

AGENDA

January 22, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 22, 2004** 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	14 th	25182 Special Use <i>dismissal</i>	Christ Child Society, Prospective Buyer Request to occupy the premises as a secondhand sales facility	2510 S. Kinnickinnic Av.
2	15 th	25351 Dim Var. <i>dismissal</i>	Kurt Rleinhans Wolf DCM Acquisition LLC; Property Owner Request to replace the signage of the existing motor vehicle filling station	11728 W. Hampton Av.
3	9 th	25469 Extension of time request	Will Allen, Property Owner Request for an extension of time to comply with the conditions of Case No. 24638	5500 W. Silver Spring Dr.
4	6 th	25442 Extension of time request	Seidel Tanning Corp., Property Owner Request for an extension of time to comply with the	1306 E. Meinecke Ave.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
			conditions of Case No. 24443	

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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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.

5	12 th	25349 Special Use	Leonel Alvarez, Property Owner	1332 S. 7th St.
			Request to expand the existing parking lot of the adjacent restaurant onto adjacent residential property	
6	12 th	25396 Special Use	Leonel Alvarez, Property Owner	1324 S. 7th St.
			Request to expand the existing parking lot of the adjacent restaurant onto adjacent residential property	
7	12 th	25397 Special Use	Raul Vega, Other	830 S. 6th St.
			Request to continue to occupy the premises as a religious assembly hall	
8	13 th	25395 Special Use	Anthony Arteaga, Property Owner	4000 S. Pine Av.
			Request to construct an addition on the premises and occupy it as a contractor's shop	
9	17 th	25421 Dim. Var.	Housing Authority of the City of Milwaukee Property Owner	2451 N. 35th St.
			Request to construct a single family residential dwelling on the premises without the required front setback	
10	17 th	25422 Dim Var.	Housing Authority of the City of Milwaukee Property Owner	2445 N. 35th St.
			Request to construct a single family residential dwelling on the premises without the required front setback	

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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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.

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	17 th	25423 Dimensional Variance	Housing Authority of the City of Milwaukee Property Owner Request to construct a single-family residential dwelling on the premises without the required front setback	1802 N. 13th St.
12	17 th	25426 Use Variance	Gina Spang Milwaukee Public Schools Facilities & Maintenance; Property Owner Request to allow parking on rear street side setback of the existing school	4921 W. Garfield Av.
13	17 th	25458 Dim. Var.	Danielle Lewis & Ramel Bly, Prospective Buyer Request to construct a single family residential dwelling on the premises without the required house width minimum	1913 N. 19 th St.
14	1 st	25074 Special Use	Jacque Hall, Lessee Request to occupy the premises as a day care center for 50 children 6wks-12yrs of age, Monday-Friday 6:00am-6:00pm	4075 N. Teutonia Av.
15	1 st	25389 Special Use	E. Dorothy Johnson, Property Owner Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, Monday-Friday 6:30am-5:30 pm	4075 N. Teutonia Av.
16	1 st	25454 Other	Ronny Stroli, Property Owner Request to construct an addition to the existing motor vehicle sales facility	4087 N. Green Bay Rd.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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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.

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.

17	1 st	25221 Special Use	Dorothy Grayson, Property Owner	4136 N. 14th St.
			Request to continue occupying the premises as a community living arrangement for 6-8 residents	
18	1 st	25251 Special Use	Trinity Health Care Inc., Property Owner	5605 W. Custer Av.
			Request to continue occupying the premises as a community based residential facility for 8 clients	
19	2 nd	24691 Special Use	Joe Turner, Property Owner	7762 W. Potomac Av.
			Request to continue occupying the premises as community living arrangement for 8 adults	
20	2 nd	24985 Special Use	Genesis Behavioral Services, Inc., Lessee	5427 W. Villard Av.
			Request to continue occupying the premises as a community base residential facility for 25 adult females	
21	2 nd	25359 Special Use	Bottomless Closet, Inc. Lessee	6040 W. Lisbon Av.
			Request to occupy a portion of the premises as a social service facility	
22	2 nd	25378 Special Use	Valerie Daniels-Carter, Lessee	5120 W. Capitol Dr.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (open 6:00am-Midnight)	

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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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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23	2 nd	25437 Special Use	Surety Child Care, Property Owner Request to approve the submitted plan of operation of case No. 25299 allowing the day care to be open Monday - Sunday, 24 hours per day	5810 W. Fond du Lac Ave.
24	2 nd	25450 Special Use	Steven A. Smith, lessee Request to expand the day care facility into the adjacent unit for and increase the number of children from 40 children to 80 children infant to 12 yrs of age, and increase the hours of operation from 6:00 a.m. - Midnight to 24 hrs	5572-76 N. 76 th St.
25	2 nd	25435 Special Use	Dayetta Bey-nze, Lessee Request to continue to occupy the premises as a day care center for 20 children infant to 5 yrs of age, Monday-Friday and modify the hours of operation from 6:00 a.m.-6:00 p.m. to 6:00 a.m.-Midnight	7412-14 W. Villard Ave.
26	2 nd	25408 Special Use	James & Arnetta Standberry, Prospective Buyer Request to occupy the premises as a day care center for 75 children infant to 11yrs of age, Monday-Friday 6:00am-6:00pm	7516 W. Burleigh St.

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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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27	3 rd	25433 Dim. Var.	Randy Bryant, Property Owner	2022 E. Lafayette Pl.
			Request to construct a second principal dwelling unit on the premises and convert the existing second-family dwelling into a single-family dwelling	
28	4 th	25418 Special Use	Kilbourn Avenue LLC, Property Owner	1921-33 W. Kilbourn Av.
			Request to occupy the two of the buildings on site as rooming houses (1921 has 18 roomers, 1931 has 20 roomers)	
29	4 th	25419 Special Use	Timothy J. Olson, Property Owner	812 N. 20th St.
			Request to occupy the premises as a rooming house	
30	4 th	25239 Special Use	Latanya Jenkins, Lessee	2626 W. Vliet St.
			Request to occupy the premises as a 24 hr day care center for 85 children 6wk to 12yrs of age, Monday-Sunday	
31	5 th	25381 Special Use	Pachefsky Property, LLC c/o Larry A. Pachefsky; Property Owner	6005 N. 76th St.
			Request to continue occupying a motor vehicle repair facility (installation, repair and sales of tires)	
32	6 th	25425 Dim Var.	Dennis J. Rehberg, Property Owner	2800 N. Pierce St.
			Request to construct a 4 unit multi-family residential dwelling on the premises	

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

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33	6 th	25321 Special Use	Stephanie Wallace, Lessee	130 W. Keefe Ave.
			Request to occupy the premises as a day care center for 46 children (23 per shift) 2yrs to 12yrs of age, Monday-Sunday 6:00 am-Midnight	
34	8 th	25430 Dim. Var.	Walter J. Holtz, Property Owner	1732 S. 21st St.
			Request to split the parcel of land creating a rear setback shortage for the existing duplex on site	
35	8 th	25444 Dim. Var.	Kanitz Investments LLC, Property Owner	2670 S. 31st St.
			Request to allow a constructed detached garage without the required setback on the premises	
36	8 th	25406 Special Use	Salvador Sanchez, Prospective Buyer	2534 W. Greenfield Ave.
			Request to occupy the premises as a motor vehicle repair facility and body shop	
37	9 th	25327 Special Use	Lisa M. Johnson, Lessee	7415 W. Bradley Rd.
			Request to occupy the premises as a day care center for 75 children 6wks to 12yrs of age, Monday through Thursday 6:00 a.m until 1 a.m, Friday 6 a.m until 9p.m and Saturday and Sunday 6a.m until 6 p.m.	

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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

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38	9 th	25386 Special Use	ELCO Development Inc., Property Owner	3514 W. Good Hope Rd.
			Request to occupy the premises as a heavy motor vehicle rental facility with a 40ft x 60 ft garage for vehicle storage	
39	9 th	25390 Use Variance	Michael Krueger, Property Owner	6972 N. 43rd St.
			Request to continue to allow a 44' x 20' storage addition to the existing building	
40	9 th	25439 Special Use	Cornell Stallworth, Property Owner	4911 W. Mill Rd.
			Request to occupy the premises as an adult day care center for 15 adults, Monday-Friday 7:00 a.m. - 5:00 p.m.	
41	10 th	25431 Special Use	Enlightened Care, Inc. Property Owner	3620 N. 18 th St.
			Request to continue occupying a portion of the premises as a day care center for 40 children infant to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m	
42	10 th	25446 Special Use	St. Peter Missionary Baptist Church, Lessee	4441 W. Fond du Lac Ave.
			Request to occupy the premises as a religious assembly hall	
43	11 th	25347 Special Use	Zafar Mian & Riaz Mian Mian's Oil Corp, Inc.; Property Owner	3100 S. 60th St.
			Request to raze the existing structure and construct a motor vehicle filling station and convenience store (open 5:00am-Midnight)	

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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

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44	12 th	25434 Other	Jose A. Santiago, Lessee	1724 W. Mitchell St.
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Request to modify the plan of operation of the existing religious assembly hall to change the hours on Saturday and Sunday from 10:30 a.m. - 6:00 p.m to 9:00 a.m. - 10:00pm (all other hours will remain the same)

2:00 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.

45	6 th	25186 Dim Var.	Suzane E. & Richard Pieper, Property Owner	100 E. Capitol Dr.
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Request to replace the existing signage of the existing general retail establishment

2:15 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	13 th	25429 Special Use	Kunal Enterprises LLC, Prospective Buyer	4000 S. 27th St.
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Request to occupy the premises as a motor vehicle filling station, convenience store, fast-food /carry-out restaurant, and car wash facility

47	14 th	25376 Dim Var.	Raymond H. Young, Property Owner	326 E. Clarence St.
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Request to construct a detached garage on the premises

48	15 th	24360 Special Use	Julette Francis, Property Owner	5651 N. 96th St.
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Request to occupy the premises as a community living arrangement for 8 children

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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2:15 p.m. – Public Hearing (continued)

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49	15 th	25415 Special Use	Witzlib Holdings LLC, Property Owner Request to occupy the premises as a community living arrangement for 5 residents	7060 N. 124th St.
50	15 th	25252 Dim Var.	Steven R. Brurok, Property Owner Request to construct a detached garage on the premises (existing garage will remain on site)	6439 N. 91st St.
51	17 th	24510 Special Use	Barbara Brown, Property Owner Request to occupy the premises as a community living arrangement for 8 clients	2737 N. 8th St.
52	17 th	24762 Special Use	Patricia Adkins, Lessee Request to occupy the premises as an Adult family home	2556 N. 9th St.
53	17 th	24827 Special Use	Barbara Brown, Property Owner Request to occupy the premises as an adult family home for 4 individuals	1125 W. Clarke St.
54	17 th	24976 Special Use	Mt. Carmel M.B.C., Property Owner Request to occupy the premises as a community living arrangement for 8 adults	1721-23 W. Meinecke Av.
55	17 th	25204 Special Use	Gloria Diggs, Property Owner Request to occupy the premises as an adult family home for 8 residents	2401 N. Sherman Bl.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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2:15 p.m. – Public Hearing (continued)

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56	17 th	25023 Special Use	Rafik F. Mseitif, Lessee	1400 W. North Av.
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Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment)

57	1 st	24595 Special Use	Wyonna Dixon, Lessee	4630 N. 27th St.
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Request to occupy the premises as an adult family home for 4 disabled adults

58	1 st	25156 Special Use	Deborah Crowley, Prospective Buyer	3610 W. Marion St.
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Request to occupy the premises as an Adult Family Home for 3-4 residents

2:45 p.m. – Public Hearing

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59	1 st	25301 Special Use	Brenda L. Riley Brenda's Group Home; Property Owner	4677 N. 21st St.
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Request to occupy the premises as a community living arrangement for 6 adults

60	1 st	25383 Special Use	Shawna K. Whitehead, Lessee	4317 N. 38th St.
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Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Monday-Friday 6:00am-10:00pm

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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2:45 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.

61	1 st	25271 Special Use	Linda Anthony, Property Owner Request to occupy the premises as a day care center for 20 children newborn to 12yrs of age, Monday-Friday 6:30am-Midnight	4585 N. 23rd St.
62	2 nd	24436 Special Use/ Dim Var.	Joe L. Turner, Property Owner Request to occupy the premises a community living arrangement for 14 adults	7740-42 W. Potomac Av.
63	2 nd	24592 Dim. Var.	Scott Wilder, Property Owner Request to occupy the premises as a community living arrangement for 12 adults	7412 W. Silver Spring Dr.
64	2 nd	24774 Special Use	Freddie Boyd, Property Owner Request to occupy the premises as a community living arrangement for 4 adults	4532 N. 76th St.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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2:45 p.m. – Public Hearing (continued)

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65	2 nd	25016 Special Use	Lorri Williams (Rogers), Property Owner Request to occupy the premises as an adult family home for four individuals	4756 N. 74th St.
66	2 nd	25336 Use Variance	FTH Properties LTD Fred T. Holfstede; Property Owner Request to construct a contractor's shop addition to the existing real estate sales facility	6642-44 W. Lisbon Av.
67	2 nd	24352 Special Use	Kenneth & Sandra Silmon, Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults	4104 N. 63rd St.
68	3 rd	24596 Special Use	Christy Smith, Property Owner Request to occupy the premises as a adult family home for 4 development disabled adults	3338 N. Humboldt Bl.
69	3 rd	25379 Special Use	Muhammad Maqbool, lessee Request to raze the existing filling station on site and construct a new filling station and convenience store on the premises	2200 N. Prospect Ave.
70	4 th	24580 Special Use	Larry Butler, Property Owner Request to occupy the premises as a community living arrangement for 5-8 women	2526-28 W. Highland Av.
71	5 th	24531 Dim Var.	Vickie Ruth Gaillard, Property Owner Request to occupy the premises as a community living arrangement for 5 adults	4480 N. 85th St.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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3:15 p.m. – Public Hearing

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72	5 th	25257 Special Use	Sherry L. Walton, Property Owner Request to occupy the premises as an adult family home for 4 residents	3205 N. 76th St.
73	5 th	25312 Dim. Var.	Richard E. Wagner, Property Owner Request to construct a single family residential dwelling on the premises without the required height	8018 W. Appleton Av.
74	5 th	25407 Special Use	Sunrise Day Care, Lessee Request to occupy the premises as a day care center facility for 30-40 children, Monday-Friday 6:00am-8:00pm	3401 N. 76th St.
75	5 th	24327 Special Use	Bobbie J. Davis, Lessee Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled)	8613 W. Fond Du Lac Av.
76	6 th	25122 Special Use	Daphne Triplett d/b/a Sydney's Safe Haven; Property Owner Request to occupy the premises as a community living arrangement (CLA) for 8 youths	3051 N. 9th St.
77	7 th	25033 Special Use	Darnell Turner, Lessee Request to continue occupying the premises as a community living arrangement for 8 youth	2645 N. 44th St.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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3:15 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.

78	7 th	25208 Special Use	Jacqueline Carson, Property Owner Request to occupy the premises as a group home for 8 teenage girls	2601 N. 46th St.
79	7 th	25218 Special Use	Sharon Butler, Lessee Request to occupy the premises as an adult family home for 3-4 adults	2555 N. 34th St.
80	7 th	24969 Special Use	Betty Randle Love's Community Church of Holiness; Lessee Request to occupy a portion of the second floor of the premises as a religious assembly hall and social service facility (60 members)	3430 W. Center St.
81	8 th	25332 Special Use	Sharif Malik, Prospective Buyer Request to raze the entire structure and canopy and construct a motor vehicle filling station and convenience store (open 5:00am-Midnight), car wash on the premises open 6:00 a.m.-10:00 p.m.	812 S. Layton Bl.
82	9 th	24782 Special Use	Shaquanna Briggs, Lessee Request to occupy the premises as a adult family home for 3 individuals	7040 N. 60th St.
83	9 th	24956 Special Use	Tammy Adenekan, Prospective Buyer Request to occupy the premises as an adult family home for 4 individuals	5773 N. 32nd St.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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3:45 p.m. – Public Hearing

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84	9 th	25340 Special Use	Mary E. Hill, Lessee Request to occupy the premises as a community living facility for 4 disabled adults	5904 W. Hustis St.
85	9 th	25346 Special Use	Darryl T. Thomas, Lessee Request to occupy the premises as a specialty school (studio and music school)	4639 W. Mill Rd.
86	9 th	25382 Special Use	Bell Therapy / Bellwood Ltd., Lessee Request to occupy the premises as a community living arrangement for 28 residents	5151 W. Silver Spring Dr.
87	9 th	25405 Special Use	Catina Melane Johnson, Lessee Request to occupy a portion of the premises as a day care center for 10-20 children infant to 6yrs of age, Monday-Friday 3:00am-6:00pm, Sat. 3:00am-5:00pm, Sun. 6:00am-3:00pm	6001G N. Teutonia Av.
88	9 th	25412 Special Use	Lamon & Quintella Pippin, Lessee Request to occupy the premises as an adult family home for 4 adults	6403 N. 51st St.
89	10 th	24486 Special Use	Linda Rogers, Lessee Request to occupy the premises as a community living arrangement for 8 teen girls	3630 N. 27th St.
90	10 th	24500 Dim Var.	Carolyn Scott & Lolita Scott, Property Owner Request to occupy the premises as a community living arrangement for 8 children, 8yrs-17yrs	3035 N. 10th St.

Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

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3:45 p.m. – Public Hearing (continued)

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91	10 th	25356 Special Use	Chevie Grimes Chevie Retreat Adult Family Home; Property Owner Request to occupy the premises as an adult family home for 3 adults	3918 N. 39th St.
92	10 th	25384 Special Use	Irma J. Walker, Prospective Buyer Request to occupy the premises as a small group shelter care facility for 8 males	1033 W. Keefe Av.
93	10 th	25331 Special Use	Arthur Arnstein, Prospective Buyer Request to occupy the premises as an outdoor material reclamation facility	3295 N. Townsend
94	11 th	25324 Special Use	Jose Lopez, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant (Monday-Sunday 9:00am-10:00 pm)	4600 W. Forest Home Av.
95	11 th	25360 Special Use	Dorothy J. Seeley, Property Owner Request to occupy the premises as a community center	4415 W. Forest Home Av.

4:30 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

96	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.
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Board of Zoning Appeals, Hearing on Thursday, January 22, 2004

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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5:00 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

97	2 nd	25066 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee	5570 N. 76th St.
			Request to occupy the premises as a payday loan agency	

5:30 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

98	9 th	22918 Dim Var.	Damaund, Evelyn, and Robert Smith Property Owner	3412 W. Rohr Av.
			Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults	

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 53202.