

AGENDA

July 29, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 29, 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	7th	25652 Special Use <i>dismissed</i>	Jose and Blanca Ramos, Lessee	4126 W. Capitol Dr.
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Request to continue occupying the premises as a second hand sales facility (used appliances)

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.

2	4th	25626 Special Use	Honey's Child Care & Learning Center, Lessee	2939 W. Kilbourn Av.
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Request to increase the number of children from 67 to 80 children, infant to 12 yrs of age, Monday - Sunday 6:00 a.m. - 6:00 p.m. of the existing day care center

3	4th	25921 Use Variance	Thenkalo T. Xiong, Property Owner	1450 N. 33rd St.
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Request to construct a detached garage in the front yard setback on the premises

Board of Zoning Appeals, Hearing on Thursday, July 29, 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>		

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.

4	4th	25963 Special Use	Milwaukee & Kilbourn Parking Corp. Lessee Request to continue occupying the premises as a parking lot	325 E. Kilbourn Av.
5	4th	25968 Dim. Var.	Marquette University Thomas P. Ganey; Lessee Request to remove the existing signage and erect a reduced sign that is over the maximum display area	525 N. 16th St.
6	5th	25931 Special Use	The Word Center, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	4713 N. 76th St.
7	6th	25893 Special Use	James Lindsay, Other Request to occupy the premises as a fast-food/carryout restaurant	3070 N. Martin Luther King Dr.
8	7th	25879 Special Use	Ndowgo Diop, Lessee Request to occupy the premises as a <u>community center</u>	4714 W. Fond Du Lac Av.

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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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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.

9	7th	25917 Special Use	Arnetta Standberry, Lessee	4126 W. Capitol Dr.
			Request to occupy the premises as a day care center for 20 children infant to 2 years of age, Monday - Friday 7:00 a.m. to 6:00 p.m.	
10	7th	25960 Special Use	Stacey Currie-Smith Hopkins St. Wash-N-Detail; Lessee	4744 N. Hopkins St.
			Request to continue occupying the premises as a hand car wash and detail facility	
11	8th	25839 Special Use	The Church of Jesus Christ of Latter-Day Saints Lessee	2524 W. Forest Home Av.
			Request to continue occupying the premises as a religious assembly hall	
12	8th	25897 Special Use	Katherine A Baillargeon Milwaukee Christian Center; Other	2906 W. Scott St.
			Request to occupy a portion of the premises as a community center	
13	8th	25898 Special Use	Gary Poetz, Lessee	3309 W. National Av.
			Request to occupy the premises as a second-hand store (furniture)	
14	8th	25913 Special Use	Maxine Franklin, Lessee	3616 W. National Av.
			Request to occupy the premises as a 24 hr. day care center for 120 children per shift infant to 12 yrs of age, operating Monday-Sunday (previous approval was for 110 children, 6:30 a.m. - 5:30 p.m.)	

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

Items Scheduled for approval on the Consent Agenda

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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.

15	12th	25936 Special Use	Kimberly Nagy & Raul Acosta Jr., Lessee	2016 W. National Av.
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Request to occupy the premises as a motor vehicle repair facility and body shop

16	14th	25842 Dim. Var.	James A. & Julie A. Jurss Langfeldt, Property Owner	1104 E. Waterford Av.
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Request to divide the parcel and construct a single family dwelling without the required number of stories, minimum height, and minimum width

17	14th	25851 Special Use	Cheryl L. Smith, Other	3340 S. Howell Av.
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Request to occupy the premises as a day care center for 20 children infant to 6yrs of age, Monday-Friday 9:00AM-11:30 A.M.

18	14th	25946 Dim. Var.	Daniel C. & Laura L. Dzievit, Property Owner	1100 E. Waterford Av.
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Request to allow the garage door to face the street without the required setback on the previously approved single-family residential dwelling

19	14th	25935 Dim. Var.	Barbara Chudnow, Property Owner	2017 E. Nock
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Request to construct a porch and building addition without the required front setback

Board of Zoning Appeals, Hearing on Thursday, July 29, 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

No oral testimony will be taken on these items.

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20	1st	25932 Special Use/ Dim. Var.	Jerusalem Missionary Baptist Church Andrew Beatty; Property Owner	4646 N. Teutonia Av.
			Request to construct a religious assembly hall without the minimum glazing along the primary street	
21	1st	25929 Special Use	D.J. Perkins Academy of Excellence Demetria Perkins; Lessee	3622 W. Silver Spring Dr.
			Request to occupy the premises as a school with a capacity of 53 children grades K4-P3 (primary 3rd grade) from 7:00a.m. - 3:40p.m	
22	2nd	25846 Special Use	Carl E.J. Nembhard, Lessee	6122 N. 76th St.
			Request to occupy a portion the premises as a motor vehicle repair facility	
23	2nd	25945 Special Use	Charlie Tate, Lessee	9300 W. Flagg Av.
			Request to occupy the premises as a car wash and detail facility	
24	2nd	25957 Dim. Var.	David Winograd, Property Owner	5401 N. 76th St.
			Request to continue to allow an 8 ft. x 9 ft. freestanding sign on the premises over the maximum sign area	

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

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25	3rd	25758 Special Use	Geoffrey Worman, Lessee	1936-38 N. Farwell Av.
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Request to continue occupy the premises as a second-hand store (phonograph records & nostalgic toys)

26	3rd	25834 Dim. Var.	Wendy & Russell Wasserman Property Owner	3044-46 N. Farwell Av.
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Request to continue to allow 3 residential dwelling units on the premises without the minimum side setbacks

27	3rd	25841 Special Use /Dim. Var.	2531 Farwell, LLC, Property Owner	2531 N. Farwell Av.
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Request to continue occupying the premises as a parking lot with a 3-family residential dwelling

28	3rd	25934 Special Use	Stewart G. Friend, Property Owner	1472 N. Franklin Pl.
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Request to continue occupying the premises as a rooming house

29	3rd	25962 Special Use	The Counseling Center of Milwaukee, Inc. Pathfinders Program; Property Owner	1612 E. Kane Pl.
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Request to continue occupying the premises as a group foster home for eight youth ages 11-17

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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.

30	5th	25415 Special Use	Witzlib Holdings LLC, Property Owner Request to occupy the premises as a community living arrangement for 5 residents	7060 N. 124 th
31	7th	25612 Special Use	Lynell Daniels & Tiffany Cross Property Owner Request to occupy the premises as group home for 4 teenage mothers and their children (total of eight persons on site)	3282 N. 46th St.
32	10th	25114 Special Use	All City Communication, Inc., Optionee Request to replace the existing tower on site with a 150 ft. Telecommunications tower	5900-06 W. Vliet St.
33	1st	22918 Special Use	Damaund, Evelyn, and Robert Smith Property Owner Request to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults (developmentally disabled)	3412 W. Rohr Av.
34	2nd	24592 Special Use	Scott Wilder, Property Owner Request to occupy the premises as a community living arrangement for 12 developmentally disabled adults	7412 W. Silver Spring Dr.
35	2nd	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.

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Item	Ald	Case No.	Case Information.	Location.
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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.

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| 36 | 4th | 25872
Special Use | Detra Ferguson, Lessee

Request to occupy the premises as a day care center for 96 children (48 per shift) infant to 12yrs of age, Monday-Friday 5:30AM-Midnight | 2411-19 W. State St. |
| 37 | 5th | 24757
Special Use | Marcus L. Burris, Property Owner

Request to occupy the premises as a <u>community living</u> arrangement for 8 adults (either ambulatory or semi ambulatory/ may have diagnosis of Alzheimer’s or Dementia) | 11010 W. Jeffrey Ct. |
| 38 | 5th | 25793
Special Use | Sprint PCS, Lessee

Request to erect a 108 ft. transmission tower on the premises | 9411 W. Fond Du Lac Av. |
| 39 | 5th | 25871
Use Variance | Falls Baptist Church & Baptist College of Ministry Lessee

Request to occupy the premises as a dormitory for 6 individuals per unit (2 units) | 4743-45 N. 77th Ct. |
| 40 | 5th | 25889
Use Variance | John Camden, Property Owner

Request to allow parking of motor vehicle (camper) that is in excess of the maximum length/height on the premises | 7143 N. 98th St. |
| 41 | 6th | 25816
Special Use | Decosa Hobson & Dewitt Webster Property Owner

Request to occupy the premises as a day care center for 8 children per shift infant to 12yrs of age, Monday-Friday 7:00 am -10:00 pm | 425 E. Keefe Av. |

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

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42	6th	25832 Special Use	Terri Strodthoff, PHD, Lessee Request to occupy the premises as a social service facility	2568 N. Martin Luther King Dr.
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43	6th	25857 Special Use	Myron Wilburn, Property Owner Request to continue occupying the premise as a group home for 8 boys 12-17 yrs of age	2660 N. 4th St.
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3:15 p.m. – Public Hearing

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44	6th	25468 Special Use	Nicosia N. King, Property Owner Request to occupy the premises as a community living arrangement for 8 adults	3342 N. 10th St.
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45	6th	25615 Special Use	Kiana Williams, Property Owner Request to occupy the premises as a group home for 8 youth boys 12 yrs-17 yrs of age	3543 N. 10th St.
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46	7th	25819 Special Use	Sallies Loveland Before & After School Center Lessee Request to increase the number of children from 15 to 60 on the existing day care center infant to 12yrs of age, Monday-Friday 6:30 AM to 5:30 PM	3908 W. Capitol Dr.
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47	7th	25840 Special Use	Virginia F. Pratt, Property Owner Request to occupy the premises as a 24hr day care center for 24 children (8 per shift) infant to 12 yrs of age, Monday-Friday	4454 N. 52nd St.
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3:15 p.m. – Public Hearing (continued)

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48	7th	25808 Special Use	Universal Peace in Christ Church Paster Dorothy Glisper; Property Owner	3615 W. Fond Du Lac Av.
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Request to continue occupying the premises as a religious assembly hall

49	7th	24764 Special Use	Adriane Elaine Wade, Property Owner	3144-46 N. 47th St.
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Request to occupy the premises as a community living arrangement for 8 adults (55 yrs. and older)

50	9th	25927 Use Variance	Rhonda Love Blackburn aka Rhonda Chambers; Property Owner	5867 N. 60th St.
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Request to occupy the second floor of the premises as a transitional living facility for 6 clients

51	9th	25954 Dim Var.	SBS Partnership, Property Owner	7800 N. 76th St.
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Request to erect a new freestanding sign on the premises over the maximum height

4:00 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.

52	10th	25849 Special Use	Karen Spencer, Lessee	4311-15 W. Vliet St.
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Request to occupy the premises as a secondhand and outdoor merchandise sales facility

53	10th	25788 Special Use	Deirdre Lee Kozlowski, Lessee	6040 W. Lisbon St.
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Request to occupy a portion of the premises as a health clinic

54	11th	25795 Special Use	A-Able Auto Inc., Lessee	6315 W. Forest Home Av.
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Request to occupy the premises as a motor vehicle repair and sales facility

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4:00 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.

55	12th	25837 Dim Var.	North Shore Bank, Darrel Eisenhardt; Lessee Request to allow a wall sign that exceeds the maximum area and to add a cabinet sign to the existing pylon sign	1433 W. Burnham St.
56	13th	25850 Use Variance	George L. Cody, Property Owner Request to construct a 24 ft. x 32 ft. detached garage in the front yard setback	3912 S. 1st Pl.
57	13th	24176 Special Use	AH & S Realty/The Peltz Group, Inc. Property Owner Request to modify the previous granted special use #20629 as to hours of operation, from 7 AM to 6 PM (M-F) & 7 AM to 1 PM Saturday for the public office and recycling center, and 24 hours/day, 7 days/week fully enclosed processing facility	2101 W. Morgan Av.
58	13th	25661 Special Use/ Dim. Var.	AH & S Realty/The Peltz Group, Inc. Lessee Request to occupy the premises as a heavy motor vehicle repair facility located within 150 ft. of a residential district and operating between the hours of 7 p.m. and 7 a.m (site also has stock piles in excess of fence line height)	2020 W. Morgan Av.
59	13th	25413 Interpretation Request	AH & S Realty/The Peltz Group, Inc. Property Owner 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	2101 W. Morgan Av.
60	13th	25657 Appeal of Order	AH & S Realty/The Peltz Group, Inc. Lessee Request to appeal an order issued by the Department of Neighborhood Services determining that the facility is being utilized as a mixed-waste processing facility	2020 W. Morgan Av.

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4:00 p.m. – Public Hearing (continued)

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61	13th	25781 Special Use	RCK III LLC Ramesh Kapur; Prospective Buyer Request to occupy the premises as a motor vehicle filling station and convenience store	3477 S. 16th St.
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62	14th	25867 Use Variance	Jesus Castro and Michele Castro, Other Request to occupy the premises as an assembly hall (banquet hall)	3001 S. 6th St.
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63	14th	25646 Special Use	Bridgeman Foods II, Inc./ JB Properties Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility	3050 S. Chase Av.
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64	14th	25878 Use Variance	Tim Knight, Lessee Request to construct a parking drive in the front setback to access a handicap ramp on the premises	2429 S. Superior St.
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4:45 p.m. – Public Hearing

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65	14th	25950 Dim. Var.	Sarah Sielen, Property Owner Request to construct an attached one car garage without the minimum side setback	3433 S. Adams Av.
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66	14th	25617 Use Variance	Michael Patrick, Lessee Request to continue occupying the northeast portion of the premises as a motor vehicle repair facility	2934 S. 9th St.
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4:45 p.m. – Public Hearing (continued)

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67	14th	25686 Special Use	Michael J. Drahonovsky, Property Owner Request to add motor vehicle sales to the existing car wash (detail shop)	3902 S. Whitnall Av.
68	15th	25856 Dim. Var./ Special Use	Ronnie Murphy, Prospective Buyer Request to occupy the premises as a religious assembly hall	4219 W. North Av.
69	15th	25902 Special Use	Willie J. Cater Jr., Lessee Request to occupy the premises as a motor vehicle repair facility and second hand sales (vehicle parts)	1638-40 N. 31st St.
70	15th	25659 Special Use	Cherrie Simms Tweety Tots Child Care & Development Academy; Lessee Request to occupy the premises as a day care center for 97 children, ages 4 weeks to 12 years, 6:30 AM to 12:00 Midnight, Monday to Saturday	3933 W. Center St.
71	15th	25863 Special Use	Lenora F. Ray, Lessee Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Sunday 6:00AM-10:00PM	1406 W. Fond Du Lac. Av.
72	15th	25634 Special Use	Mr. Peter Helf KFC; Property Owner Request to continue occupying the premises as a fast food/ carryout restaurant with increased hours of operation (Sun. 10:30 a.m. - 10:00 p.m., Monday - Saturday 10:30 a.m. - midnight)	1355 N. 35th St.

Board of Zoning Appeals, Hearing on Thursday, July 29, 2004

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4:45 p.m. – Public Hearing (continued)

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73	1st	25864 Use Variance	OIC-GM Attn. Barbara L. Brown; Lessee Request to occupy the premises as a social service facility	4030 N. 29th St.
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74	1st	25882 Special Use	Trinette Blankenship, Lessee Request to occupy the premises as a community living arrangement for 8 girls 13yr-17yrs of age (behavioral problems, dysfunctional families, & juvenile delinquency)	5873 N. 34th St.
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5:30 p.m. – Public Hearing

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75	1st	25887 Special Use	Jimmy McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males	4339 N. 27th St.
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76	1st	25888 Special Use	Jimmy & Iola McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males	4355 N. 27th St.
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77	1st	25907 Use Variance	CSJ Wholesale LLC Sheila Jordan; Lessee Request to occupy a portion of the premises as a second-hand store (wood furniture and furnishings)	5150 N. 32nd St.
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78	1st	25908 Special Use	Katherine Handy, Property Owner Request to occupy the premises as a day care center for 60 children (30 per shift) infant to 12 yrs of age, Monday-Friday 6:00AM-Midnight	4620 N. 27th St.
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5:30 p.m. – Public Hearing (continued)

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79	1st	25942 Dim Var/ Use Var./ Special Use	Global Vision Center, John M. Kako Prospective Buyer Request to occupy the premises as a religious assembly and as a specialty school without the required parking	4911 W. Good Hope Rd.
80	1st	25896 Special Use	Living Epistle Church Attn: Pastor Taper; Property Owner Request to expand the existing day care center increasing the number of children from 55 to 100 (50 per shift) infant to 12yrs and increasing the time from 6:00 AM - 6:30 PM to 6:00 AM - Midnight Monday - Friday and use the premises as a assembly hall (banquet) on the weekend	4022 N. 27th St.
81	1st	25752 Special Use	Digna Williams, Prospective Buyer Request to occupy the premises as a community living arrangement for 8 residents (developmentally challenged)	6119 N. 38th St.
82	2nd	25843 Special Use Dim. Var	Liberty and Truth Ministries Pastor Darryl E. Seay; Prospective Buyer Request to occupy a portion of the premises as a religious assembly hall (275 capacity) without the required parking	6119 W. Fond Du Lac Av.
83	2nd	25845 Special Use	Kenneth Riche, Property Owner Request to continue occupying the premises as a currency exchange	5309 W. Fond Du Lac Av.

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6:15 p.m. – Public Hearing

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84	2nd	25891 Special Use	Gloria J. Turner, Property Owner Request to add the 3rd floor and basement levels to the existing day care center increasing the number of children from 20 to 44 infant to 12 yrs of age, Monday-Saturday 6:00AM-Midnight	5615 W. Capitol Dr.
85	2nd	25905 Special Use	Ms. Kendra Terry, Lessee Request to occupy the premises as a 24 hr. day care center for 30 children per shift infant to 12yrs of age, Monday-Sunday	8950-52 W. Appleton Av.
86	2nd	25916 Special Use	Freewill Church of God in Christ Attn: Jerry Ellis; Property Owner Request to construct a religious assembly hall with a parking lot located between the street facade of the principal building and a street line	9220 W. Silver Spring Dr.
87	2nd	25920 Special Use	Les Fiore, Prospective Buyer Request to occupy the premises as a truck freight terminal (carpet distribution & trucking)	6066 N. 76th St.
88	2nd	25776 Special Use	Arthur Miller, Lessee Request to occupy the premises as a religious assembly hall	6228 W. Capitol Dr.
89	3rd	25805 Appeal of an Order	Arlyn Dieck, Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining the premises to have a multi-family dwelling	3215 N. Hackett Av.

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6:15 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.

90	3rd	25865 Dim Var.	Langhoff Properties, LLC Attn:Peter J. Langhoff; Prospective Buyer Request to construct a commercial building without the required height, number of stories, and off street parking on the premises	1704 E. Irving Pl.
91	3rd	25883 Dim Var.	George Dimitropoulos Culver's of Shorewood; Lessee Request to allow an off premise sign within 200 ft. of another off premise sign and without the required area	2403 N. Maryland Av.
92	3rd	25866 Use Var.	Columbia St. Mary's, Other Request to temporary located a helicopter landing facility (helipad) on the premises	2275 N. Lincoln Memorial Dr.

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.