



PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: [43447](#)

Prepared By: Planning and Zoning Staff

The following is a summary of the proposed zoning text amendment for Plan Commission consideration.

43447– Create provisions for peer-run respite facilities

This ordinance creates a definition and supplemental regulations for a “Peer-Run Respite Facility” and identifies the zoning districts where peer-run respite facilities may establish.

Peer run respite (PRR) facilities provide short-term lodging, peer support and non-medical services for individuals living with mental health or substance use concerns during crisis situations as an alternative to inpatient hospital services or other institutionalization. The facility is similar to a Community Living Arrangement (CLA), except no individual lives at the facility. At a peer run respite facility, individuals receive respite from situations or surroundings that may lead to relapse or crisis and support from peers who have had similar experiences.

Peer-run respite facilities may only be used by individuals that self-refer, and are pre-qualified by the PRR provider to visit the facility. Stays are limited to a maximum of five consecutive days and no more often than three stays in a calendar year. The facility is intended to be staffed by individuals that hold a valid certificate as a Wisconsin Peer Certified Specialist; however the proposed requirement is that 75% of staff holds this certificate.

Typically, these uses wish to establish in a low-density residential area, such as a neighborhood of single-family homes, like a typical CLA. Currently, the only way for these facilities to establish is as a “counseling, community service organization” or a “mission house” allowed in commercial and mixed use or employment districts, and a few of the high-density residential districts, as a conditional use. These locations are difficult to find and generally not conducive to the intent of the program, which is to provide short-term respite in a residential setting.

The proposed amendment would treat these facilities similar to a CLA in a similar setting from a zoning perspective. The amendment defines “Peer-Run Respite Facility” as a “facility operated by a religious institution or non-profit organization which offers short-term lodging, peer support and non-medical services for individuals living with mental health or substance use concerns” and allows Peer Run Respite Facilities as a permitted use in all residential districts and NMX, TSS, CCT and LMX. In addition to the limitations on the length and number of stays at a PRR, the proposed supplemental regulations require that users be adults aged 18 or older; requires that the facility be staffed at all times; and that 75% of staff members hold a valid Wisconsin Peer Certified Specialist certificate. The owner must submit a management plan and staffing plan and collaborate with the Madison Police Department regarding names and responsibilities of staff. The amendment stipulates that no peer run respite facility may be located within 1,500 feet of another peer run respite facility.

Staff neither supports nor opposes this zoning text amendment.