

## AGENDA

September 25, 2003

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 25, 2003**, commencing at **2:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

### 2:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	11 th	25061 Special Use <i>dismissal</i>	QC Financial Services Inc., Lessee  Request to occupy a portion of premises as a payday loan agency	9811 W. Oklahoma Av.
2	12 th	25067 Special Use <i>dismissal</i>	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loans; Lessee  Request to occupy a portion of the premises as a payday loan agency	1200 W. Historic Mitchell St.
3	12 th	25183 Change of Operator <i>dismissal</i>	Milwaukee's Firehouse LLC, Lessee  Request to continue occupying the premises as a tavern	354 E. National Av.
4	13 th	24950 Special Use <i>dismissal</i>	Verizon Wireless, Lessee  Request to construct a 90 ft telecommunications tower (flagpole) on the premises	5600 S. 22nd St.

**Board of Zoning Appeals, Hearing on Thursday, September 25, 2003**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b>2:00 p.m. Administrative Consent Agenda (continued)</b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
5	4 th	24979 Dim. Var. <i>dismissal</i>	The University Club of Milwaukee, Property Owner  Request to relocate the rear side property line without the required setback	924 E. Wells St.
6	4 th	25171 Special Use <i>dismissal</i>	Brian Campbell CAMS Real Estate Co. Inc.; Lessee  Request to occupy the premises as a an outdoor seasonal market	633 E. Buffalo St.
7	5 th	25059 Special Use <i>dismissal</i>	QC Financial Services Inc., Lessee  Request to occupy the premises as a payday loan agency	9201 W. Capitol Dr.
8	6 th	25124 Special Use <i>dismissal</i>	Nicole Brown d/b/a Jasmine's Learning House; Lessee  Request to occupy the premises as a day care center, for 24 children (8 per shift), infant to 12 yrs. of age, 7 days a week, 24 hours per day	2712 N. Weil St.
9	7 th	25070 Dim. Var. <i>dismissal</i>	Neighborhood Improvement Development Corporation, Prospective Buyer  Request to relocate a single family residential dwelling on the premises without the proper side setback	2759 N. 49th St.
10	9 th	25141 Special Use <i>dismissal</i>	Human Services Triangle Attn: Doris Green; Property Owner  Request to occupy the premises as a community living arrangement for 8 residents	7022 N. 43rd St.

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**2:00 p.m. - Consent Agenda**

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

11	8 th	25087 Dim. Variance	Forest County Potawatomi Community of Wisconsin, Property Owner  Request to occupy the premises as a surface parking lot without the required landscaping	301 S. 19th St.
12	9 th	25069 Use Variance	Kent Kaiser, Property Owner  Request to include motor vehicle sales facility to the existing motor vehicle repair, van remolding facility and storage facility	6944 N. Teutonia Av.
13	9 th	25140 Special Use	Jeff Milneritsch, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	8045 N. 76th St.
14	12 th	25160 Special Use	Cashland Check Cashing Corp., Lessee  Request to continue occupying a portion of the premises as a currency exchange	801 W. Historic Mitchell St.
15	12 th	25172 Special Use	La Causa Inc., Property Owner  Request to include K4-12th grade and expand from 300-500 children to the existing school, daycare, community center, and medical center	1643-87 S. 2nd St.
16	14 th	25157 Dim. Var.	Berthold Brickner, Property Owner  Request to construct a detached garage on the premises	2263 S. Woodward St.

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**2:00 p.m. - Consent Agenda (continued)**

Items Scheduled for approval on the Consent Agenda

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17	15 th	25170 Use Variance	Todd Diaz, Lessee	8667 N. 107th St.
			Request to continue occupying the premises as a motor vehicle repair facility	
18	15 th	25147 Special Use	Latisha & Nicholas Little, Lessee	8225 N. 107th St.
			Request to occupy the premises as a 24hr day care center for 120 children (40 per shift), 6wk to 12yrs of age, Monday-Sunday	
19	17 th	25189 Special Use	SG Properties LLC, Prospective Buyer	1408-16 W. State St.
			Request to construct three 8-bedroom rooming houses on the premises	
20	17 th	25192 Dimensional Variance	Iverson White, Property Owner	1719 N. 18th St.
			Request to construct a single-family residential dwelling without the required building width	
21	1 st	25143 Special Use	Alvin Laster, Property Owner	3008 W. Capitol Dr.
			Request to occupy the premises as a daycare center for 100 children, 6wks to 12 yrs of age, Monday-Friday 6:00am-Midnight, Saturday 8:00am-8:00pm	
22	1 st	25106 Dim. Var./ Special Use	Rheatra Daniels-Hubbard, Lessee	1808 W. Atkinson Av.
			Request to occupy the premises as a day care center for 40 children (20 per shift) 6wks-5yrs of age, Monday-Sunday 6:00 a.m.- Midnight	

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**2:00 p.m. - Consent Agenda (continued)**

Items Scheduled for approval on the Consent Agenda

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23	3 rd	25187 Special Use	Dana Kerr AT&T Wireless Services; Lessee	1615 E. Locust St.
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Request to replace the flagpole located on top of the school on premises with a new telecommunication flagpole

24	4 th	25151 Special Use	Center for Veterans Issues, Ltd. Property Owner	3330 W. Wells St.
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Request to continue occupying the premises as a social service facility, a transitional living facility with an increase from 60 to 72 residents, and a rooming house with a decline from 20 to 14 residents

25	4 th	25152 Use Variance	Center for Veterans Issues, Ltd. Property Owner	3312 W. Wells St.
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Request to continue occupying the building for offices in conjunction with services rendered in adjacent building (Center for Veterans)

26	4 th	25166 Dim. Var./ Special Use	The Word is God Worship Center, Property Owner	3320 W. Vliet St.
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Request to continue to occupy the premises as a religious assembly hall

27	6 th	25194 Dim. Var.	Paul Campbell, Property Owner	633 E. Wright St.
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Request to split the parcel into two separate parcels without the required side setback

28	6 th	25195 Dim. Var.	Paul Campbell, Property Owner	635 E. Wright St.
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Request to split the parcel into two separate parcels without the required side setback

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**2:00 p.m. - Consent Agenda (continued)**

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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29	7 th	25161 Special Use	Ramiro Sandoval, Property Owner	1829-35 W. Center St.
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Request to occupy the premises as a motor vehicle body shop

30	7 th	25163 Special Use	Eloise Perry, Property Owner	4326 W. Center St.
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Request to expand the existing day care center (4322 W. Center) to the adjacent unit to provide a child care center for 22 children 3yrs to 12 yrs of age, Monday-Friday 6:00am-Midnight

**2:15 p.m. Administrative Review**

Items scheduled for consideration and action by the Board in Administrative Review

No oral testimony will be taken on these items.

31	12 th	25169 Resubmission Request	Dhillon's Market Interjeet S. Dhillon; Property Owner	551-75 W. Becher St.
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Request for a resubmission to construct a car wash and laundromat to the existing motor vehicle filling station and convenience store

32	14 th	24928 Rehearing Request	GT Wisconsin Investments, LLC Property Owner	2349 S. Austin St.
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Request for a rehearing to occupy the premises as a motor vehicle repair facility

33	1 st	25006 Use Variance	Mary L. Brown Children Crisis, Inc Academic Solutions C.L.; Lessee	4055 N. 34th St.
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Request to occupy the premises as an elementary/secondary school

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**2:30 p.m. – Public Hearing**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

34	8 th	25112 Special Use	The Manger Church Of God, Inc. Lessee  Request to occupy the premises as a religious assembly hall	1735 S. Muskego Av.
35	9 th	25060 Special Use	QC Financial Services Inc., Lessee  Request to occupy a portion of the premises as a payday loan agency	6454 N. 76th St.
36	9 th	25062 Special Use	First Payday Loan Of Wisconsin, LLC d/b/a First Payday Loans; Lessee  Request to occupy a portion of the premises as a payday loan agency	8155 W. Brown Deer Rd.
37	9 th	25065 Use Variance	First Payday Loans of Wisconsin, LLC d/b/a First Payday Loans; Lessee  Request to occupy the premises as a payday loan agency	6902 N. 76th St.
38	9 th	25138 Special Use	Zira Corporation Daljit S. Kler; Property Owner  Request to raze the existing 24 hr. filling station and construct a new 24 hr. motor vehicle filling station, convenience store (open 24 hrs.), car wash (open 6:00 am to 10:00 pm), and fast-food restaurant (open 8:00am to 10:00pm) on the premises	8015 N. 76th St.
39	9 th	25154 Dimensional Variance	Dee Balk, Property Owner  Request to allow a 6ft. fence in a the front yard setback	5767 N. 42nd St.

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**2:30 p.m. – Public Hearing (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

40	10 th	25127 Special Use	Pat Echols d/b/a Little Blessing Academy II; Lessee  Request to occupy the premises as a day care center for 16 children (8 per shift), Monday-Friday, 5 AM to 2 AM	3742 N. 39th St.
41	10 th	25116 Special Use	The Future Children of Tomorrow Jameelah Salaam; Lessee  Request to occupy the premises as a day care facility for 8 children, 6wks-12yrs of age, Monday-Sunday, 6 AM to midnight	3249 N. 26th St.
42	12 th	25144 Dim. Var./ Special Use	John M. & Angela F. Dobron, Property Owner  Request to occupy the premises as a rooming house for 7 units	729 S. 21st St.
43	12 th	25191 Special Use	Robert Smith, Property Owner  Request to continue occupying the premises as a tavern with an outdoor patio area	906 S. Barclay St.
44	12 th	24958 Special Use	Christian Family Gathering, Property Owner  Request to occupy the premises as a day care center for 35 children per shift, ages 6wks-12yrs, Monday-Friday 6:00am-12:00am	2255 S. 6th St.
45	12 th	25139 Special Use	National Investment Inc., Mickey Govani, Property Owner  Request to raze the existing structures and combine two parcels to construct a 24 hr. motor vehicle filling station and convenience store, repair facility(open 7:00am. to 11:00pm.), car wash (open 6:00am. to 11:00pm.), and retail facility (open 6:00am. to Midnight)	1614 W. National Ave.

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**3:30 p.m. – Public Hearing**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

46	15 th	25149 Dimensional Variance	Silk Joscojo Inc., Jon J. Ferraro; Prospective Buyer  Request to replace an existing sign with a new sign that is greater in height and area for the existing tavern (night club)	11400 W. Silver Spring Dr.
47	16 th	25114 Special Use	All City Communication, Inc. Optionee  Request to replace the existing tower with a 135 ft. telecommunications tower	5900-06 W. Vliet St.
48	16 th	25095 Use Variance	Laurel Scherbarth, Property Owner  Request to allow parking within the front yard setback of the principal building	230 N. 70th St.
49	17 th	25119 Use Variance	Monique & Roosevelt Fisher, Lessee  Request to continue occupying the premises as a motor vehicle repair and sales facility with body bumping	1739 N. 35th St.
50	17 th	25128 Special Use	Ehab Daoud d/b/a Shark's Fish & Chicken; Prospective Buyer  Request to occupy the premises as a fast-food/ carry out restaurant with a drive-thru facility located less than 150 ft. from a residential use and operating between the hours of 10 p.m. and 7 a.m	1515 W. North Av.
51	17 th	25142 Special Use	Arletha Washington, Property Owner  Request to occupy the premises as a day care facility for 8 children, 6wks to 12 yrs of age, Monday-Friday 6:00am-10:00pm	2448 N. 16th St.
52	17 th	25145 Dim. Variance	Dimitrios Jifas, Property Owner  Request to construct a 9 unit apartment building without the required number of parking spaces	920 N. 16th St.

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**3:30 p.m. – Public Hearing (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

53	17 th	25165 Special Use	Luevelle Carson, Property Owner  Request to occupy the premises as a day care facility for 8 children, 6wks to 10yrs of age, Monday-Friday 7:00am-6:00pm	2125 N. 16th St.
54	17 th	25023 Special Use	Nail F. Mseitif, Property Owner  Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment)	1400 W. North Av.
55	1 st	25089 Special Use	Community Loans of America b/d/a Wisconsin Auto Title Loans; Lessee  Request to add a payday loan agency to the existing title loan agency	3500 W. Capitol Dr.
56	2 nd	25066 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee  Request to occupy the premises as a payday loan agency	5570 N. 76th St.
57	2 nd	25126 Special Use	Gloria Jean Turner d/b/a Little Bossy One Stop  Request to occupy 2 lower units of a 4-family building as a day care center for 20 children, ages 3 months to 7 years, 5:30 AM to 6:30 PM	5615 W. Capitol Dr.
58	2 nd	25042 Special Use	Ramish Kapur RCK I LLC; Property Owner  Request to modify the board approved filling station and c-store by moving the location of the proposed building on site and adding a car wash to the premises. (filling station & store open 5:00am - Midnight Monday-Sunday, car wash open 6:30am-10:00pm Monday-Sunday)	5835 W. Hampton Av.

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**4:30 p.m. – Public Hearing**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

59	3 rd	24890 Special Use/ Dim. Var.	Open Pantry Foods Marts, Property Owner  Request to raze the residential dwelling on the adjacent property and combine the two parcels to construct an addition and a parking lot addition to the existing 24hr convenience store	3301 N. Oakland Ave.
60	3 rd	25123 Use Variance	Dennis Lutynski, Property Owner  Request to continue occupying the premises as a 3-family dwelling unit	2977-79 N. Cramer St.
61	3 rd	25035 Special Use	RA Katz Properties, Property Owner  Request to construct a principal use parking lot on the premises	2510 E. Webster Pl.
62	4 th	25155 Special Use	Debra Noel, Lessee  Request to occupy the premises as a day care facility for 8 children 6wks to 12yrs of age, Monday-Saturday 6:00am-10:00pm	1218 N. 34th St.
63	5 th	24872 Special Use	Olyfunmilayo Abioye, Property Owner  Request to occupy the premises as a day care facility for 8 children 6wks-12yrs of age, Monday-Saturday 6:00am-10:00pm	5801 N. 76th St.
64	5 th	24975 Other	Jasper Jaber, Property Owner  Request to appeal condition #7 of decision #24772 of the existing 24hr motor vehicle filling station	8332-34 W. Appleton Av.
65	5 th	25057 Special Use	Madeline Thornton, Property Owner  Request to occupy the premises as a 24hr day care center for 100 children per shift 6wks-12yrs of age, Monday-Sunday	8421 W. Villard Ave.

**Board of Zoning Appeals, Hearing on Thursday, September 25, 2003**

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**4:30 p.m. – Public Hearing (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

66	5 th	25055 Special Use	Border Patrol WI D/B/A Taco Bell, Property, Owner	4143 N. 76 <sup>th</sup> St.
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Request to continue occupying the premises as a fast-food/carry-out restaurant and a drive through facility with the hours of 9:00am-2:00am Monday-Saturday and a reduction of hours on Sunday from 9:00am-2:00am to 9:00am-Midnight

**5:00 p.m. – Public Hearing**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

67	6 th	25063 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loans; Lessee	2410 N. Martin Luther King Dr.
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Request to occupy a portion of the premises as a payday loan agency

68	6 th	25159 Use Variance	Ilias A. Sharif & Bashir M. Nur, Lessee	400 E. Burleigh St.
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Request to occupy the premises as a general retail establishment

69	6 th	25167 Other	The Brewery Works, Inc., Property Owner	1430 N. Commerce St.
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Request for an interpretation of the Department of Neighborhood Services determination that the premises is being utilized as an outdoor storage facility

70	6 th	25105 Use Variance	John B. Fratrack, Property Owner	2238 N. Booth St.
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Request to construct a detached garage in the front setback of the premises

**Board of Zoning Appeals, Hearing on Thursday, September 25, 2003**

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**5:00 p.m. – Public Hearing (continued)**

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71	7 th	25148 Other	Rosie L. Stevenson, Property Owner	2234 N. 26th St.
			Request to appeal condition #4 of the decision for case #24636 that no more than two (2) children enrolled in the daycare be on site after between the hours of 10:00 p.m. and midnight	
72	7 th	24904 Special Use	Bulk Petroleum Corp., Property Owner	2312 W. Fond Du Lac Av.
			Request to raze the existing structure and construct a new motor vehicle pumping station and convenience store operating 24 hours	
73	7 th	25150 Dimensional Variance	Lee & Sonya Roohr, Property Owner	2943 N. 55th St.
			Request to construct a detached garage(sidewall exceeds maximum height) and an addition to the existing residential dwelling (exceeds allowable lot coverage)	

**PLEASE NOTE:**

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53201.