

AGENDA

March 18, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 18, 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
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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.

1	1 st	25503 Dim. Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc., Other	5110 W. Hampton Av.
			Request to replace the pylon sign of the existing motor vehicle filling station open from 6 a.m. to 11 p.m. with a convenience store and a car washing facility open 6 a.m. to 9 p.m.	
2	1 st	25263 Special Use <i>dismissal</i>	Sandra Murrell, Other	5305 N. 51st Bl.
			Request to occupy the premises as a 24hr day care facility for 8 children 6wks to 12 yrs of age, Monday-Friday	
3	2 nd	25473 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc. Kurt Kleinhans; Other	7311 W. Capitol Dr.
			Request to replace the signage of the existing filling station, convenience store, and car wash	

Board of Zoning Appeals, Hearing on Thursday, March 18, 2004

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p>2:00 p.m. Administrative Consent Agenda (continued) <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	4 th	25577 Special Use <i>dismissal</i>	Towne Realty, Property Owner Request to occupy the premises as a parking lot	735 W. Wisconsin Av.
5	4 th	25581 Special Use <i>dismissal</i>	Towne Realty Inc., Property Owner Request to continue occupying the premises as a parking lot	615 E. Michigan St.
6	4 th	25580 Special Use <i>dismissal</i>	Towne Realty, Inc. Tom Beracchi; Property Owner Request to occupy the premises as a parking lot	625 N. James Lovell St.
7	6 th	25494 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons Inc. Kurt Kleinhans; Other Request to replace the pylon sign of the existing motor vehicle filling station and convenience store	3114 N. Sherman Bl.
8	7 th	25486 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc. Kurt Kleinhans; Agent Request to modify the signage of the existing filling station	5100 W. Burleigh St.
9	9 th	25399 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons Inc. Attn: Kurt Kleinhans Request to replace the existing non-conforming 26 ft. high/ 124.55 area (sq. ft.) pylon sign on site with a new 25 ft. 7/8 in. high pylon, 93.75 sq. ft. in area	6829 N. 76th St.
10	9 th	25400 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc. Kurt Kleinhans Request to replace the existing non-conforming 25 ft. high/ 124.55 area (sq. ft.) pylon sign on site with a new 24.87 ft. high pylon, 93.75 sq. ft. in area	7965 N. 76th St.

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

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

11	9 th	25476 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc. Kurt Kleinhans; Other	5990 W. Good Hope Rd.
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Request to replace the pylon sign of the existing motor vehicle filling station, convenience store, and car wash facility

12	12 th	25172 Special Use <i>dismissal</i>	La Causa Inc., Property Owner	1643-87 S. 2nd St.
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Request to include K4-12th grade and expand from 300-500 children to the existing school, daycare, community center, and medical center

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.

13	16 th	25537 Dim Var.	Milwaukee Habitat for Humanity, Prospective Buyer	1323 N. 37 Pl.
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Request to construct a single family residential dwelling on the premises without the required house width

14	16 th	25565 Special Use	Border Patrol WI Rich Lepping; Property Owner	5630 W. North Av.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility

Board of Zoning Appeals, Hearing on Thursday, March 18, 2004

Item No.	Ald Dist.	Case No. Type.	Case Information.	Location.
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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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15	1 st	25599 Special Use	St. Mark A M E Church Carl Birks; Property Owner Request to continue occupying the premises as social service facility	1530 W. Atkinson Av.
16	2 nd	25207 Special Use	Border Patrol WI Richard Lepping; Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (Monday-Sunday 10:00am-Midnight)	5751 W. Fond Du Lac Av.
17	3 rd	25583 Special Use	Younis Abdelhamid, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant	714 E. Brady St.
18	4 th	25538 Special Use	1033 Associates Jane Harris; Property Owner Request to continue occupying the premises as offices for an advertising agency	1031 N. Astor St.
19	4 th	25554 Special Use	Milwaukee Center For Independence Property Owner Request to combine 3 parcels and construct a parking lot on the premises	822-30 N. 20th St.
20	4 th	25570 Special Use	Towne Realty, Inc., Property Owner Request to continue occupying the premises as a surface parking lot	101 W. Michigan St./ AKA 105-11 W. Michigan
21	4 th	25576 Special Use	Towne Realty, Inc., Tom Bernacchi Request to continue occupying the premises as a parking lot	801 W. Wisconsin Av.

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

Items Scheduled for approval on the Consent Agenda

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22	4 th	25578 Special Use	Towne Realty Inc., Property Owner	626 W. Wisconsin
			Request to continue occupying the premises as a parking lot	
23	4 th	25584 Special Use	Border Patrol WI Rich Lepping; Property Owner	2210 W. Wisconsin Av.
			Request to occupy the premises as a fast-food/carry-out restaurant with a drive through facility	
24	4 th	25589 Special Use	Thanks A-Lot, LLC Bonnie Bockl Joseph; Property Owner	843-63 N. Plankinton Av.
			Request to continue occupying the premises as a surface parking lot	
25	4 th	25600 Special Use	Uihlein Prop. LLC, Property Owner	503 N. Broadway
			Request to continue occupying the premises as a parking lot	
26	4 th	25601 Special Use	EPA LLC, Property Owner	511 N. Broadway
			Request to continue occupying the premises as a parking lot	

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

Items Scheduled for approval on the Consent Agenda

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27	6 th	25558 Special Use	James J. Schrimpf Brewery Credit Union; Property Owner	1351 N. Martin L. King Dr.
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Request to construct an addition to the existing financial institution (credit union)

28	6 th	25567 Special Use	Midtown Auto Body Repair Inc. Property Owner	3873 N. 9th St.
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Request to continue occupying the premises as motor vehicle repair, painting, and body shop

29	6 th	25579 Special Use	Janet L. Fitch, Property Owner	1825B N. 2nd St.
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Request to relocate (from a different parcel) a residential dwelling in the rear portion of the premises causing it to have multiple principal buildings on 1 parcel

30	7 th	25427 Special Use	Eric S. Upchurch, Lessee	2823 W. Fond Du Lac Av.
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Request to occupy the premises as a religious assembly hall

31	8 th	25509 Special Use	School Sisters of St. Francis/ St. Joseph's Church Lessee	1545 S. Layton Bl.
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Request to occupy a portion of the premises as a social service facility

32	8 th	25511 Special Use	Bouathong Vangsoulatada, Property Owner	2316 W. National Av.
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Request to occupy the premises as a religious assembly hall

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

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| 33 | 9 th | 25568
Special Use | Scorsone Automotive Inc.
Lessee | 7200 W. Good Hope Rd. |
| | | | Request to add a motor vehicle sales facility to the existing motor vehicle repair facility | |
| 34 | 9 th | 25585
Special Use | Russ Darrow 76th Street Superstore LLC
d/b/a Russ Darrow Kia; Lessee | 8380 N. 76th St. |
| | | | Request to continue occupying the premises as a motor vehicle repair and sales facility | |
| 35 | 9 th | 25598
Dim Var. | South Community Organization, Inc.
Property Owner | 5615 N. 38th St. |
| | | | Request to construct a single-family dwelling without the minimum front facade width | |
| 36 | 12 th | 25485
Special Use | Jon Petrie, Lessee | 1825 S. Kinnickinnic Av. |
| | | | Request to occupy the premises as a car wash facility | |
| 37 | 12 th | 25510
Special Use | Yarellie Alvarez, Lessee | 711 W. Historic Mitchell St. |
| | | | Request to occupy the premises as a second-hand store (appliance store) | |
| 38 | 13 th | 25441
Special Use | Gracie Vinson
Lessee | 3821 S. Howell Av. |
| | | | Request to occupy the premises as a day care center for 45 children infant to 12 yrs. of age, Monday-Saturday 7:00 a.m. - Midnight | |

Board of Zoning Appeals, Hearing on Thursday, March 18, 2004

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

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39	17 th	25619 Dim. Var.	Christy Montgomery, Prospective buyer	1820 N. 19th
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Request to construct a single-family residential dwelling without the minimum building facade width

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.

40	14 th	25335 Special Use	Endeavour Group Investments, LLC Prospective Buyer	2110 E. Oklahoma Av.
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Request to occupy the premises for a coffee shop with a drive-through facility and 2 fast-food/carry-out restaurants

41	2 nd	25066 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee	5570 N. 76th St.
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Request to occupy the premises as a payday loan agency

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.

42	14 th	25522 Dimensional Variance	James S. Taylor, Property Owner	2429 S. Superior St.
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Request to divide the existing lot and create a lot that is less than the minimum required lot area

43	14 th	25523 Dimensional Variance	James S. Taylor, Property Owner	2425 S. Superior St.
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Request to divide the existing lot and construct a residential dwelling without the minimum required lot area

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

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44	15 th	25520 Other	Gregory S. Westphal, Property Owner	5401 N. Lovers Lane Rd.
			Request to modify the previously approved motor vehicle filling station and convenience store open 5 a.m. until midnight, with a car wash facility (open 24 hours) to include a fast food restaurant	
45	17 th	25504 Special Use	Christina Mitchell, Property Owner	3511-17 W. Lisbon Av.
			Request to occupy the premise as a 24 hr. day care center for 50 children infant to 12 yrs of age Monday-Sunday and an adult day care center for 20 persons Monday-Sunday 8:00 a.m. - 6:00 p.m.	
46	17 th	24319 Special Use	Latonia Snowden, Lessee	2423-25 N. 16th St.
			Request to occupy the premise as a group home for 5 children	
47	17 th	25443 Special Use/ Use Variance	Willie D. Weeks Sr., Property Owner	1819 W. North Av.
			Request to continue occupying the premises as a motor vehicle repair facility with the addition of a second hand sales facility (used parts)	
48	17 th	25491 Dim Var.	Larry Mahone, Prospective Buyer	1634 N. 23rd St.
			Request to construct a single-family dwelling on the premises	

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

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49	1 st	25449 Special Use	Arester Ward Young, Lessee	4860 N. 50th 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 5:00 a.m. – 11:00 p.m.

50	1 st	25588 Appeal of an Order	Charlene Smith, Lessee	4475 N. Hopkins St.
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Request to appeal an order from the Department of Neighborhood Services determining the premises to be a transitional living facility

3:00 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.

51	1 st	25471 Special Use	Donald Harmon, Property Owner	5258 N. 57th St.
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Request to provide services for develop mentally disabled clients to the existing community based residential facility for 5 residents

52	2 nd	25336 Use Var./ Dim Var.	FTH Properties LTD Fred T. Holfstede; Property Owner	6642-44 W. Lisbon Av.
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Request to construct a contractor's shop addition to the existing real estate sales facility (without the required glazing)

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3:00 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	4 th	25374 Appeal of an Order	James Cape & Sons, Other	1245 N. Old World Third St.
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Request to appeal an order issued by the Department of Neighborhood Services determining the premises to have outdoor storage on site

54	5 th	25499 Special Use	Janice Schmitt, Lessee	4240 N. 78th St.
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Request to continue occupying the premises as a day care center and increase the number of children on site from 16 to 40, infant to 10 yrs. of age, operating Monday - Friday 6:30 a.m. - 5:30 p.m.

55	6 th	24306 Special Use	Reginald & Rita Gillespie, Property Owner	608 E. North Av.
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Request to occupy the premise as a community based residential facility for ambulatory adults (7 clients)

56	7 th	25401 Special Use	Selina Cain, Lessee	2609 N. 39th St.
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Request to occupy the premises as a 24hr day care facility for 24 children (8 per shift) infant to 12yrs of age, Monday-Sunday

57	7 th	25362 Special Use	Mary Sims, Lessee	2802 N. 40 th St.
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Request to occupy the premises as an a adult family home for 2-4 individuals

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3:00 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.

58	8 th	25545 Special Use	Diljeet S. Khahra, Property Owner	2310 W. Greenfield Av.
			Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility	

59	8 th	25506 Special Use	Michael Rice, Lessee	1553 S. 38th St.
			Request to occupy a portion of the premises as a motor vehicle sales facility (for a maximum of 4 motor vehicles)	

3:45 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.

60	9 th	25414 Special Use	Doreatha Smith, Property Owner	5327 N. 45th St.
			Request to occupy the premises as a 24hr day care facility for 8 children per shift infant to 12yrs of age, Monday-Friday	

61	9 th	25428 Special Use	Megan S. Martin, Lessee	5279 N. 44th St.
			Request to occupy the premises as a day care facility for 8 children 6 wks to 12 yrs of age, Monday-Friday 6:00 a.m. - 10:00 p.m.	

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3:45 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.

62	10 th	25387 Special Use	Glenda Hampton, Lessee Request to occupy the premises as a social service facility	2319-21 W. Capitol Dr.
63	10 th	25417 Special Use	Angela Lovett, Lessee Request to occupy the premises as a day care facility for 8 children per shift infant to 12yrs of age, Monday-Friday 6:00 am-11: 30 pm	2935 N. 38th St.
64	10 th	25505 Special Use	Tiffany Terry, Lessee Request to occupy the premises as a community living arrangement for 4 residents	3342 N. 54th St.
65	10 th	25514 Special Use	Nicole Clark & Dorothy Outlaw, Lessee Request to occupy the premises as a community living arrangement for 8 elderly adults	2721 W. Townsend St.
66	12 th	25328 Other	A-Able Transmissions Inc., Lessee Request for a clarification of the conditions of case number 23960 regarding outdoor storage and sign display	1214 S. 6th St.

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3:45 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.

67	12 th	25489 Use Variance	Ruslan Shlyakhetko & Yelena Pyatetskaya Property Owner	1737-39 S. 18th St.
			Request to allow parking in the front yard setback on the premises	

68	12 th	25496 Special Use	Maria J. Jenkins, Property Owner	814 S. 5th St.
			Request to occupy the premises as a day care center for 35 children per shift infant to 12 yrs. of age, Monday-Friday 6:00 a.m. – 7 p.m.	

69	12 th	25544 Special Use/ Dim. Var.	Tim O'Connell/ John Poblocki Lessee	1966 S. 4th
			Request to occupy the premises as an outdoor storage facility (crushed stone)	

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.

70	13 th	25413 Other	AH&S Realty, LLC, Property Owner	2101 W. Morgan Av.
			Request to appeal the denial of a certificate of occupancy by the Milwaukee Development Center to occupy the premises as a Mixed-waste processing facility	

Board of Zoning Appeals, Hearing on Thursday, March 18, 2004

Item	Ald	Case No.	Case Information.	Location.
No.	Dist.	Type.	_____	_____

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.

71	3 rd	25002 Special Use	Makbul Sajan, Property Owner	2043 E. North Av.
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Request to raze the existing non-conforming filling station on site and construct a new filling station and convenience store on the premises (open 5:00am-Midnight)

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.