

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, July 11, 2017, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-96 of the Appleton Municipal Code, to consider a request by Harbor House Domestic Abuse Programs Inc., owner, and McMAHON Associates, applicant, for property located at 720 West Fifth Street (Tax Id #31-3-0623-00 and #31-3-0624-00) to a obtain a Special Use Permit to expand an existing group home facility. In the R-3 Multi-Family District, a Special Use Permit is required for a group home facility.

- ALDERMANIC DISTRICT: 9 – Alderperson Bob Baker

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

Any questions regarding this matter should be directed to David Kress or Don Harp in the Community and Economic Development Department at 920-832-6468.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

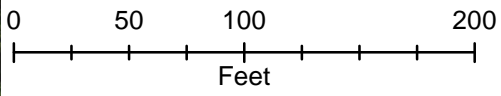
720 West Fifth Street
Special Use Permit
Group Home Facility
Aerial Map



Subject Area



City Plan Commission
7-11-17





**Harbor House Domestic Abuse Programs
Building Hope Campaign
Building Addition and Existing Building Improvements/Renovations
Supplemental to City of Appleton Special Use Permit Application**

Contact Information and Agency Summary

Agency Address: 720 W. Fifth Street, Appleton, WI 54914

Agency Contact: Beth Schnorr **Position:** Executive Director

Phone Number: 920-955-9120 **E-mail:** beth.schnorr@harborhousewi.org

Established in 1984, the mission of Harbor House is to offer safety and support to diverse families in crisis, and to lead a community-wide partnership in the awareness and prevention of domestic violence and abuse.

Since its inception, Harbor House has been guided by Six Priorities:

1. **Safety:** Offering security and protection for all who come to Harbor House seeking refuge.
2. **Confidentiality:** Accommodating survivors' needs for privacy while at Harbor House and while coming to and departing from the facility.
3. **Accessibility:** Providing emergency shelter and abuse-related programs and services at a location that is easy to reach and in a facility that complies with all ADA requirements.
4. **Efficiency:** Designing space for maximum productivity, flexibility and cost effectiveness.
5. **Versatility:** Providing survivors, volunteers, and staff members with a setting that is practical and functional for meeting diverse needs.
6. **Hospitality:** Creating a pleasant and welcoming environment that is more like a home than an institution, a place that accommodates a wide range of physical and social needs.

Harbor House services available to area families and the community includes six key programs:

- Shelter Program (a safe place, 24-hour crisis helpline, and emergency transportation)
- Children's Program (individual and group support, advocacy, and education)
- Women's Program (individual and group support, advocacy, and referral)
- Community Education Program (prevention education primarily in K-12 schools, training for professionals and community presentations)
- Domestic Violence Intervention Program (perpetrator assessments, education sessions, and monitoring of treatment programs)
- Volunteer Program (opportunities for ongoing adult and teen involvement)

During 2016, Harbor House served 1,673 individuals. Of that number, 285 women and 308 children resided at Harbor House for a total of 18,258 days of care. This is an 18% increase in shelter residents over 2015. 100% of eligible residents were accepted into shelter and developed a safety plan. 13,166 crisis calls were taken through our 24-hour Helpline – an average of 36 calls per day.

Domestic abuse does not discriminate, it happens in every racial and ethnic community, as well as in every socioeconomic group. The Centers for Disease Control estimate that 1 in 4 women in the US have experienced an abusive relationship. Statistics also show that the level of danger increases for victims of domestic abuse at the time they attempt to leave the relationship. The ultimate act of power and control is domestic violence homicide. In 2016, domestic violence claimed a record breaking 74 lives to domestic violence-related homicides in the state of Wisconsin. The ability of our Shelter Program to respond to growing demands over the years has meant a safe haven for all who seek it, regardless of capacity. The shelter facility is protected by a comprehensive security system with staff on duty

24/7 to take crisis calls and attend to the needs of domestic violence victims. Women who have resided in shelter have said that if Harbor House had not been there, they would have died at the hands of their partner.

Prevention work is equally vital to our mission. Our specialized training for healthcare, law enforcement, clergy and other professionals means more people in our community are able to identify those at risk and provide them with lifesaving resources. In 2016, our Prevention Education Program empowered over 12,000 K – 12 students and teachers with information about healthy relationships, helping to create safer schools.

Building Hope Capital Campaign

This year marks the 33rd year that Harbor House has been serving the Appleton area. Since 1984, Harbor House has supported thousands of women, children and families who don't want the physical and emotional challenges of domestic abuse to compromise their desire for a fulfilling life. We are proud of our work in the community, but there is more to be done and the need continues to grow. Our current facility is showing its age and we often have more people than beds. Over the last four years, out of 1,825 program days available, we average 900+ days a year of lost program room availability because we must accommodate the women and children who come to Harbor House in need of safe shelter. In 2016, Harbor House served 593 women and children in our Shelter Program (our highest number in 5 years) and an additional 1,080 outside clients who utilized our advocacy services and support groups.

Currently our 55 beds are distributed among 13 rooms that are shared by residents. The women who come to Harbor House are often reeling from a crisis. Their lives feel completely out of control. When they courageously walk through the doors of Harbor House, they are taking giant steps towards regaining control. We need to ensure that the environment they enter here feels safe, and that they have some control over their living space while they make their home here.

When the demand for shelter exceeds our capacity, programming space is converted to additional bedrooms. The intermittent loss of programming space disrupts our ability to provide a consistent level of service and trauma informed care to the majority of clients that we serve throughout the year who never spend a night in shelter. Our complete Case Materials have been submitted separately. These materials detail our expansion plans and how the additions and renovations will increase Harbor House's capacity to better serve survivors of domestic abuse with dignity by offering space that delivers safety, stability, meaningful access to resources and social connectedness. Some highlights of our Building Hope Campaign include:

BUILDING ADDITIONS-ADVOCACY CENTER:

- Capacity increase to 68 beds in 32 private bedrooms, guaranteeing privacy and healing space for each woman and family in shelter
- Family kitchen.
- Great room and large training room.
- Small group gathering areas for wellness programming.
- Outdoor spaces (pets, children, quiet, walking trail, courtyard).
- Separate animal-friendly spaces to accommodate pets.
- Advocacy Center, including office and meeting space for Harbor House Staff, and collaborative work space for Community Partners.

EXISTING BUILDING IMPROVEMENTS/RENOVATIONS:

- Create more secure and private entryways
- Make vacant space on first floor more accessible for outside clients and residents seeking advocacy services
- Enhance technology (entry/exit card readers, WIFI, hardware)
- Existing bedrooms, teen space, kitchen, playroom, laundry, offices on residential floors
- Facility upgrades and repairs as needed (HVAC, windows)

Outcomes

Our principal vision for the next 3 - 5 years is to increase capacity to ensure that all women and families have a private room to seek safety and support during their time of greatest need. We want to improve our ability to provide trauma informed services, helping survivors rebuild a sense of control and empowerment. Finally, we want to enhance our ability to provide collaborative services and innovative programs aimed at early intervention and prevention through dedicated space for programming and enhancing supporting technology.

Projected Results:

- 1. Victims of domestic violence seeking help through Harbor House will have access to safe and emergency shelter.**
 - a. 100% of eligible residents are accepted into shelter regardless of census.

- 2. Women participating in the Women’s Program will have an enhanced sense of well-being.**
 - a. 90% will report increased knowledge of how domestic violence affects their lives as a result of receiving services.
 - b. 95% will report increased knowledge of coping skills as a result of receiving services
 - c. 90% will report an improved sense of self-worth as a result of receiving services
 - d. 90% will report feeling more confident about their decision-making as a result of receiving services
 - e. 90% will report they can do more on their own as a result of receiving services

- 3. Children using the Children’s Program will have an enhanced sense of well-being.**
 - a. 85% will show an increased knowledge of domestic violence.
 - b. 85% will demonstrate increased knowledge of healthy coping skills as a result of receiving services.
 - c. 85% of moms will report enhanced communication skills between parent and child.

- 4. Domestic violence survivors will secure sustainable employment (at a minimum of \$1,200/month).**
 - a. 50% of survivors participating in the Economic Advocacy Program will secure permanent employment of at least \$1,200 per month.
 - b. 50% of survivors who secure permanent employment will maintain employment for at least 6 months.
 - c. 25% of those who secure employment will also secure benefits.

Project Budget

Our Building Hope Campaign goal is \$4,000,000. Our Board of Directors and Capital Campaign Cabinet are currently working with our team of architects and engineers at McMahon Associates to create a detailed project budget. Current estimates allocate \$1,120,000 to the addition of the Advocacy Center and \$2,880,000 to the remodel.

Project Timeline

July 28:	100% Construction Drawings
June – August:	City Review/Approval Process: Site Plan, Certified Survey Map, Rezoning, etc.
August:	Plan Review/Bidding
September:	Construction Starts: Advocacy Center Building Addition and Playground, with Ex. Building Remodeling to Follow
Completion:	Fall, 2018

Current Progress to Goal

Our Building Hope Capital Campaign goal is \$4,000,000. We are currently in the “quiet phase” of our capital

campaign and anticipate launching the community phase in fall of 2017. We anticipate reaching our \$4 million fundraising goal by the end of 2017.

100% of our Board of Directors and Capital Campaign Leadership Cabinet have submitted their pledges in support of the campaign. As of June 12, 2017 we have secured 82% of our goal in cash pledge.

McMahon Associates and Boldt Construction are providing services in kind.

Conclusion

Since it's inception, Harbor House has been guided by Six Priorities. Adequate facilities are a critical component to leading a coordinated response against domestic violence and abuse, and fulfilling the Six Priorities. The Building Hope Campaign helps Harbor House meet these priorities as their need and range of services expands.