



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/10/2018
Common Council Item Number: PC17-0131	Date: 1/10/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Genesis House, 2000 Bluemound Road – Conditional Use Permit	

Details: Lutheran Social Services of Wisconsin is requesting approval of a Conditional Use Permit for a Community Based Residential Facility at 2000 Bluemound Rd. The property is currently an adult day center, and they would like to convert it into a live in drug and alcohol treatment facility for both men and women.

The proposal involves moving the existing Aspen Center facility from its location at 1002 Motor Ave. Aspen Center currently includes a twelve bed CBRF for men only. Relocating will allow the facility to expand to 22 beds, for both men and women, and to add new treatment programs. Patients will live at the facility for a period of between 28 and 120 days depending on their treatment needs. They will be required to undergo drug and alcohol testing both during their admission and regularly throughout their stay. Qualified staff will be present and awake at all hours of the day, and the facility will be monitored by video cameras. The applicant has also noted that the site is currently being used as a winter overflow homeless shelter, and that there is a significant need for in-patient alcohol treatment facilities for women in Waukesha County.

Community Based Residential Facilities are not permitted in the M-3 district, so the applicant has requested to rezone the parcel to Institutional. CBRFs are allowed as a Conditional Use in the I-1 district with the specific requirements that density does not exceed 22 units per acre and that the minimum floor area be 500 feet per one bedroom unit and 750 feet per two bedroom unit. The lot has an area of roughly 2.1 acres. The facility will have a gross area of 1,107 square feet per resident, but it will include bedrooms and common areas rather than separate apartments. State law also includes detailed square footage requirements for CBRF facilities. It states that single occupancy bedrooms should be a minimum of 80 square feet, double occupancy bedrooms should be a minimum of 120 square feet, and common areas should have a minimum total area of 60 square feet per resident. All of the bedrooms and the common area in this facility will exceed those minimums.

The Wisconsin Department of Health Services issues non-transferrable licenses for Community Based Residential Facilities, so this facility will need a new license. Permissive zoning is required, so the DHS has not issued a permit yet, but it has allowed CBRFs in institutional zoning districts in several other cities throughout the state, and Lutheran Social Services believes it will issue a permit to them at the new location if the city approves this application.



LSS plans to remodel the interior of the building extensively to accommodate the new facility, but it currently has no plans to make changes to the exterior.

Options & Alternatives:

The Plan Commission could impose any conditions it deems appropriate.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for Genesis House at 2000 Bluemound Rd. subject to any Engineering Department, Water Utility, or Fire Department comments.