

MEMORANDUM

File

TO: Scott A. Gosse, Village Manager
Planning Commission
Village President and Board of Trustees

FROM: Richard H. Halfman, Village Engineer

DATE: November 7, 1997

SUBJECT: Proposed Community Living Arrangement
3400 W. Bradley Road
Request of Zvia Shaer

Mrs. Zvia Shaer, R.N., is interested in opening a Community Living Arrangement (CLA) in a single family home at 3400 West Bradley Road. Her letter of request dated October 28, 1997 is attached and is accompanied by a location map prepared by the Brown Deer Engineering Department. The map also identifies the other Community Living Arrangements and Community Based Residential Facilities in the Village of Brown Deer. (Incidentally, the YMCA Youth Village that the Village approved in 1996 for the home at 3232 West Bradley Road has ceased operation and is no longer there.)

The CLA proposed by Mrs. Shaer for the home at 3400 West Bradley Road would be for a maximum of eight (8) residents. In accordance with State Statutes and the Brown Deer Zoning Code, a CLA with a capacity for eight or fewer persons is entitled to locate in any residential zone without being required to obtain special zoning permission.

However, the State Statute also provides that no adult family home may be established within 2,500 feet of any other adult home or CLA, except that the agent may apply for an exception to this requirement, and the exception may be granted at the discretion of the village. The home at 3400 West Bradley Road is approximately 2,300 feet from the Wovenhearts facility at 4015 West Woodale Avenue. Therefore, an exception to the 2,500 foot separation requirement must be granted by the Village before Mrs. Shaer can operate a CLA at her desired location of 3400 West Bradley Road.

State Statutes also provide that CLA's shall be permitted so long as the total capacity of such CLA's does not exceed twenty-five or one percent of Brown Deer's population (125 people), whichever is greater. If the Shaer request is approved and opened with eight residents, the Village will have nine (9) Community Living Arrangements and Community Based Residential Facilities with an aggregate population of eighty-eight (88) residents.

Mrs. Shaer will be in attendance at the November 10, 1997 Planning Commission meeting to answer any questions that you may have.

ACTION REQUESTED

The action requested of the Planning Commission by Mrs. Shaer is to recommend that the Village Board grant an exception to the requirement that a Community Living Arrangement at 3400 West Bradley Road must be at least 2,500 feet from any other Community Living Arrangement.

Inasmuch as a CLA with a capacity for eight or fewer persons is a permitted use, no public hearing on the plan of Mrs. Shaer for an eight person CLA at 3400 West Bradley Road is required.

Respectfully submitted,

Richard H. Halfman

Richard H. Halfman, P.E.
Village Engineer

Attachments (2)

c.c. Mrs. Zvia Shaer, Applicant
✓ Robert Premo, Building Inspector
Jane Peterson, Director, North Shore Health Department