

CITY OF ANTIGO
CITY PLAN COMMISSION
MINUTES OF MEETING HELD
MAY 07, 2019

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Multi-Purpose Room, City Hall, Mayor Bill Brandt presiding.

Attendee Name	Title	Status	Arrived
Bill Brandt	Mayor	Present	
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Present	
Tim Sharon	Member	Absent	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Present	
Scott Henricks	Ward 9	Present	

Others in attendance: Mark Desotell, Director of Administrative Services; Roger Musolff, Building Inspector/Zoning Administrator; Ernest and Jody Steger; Brian and Deb Zaverousky; John Breske, Langlade County; and Jaime Horswill, Lead Office Assistant.

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Approval of the Minutes from the March 5, 2019 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gordon Neve, Member
SECONDER:	Scott Henricks, Ward 9
AYES:	Brandt, Brinkmeier, Rice, Steckbauer, Neve, Henricks
ABSENT:	Tim Sharon

2. Public Hearing for a Conditional Use Permit Application from Langlade County for a Sober Living Facility at 915 1st Avenue

An application for a Conditional Use Permit under the provisions of Ordinance No. 1095B of the Municipal Code of the City of Antigo has been filed for the purpose of conversion of a former Assisted Living Facility located at 915 First Avenue into a Sober Living Facility under the operation of Langlade County and North Central Health Care.

Ernest Steger advises he lives across the street from the proposed facility. He commented that the current problem seems bigger than the proposed facility can provide. He is concerned that the facility will be outgrown before it even begins.

Mayor Brandt advised that the problem is a huge problem. If this program is successful, they may look at a facility for men. However, somewhere you need to take the first step. If expansion is necessary, it would not occur on that property.

Mr. Steger inquired to the capacity of the facility. Mark Desotell, Director of Administrative Services, noted that the facility is designed for seven participants and one live-in graduate of the program for a total of eight people. There will be no family members or guests. This will be operated under the Apricity model, which has been successful in the state.

Upon inquiry by Mr. Steger, Mr. Desotell indicated that someone will be living on site, however, will not be there 24/7. The eighth person is not required to be at the facility 24/7, however, they will live there.

Upon inquiry by Mayor Brandt, Mr. Desotell advised that this will be a residential facility. There

will be a caretaker on site that lives at the facility who is a graduate of the program. This person will likely have a job outside the facility. This person will not be employed by the facility.

Upon inquiry by Deb Zaverousky, Mr. Desotell indicated that the residents will be able to leave the facility as needed. The design is for the participants to function and have jobs within the community.

Upon inquiry by Mr. Steger, John Breske, Langlade County, noted that this facility is women-only based at this time as the cost of out-of-home care for children is tremendous. It is the hope that these women will receive the care and treatment they need, return to the community and reunite with their children.

Upon inquiry by Mr. Steger, Mr. Breske further indicated that the children will not be at the facility. The participants at the facility cannot have visitors. Anytime the participants visit with their children, they will be supervised at another location. There is no visitation allowed at this facility whatsoever. The participants will be drug screened. If they get caught using, the participants are removed from the program.

Upon inquiry by Ms. Zaverousky, Mayor Brandt indicated that the participants are free to leave the facility, they are not locked in. This is a voluntary program. The concept is to have participants that want to be there and that want the help. They are not putting people there that should be in jail, it is not an incarceration, rather a voluntary program.

Mr. Desotell noted that the participants need to achieve certain levels of sobriety before entering the program.

Upon inquiry by Mr. Steger, Mr. Desotell indicated that there will be one live-in person but there will also be a director from North Central Health Care Center (NCHC). The director would not be there 24/7.

Mayor Brandt indicated that the participants would also go to NCHC for additional treatment and programs.

Upon inquiry by Mr. Steger, Mr. Breske and Mayor Brandt indicated that if neighbors see something suspicious they should contact the Police Department.

Mayor Brandt indicated that when the AVAIL house was started neighbors were concerned that there would be problems with husbands sneaking in the back yards or arguments out in the street. None of this has occurred. Mayor Brandt understands Mr. Steger's concerns.

Mayor Brandt commented that someone who wishes to use drugs does not want to do it in a facility where they will be tested and caught and there will be consequences. This program is voluntary.

Upon inquiry by Mr. Steger, Mr. Desotell advised that there will not be a fence as they do not want to institutionalize the facility.

Mr. Breske noted that he is on the Board at NCHC and the head of the Sober Living Facility Committee.

Upon inquiry by Mr. Steger, Mr. Breske indicated that the participants will be from Langlade County, no other counties. NCHC would like to develop this same concept in Lincoln and Marathon Counties. This is the start of a larger circle. Mr. Desotell noted that if the facility cannot be filled with Langlade County participants, NCHC may entertain participants from other counties.

Upon inquiry by Jerry Rice, Mr. Breske indicated that this program will be utilizing the Apricity program which has been successful in other communities. This is not something developed from scratch. The plan costs \$10,000 for the program and guidance.

Upon inquiry by Mr. Steger, Mr. Breske advised that purchasing one of the closing country schools would not be feasible with the budgets. The renovation costs alone would be millions of dollars.

Mr. Breske further indicated that the participants will have a curfew and will not be allowed in and out all hours of the night.

Mayor Brandt commented that the City and the County would never entertain the idea of a "minimum security facility" within neighborhoods. Again, this is a voluntary program. Not everyone is going to make it. But if a few people can be helped, it is successful.

Mayor Brandt further commented that the City will be monitoring. If it turns out to be something other than what has been proposed there will be big problems allowing the program to continue. This program is working in other communities and the neighborhoods are not infiltrated with drug addicts, boyfriends, etc. Mayor Brandt also noted that these participants could purchase the house next to you.

Upon inquiry by Larry Steckbauer, Mr. Desotell indicated that 915 First Avenue is the former Care Partners Assisted Living Facility. Ownership eventually will be Langlade County. The City will participate in the purchase, but will not have any ownership stake within the facility.

After complying with statutory procedures, Rice moved, Brinkmeier seconded, to close the public hearing at 6:25 pm.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jerry Rice, Member
SECONDER:	Charley Brinkmeier, Member
AYES:	Brandt, Brinkmeier, Rice, Steckbauer, Neve, Henricks
ABSENT:	Tim Sharon

3. Consideration of a Conditional Use Permit Application for the Establishment of a Sober Living Facility by Langlade County as Operated by North Central Health Care at 915 1st Avenue (Parcel #201-3426.002)

Mr. Desotell provided a memo indicating that Langlade County is currently in negotiations for the purchase of the former Care Partners Assisted Living Facility building located at 915 First Avenue. The property is being considered as a joint effort for its purchase between Langlade County, NCHC, and the City of Antigo. The three entities will have an initial financial commitment projected at \$130,000 each with the ownership and continued operational needs being by agreement between Langlade County and NCHC. The Sober Living Facility is being established as a woman's based program with the projected capability of housing seven residents and one live-in program graduate for projected stays of six months as transitional housing subsequent to having successfully completed other agency programs. The operational model is being designed through NCHC under what is known as the Apricity model which has been in existence in other areas of Wisconsin for some thirty years. There have been a number of well-supported public informational meetings regarding these projected efforts as presented by Langlade County and NCHC.

Mr. Desotell further provided two handouts that describe the proposed facility. The first handout advises that Sober Living offers individuals post-treatment an opportunity to invest time building a stronger foundation for their recovery and stop the revolving door of sobriety followed by relapse. Often a person leaves treatment without the safety and security of housing that honors his or her new recovery lifestyle. Sober Living homes provide a nurturing atmosphere where individuals are empowered to continue their recovery in a long-term, supportive environment with others who are in similar circumstances. This environment promotes building community and prevents potential isolation. Solitude and lack of support, whether personal or

environmental, are two of the most common reasons for relapse. Spending time in a Sober Living house helps individuals in recovery gain strength and confidence from their housemates and peers. Whether you're committed to strengthening your recovery or you desire safe, sober housing as an investment in your or a loved one's recovery, Apricity is here to help.

Apricity Sober Living homes provide a live-in house manager, access to scheduled and structured peer-based services, life skills and personal development workshops, alcohol and drug screenings, and no fee one-on-one recovery coaching with a Certified Recovery Coach. Apricity Sober Living residents further their transition into recovery in a relaxed, low-structure atmosphere. House managers live on site at gender-specific homes. Residents participate in weekly family meals, contribute to the homes overall well-being through chores, and attend house meetings. Recover coaching sessions are also available. Sober Living residents often participate in recovery events and optional group activities that support fun in recovery.

The second handout defined Sober Living essentially as an extension of an individual's existing substance abuse treatment where each person is provided a structure housing opportunity that supports their treatment. Sober Living is recovery focused, evidence-based, and has rules for those participating in the program. Individuals who participate in sober living would be required to actively engage in NCHC substance abuse and recovery programming that is appropriate for their needs, have 30 days of sobriety, actively participate in treatment and weekly house meetings, actively participate in drug/alcohol screenings, follow rules including curfews and visitor restrictions, pay a specified portion of their rent, maintain upkeep responsibilities of the house and have employment expectations. The average stay in Sober Living Housing is approximately six months. In Sober Living Housing a mentor stays at the facility rent-free and can provide recovery guidance. This individual would be a successful graduate of the program and will offer support for those at the house. Additionally, a Sober Living Coordinator who would be an employee of NCHC would monitor, evaluate, and coordinate the housing, meals, supplies, budgetary considerations, events and group activities and provide other program maintenance.

Sober Living Housing is overseen by NCHC professionals. Treatment is not provided on site, however meetings like NA, AA and relapse prevention meetings can occur on-site as well as recovery coaching. NCHC's Sober Living Housing is modeled after the Apricity Model which would provide NCHC with evidence-based policy, procedures, consultation, and program experience. This program is nationally recognized for quality. Children and families of the participant are not allowed to live in the home. Sober Living Housing is not transitional housing, which is post-jail housing used to ensure individuals have a safe and sober housing environment on release from jail.

NCHC is exploring opening an eight bed women-only house in Langlade County, slated for implementation in early 2020 located within a quarter-mile of the Courthouse/Safety Building. Upon the success implementation, other models could be opened in the three-county area with the goal that each of NCHC's three service counties would each have two eight-bed homes in each county, one for women-only and one for men-only. This would be based on availability of homes and contingent on zoning and financial considerations. Currently in Langlade, Lincoln and Marathon Counties, there is only one Sober Living Facility in NCHC's three county region. Hope House, operated by NCHC program called Community Corner Clubhouse, is a 5-bed sober living house in Wausau which requires residents to be active members of Clubhouse and also case managed by NCHC Community Treatment. Hope House operates under the Oxford House model, which is essentially run by the residents. This is different than the Apricity Model, which will have rules set by NCHC.

Roger Musolff, Building Inspector/Zoning Administrator provided the R-4 Zoning uses (which is the proper zoning), however, the permitted uses do not include a Sober Living facility hence the

need for a Conditional Use Permit.

Mr. Desotell advised that the Conditional Use Permit will be issued to Langlade County and the property.

Mr. Musolff explained that if the Sober Living Facility decides at a later date to move from this facility the Conditional Use is no longer there. They cannot take it to another location. The procedure would need to be followed again for the new location.

Mr. Desotell noted that if the property were no longer a Sober Living Facility, Langlade County could use any of the proper R-4 zoning uses for the property.

Charley Brinkmeier further noted that if Langlade County ever sold the property, the Conditional Use permit would be void as well as there would be a new owner.

Motion to approve the Conditional Use Permit Application for the establishment of a Sober Living Facility by Langlade County as operated by North Central Health Care at 915 First Avenue as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gordon Neve, Member
SECONDER:	Scott Henricks, Ward 9
AYES:	Brandt, Brinkmeier, Rice, Steckbauer, Neve, Henricks
ABSENT:	Tim Sharon

Any Other Matters Authorized by Law to be Considered

None

Adjournment

1. **Motion to:** Adjourn at 6:29 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Larry Steckbauer, Member
SECONDER:	Gordon Neve, Member
AYES:	Brandt, Brinkmeier, Rice, Steckbauer, Neve, Henricks
ABSENT:	Tim Sharon

Bill Brandt, Chairperson

Date