

AGENDA

July 22, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 22, 2004**, commencing at **4:00 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.

4:00 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	3rd	25630 Special Use <i>dismissal</i>	Scott Fergus Key Bridge Group, Inc.; Prospective Buyer Request to construct a multi-unit dwelling with parking located on the street level	601 E. Ogden Av.
2	4th	25502 Special Use <i>dismissal</i>	Urban Developers, LLC. Prospective Buyer Request to construct a parking structure on the premises	601 W. State St.

4:00 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.

3	4th	25852 Special Use	Pastor R.E. McCrory, Lessee Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, Monday-Friday 5:00AM-Midnight	2722 W. Highland Bl.
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Board of Zoning Appeals, Hearing on Thursday, July 22, 2004

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

4:00 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.

4	6th	25848 Special Use	Golden Rule Church God In Christ Property Owner	2432-34 W. Hopkins St.
			Request to continue occupying the premises as a religious assembly hall	
5	7th	25901 Special Use	Kurt Gallatin, Property Owner	3928 W. Fond Du Lac Av.
			Request to continue occupying the premises as a contractor's yard (heating, ventilating, & air conditioning)	
6	8th	25644 Special Use	Alberto Valle, Property Owner	2053-59 S. Muskego Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility with the expansion of the sales area	
7	8th	25884 Special Use	Misbah Assad, Lessee	2100 W. Grant St.
			Request to continue occupying the premises as a general retail establishment	
8	11th	25899 Special Use	Taco Bell of America, Inc. Property Owner	3821 S. 27th St.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility	
9	11th	25900 Special Use	Mark R. Nimmer, Property Owner	6530 W. Forest Home Av.
			Request to continue occupying the premises as a contractor's shop (heating, ventilating & air conditioning office, showroom, shop & storage facility)	

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4:00 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.

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| 10 | 13th | 25718
Special Use | Speedway SuperAmerica LLC
Ronald L. Edmiston, Treasurer; Property Owner | 3515 S. 13th St. |
| | | | Request to continue occupying the premises as a motor vehicle filling station and convenience store | |
| 11 | 13th | 25861
Special Use | Samson Trusts Venture, Lessee | 5659 S. 27th St. |
| | | | Request to occupy the premises as a home improvement center (sale of light industrial equipment) | |
| 12 | 15th | 25903
Special Use | Tautila Russell, Lessee | 4212 W. Highland Bl. |
| | | | Request to occupy a portion of the premises as a day care center for 200 children infant to 12yrs of age, Monday-Friday 6:00 AM - Midnight | |
| 13 | 2nd | 25760
Special Use | Gary Wheeler, Property Owner | 6245 W. Fond Du Lac Av. |
| | | | Request to increase the hours from 6:00 a.m. - 6:30 p.m. to 6:00 a.m.-Midnight of the existing day care center for 80 children infant to 12 yrs of age, Monday- Sunday | |

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

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

4:00 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.

14	2nd	25825 Special Use	Mary Jones, Lessee	4635 N. 66th St.
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Request to occupy the premises as a community living arrangement for 5 developmental disabled residents

15	2nd	25858 Special Use	A Place of Refuge Ministries of South WI. Inc. Lessee	7624 W. Hampton Av.
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Request to occupy a portion of the premises as a second-hand store (clothing)

16	2nd	25892 Special Use/ Dim Var.	Triple Play Development LLC, Optionee	5216 W. Capitol Dr.
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Request to remodel the existing structure and occupy the premises as a fast-food/carryout restaurant with a drive through facility

4:15 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.

17	4th	25680 Rehearing Request	Wisconsin Center District, Property Owner	400 W. Wisconsin Av.
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Request for a clarification on the conditions of approval for case No. 25220 (Board approved surface parking lot)

18	4th	25674 Appeal of an Order	Wisconsin Center District, Property Owner	400 W. Wisconsin Av.
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Request to appeal an order of the Department of Neighborhood Service determining that the special use is not operating in conformance with its plan of operation, site plans, and condition of approval

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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4:45 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.

19	5th	25415 Special Use	Witzlib Holdings LLC, Property Owner	7060 N. 124 th
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Request to occupy the premises as an Adult Family Home for 5 residents

5:15 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.

20	7th	25612 Special Use	Lynell Daniels & Tiffany Cross Property Owner	3282 N. 46th St.
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Request to occupy the premises as group home for 4 teenage mothers and their children (total of eight persons on site)

5:45 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.

21	10th	25114 Special Use	All City Communication, Inc., Optionee	5900-06 W. Vliet St.
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Request to replace the existing tower on site with a 150 ft. telecommunications tower

6:15 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.

22	13th	25441 Special Use	Gracie Vinson, Lessee	3821 S. Howell
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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

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6:45 p.m. – Public Hearing (Contested)

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23	1st	22918 Special Use	Damaund, Evelyn, and Robert Smith Property Owner	3412 W. Rohr Av.
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Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults (developmentally disabled)

7:15 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.

24	2nd	24592 Special Use	Scott Wilder, Property Owner	7412 W. Silver Spring Dr.
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Request to occupy the premises as a community living arrangement for 12 developmentally disabled adults

7:45 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.

25	2nd	24327 Special Use	Bobbie J. Davis, Lessee	8613 W. Fond Du Lac Av.
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Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled)

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.