nor is it the county's intent to construct it in the near future.

The proposed CBRF facility will be a fully accessible space, compliant with current building codes. All CBRF entrances and exits lead directly to grade and are ADA accessible. 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 CBRF residents will have access to secured outdoor patios enclosed open decorative metal fence. This security enclosure is essential to the safety and well-being of the residents.

The Intergenerational Day Center will be operated by an entity not yet determined. The day center will support both children and adults in accordance with state licensing requirements. The day center will be operational generally during normal business hours and will have staff completely separate from the SNF & CBRF spaces. The day center will be secured from the remaining portions of the building by access controlled doors and access controlled gate for the central courtyard playground.

The proposed construction will match the existing building; conventional wood framing with a concrete and masonry basement. The building structure is required to be include fire rated protected assemblies and be fully sprinklered in accordance with local and state building codes. The exterior design maintains the exterior brick cladding and modifications will match existing.

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.
- Intergenerational Programs provide opportunities for unrelated younger and older people to interact with each other typically at a location serving either youth or older adults.

- This programming would allow for more community building, beneficial programming for seniors and children, and educational collaborations that could involve other agencies in La Crosse.
- Affordable child care programming is a community need.
- Additional services for those with mild to moderate dementia are needed as the population ages.
- The space will offer stability as well as unique programming that could attract a more diverse clientele to the center.

For those reasons, our client strongly believes that the proposed CBRF & Intergenerational Day Center 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. CBRF Operational Plan
4. Day Center Operational Plan
5. Parking Summary
6. Original Plat
7. CS-101 Existing Site Plan
8. CP-101 Site Layout Plan
9. PR-01 Concept Floor Plan
10. PR-17 First Floor Plan
11. Project Renderings

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

Sincerely,

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