

AGENDA

October 5, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Tuesday, October 5, 2004**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, 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	6th	25238 Use Variance <i>dimissal</i>	Cedric Torrence, Property Owner Request to occupy the premises as a personal service facility(salon)	528 W. Locust St.
2	6th	25563 Use Variance <i>dimissal</i>	Willie & Edith Norwood, Property Owner Request to occupy the 1st floor as a general retail establishment	301 E. Garfield Av.
3	9th	25639 Special Use <i>dimissal</i>	Family Three Trucking Inc., Lessee Request to occupy the premises as a contractor's yard (storage of trucks)	5361 N. Hopkins St.
4	12th	25979 Dim. Var. <i>dimissal</i>	Marcos Management, Property Owner Request to construct multi-family dwelling units (3-4) on the premises without the minimum glazing	2491 S. 12th St.

Board of Zoning Appeals, Hearing on Tuesday, October 5, 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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4:00 p.m. Administrative Consent Agenda (continued)

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

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| 5 | 3rd | 26008
Extension of
Time | Seidel Tanning Corporation, Property Owner | 1306 E. Meinecke Av. |
| | | | Request for an extension of time to comply with the conditions of Case Number 24443 | |
| 6 | 3rd | 25973
Special Use
<i>dimissal</i> | Tommy's Kitchen & Papa Rosa, LLC.
Lessee | 1500 N. Farwell Av. |
| | | | Request to occupy the premises as a fast-food/carryout restaurant | |
| 7 | 3rd | 25958
Special Use
<i>dimissal</i> | Kris W. Roberts, Property Owner | 2637 N. Fratney |
| | | | Request to construct a habitable space in the detached garage creating multiple principle buildings on a single parcel | |
| 8 | 4th | 25326
Special Use
<i>dimissal</i> | Nerrissa Baker
New Decade Child Care Center; Lessee | 2043 W. Wells St. |
| | | | Request to occupy the premises as a day care center for 20 children from infant to 12yrs of age, Monday-Friday 5:00am-Midnight | |
| 9 | 5th | 25391
Special Use
<i>dimissal</i> | Ruby Isle, Inc.
c/o John Kalupa, President; Lessee | 11137 W. Silver Spring Dr. |
| | | | Request to add motor vehicle sales to the existing motor vehicle repair and tire sales facility | |
| 10 | 5th | 25546
Special Use
<i>dimissal</i> | Appleton Angels Christian Preschool, LLC
Diana N. Patterson; Lessee | 7607 W. Townsend St. |
| | | | Request to continue occupying the premises as a day care center for 85 children, infant to 12 yrs. of age, Monday-Friday 6:00 a.m. - 6 p.m | |

Board of Zoning Appeals, Hearing on Tuesday, October 5, 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

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	6th	25796 Dim Var.	I Thessalonians Missionary Baptist Church Lessee	915 W. Burleigh St.
			Request to continue occupying the premises as a religious assembly hall without the code required number of parking spaces	
12	6th	26092 Special Use	Reliable Money Order Inc., Lessee	311 W. Locust St.
			Request to continue occupying the premises as a currency exchange in conjunction with the existing grocery store	
13	7th	26097 Dim Var.	Advance Auto Parts, Lessee	4930 W. Fond Du Lac Av.
			Request to erect 2 freestanding signs on the premises for the general retail facility	
14	7th	26113 Dim Var.	Milwaukee Public Schools, Property Owner	5225 W. Lincoln Creek Dr.
			Request to construct an addition to the existing school without the minimum height and number of stories	

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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4:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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15	9th	26076 Dim Var.	7141 LLC, Property Owner	7141 N. 76th St.
			Request to erect two additional signs to the existing motor vehicle filling station w/convenience store and car wash	
16	9th	26112 Special Use	John G. Moras, Lessee	7928 W. Clinton Av.
			Request to occupy the premises as a motor vehicle repair and sales facility	
17	9th	26133 Special Use	7141 LLC, Property Owner	7141 N. 76th St.
			Request to add a carry-out restaurant to the current motor vehicle filling station with convenience store and car wash	
18	12th	26095 Special Use	Michael D. Frede Drake Environmental, Inc.;Property Owner	1038 W. Bruce St.
			Request to occupy the premises as offices (environmental consulting)	
19	12th	26081 Special Use	Armando Sierra, Lessee	1439 W. Lincoln Ave.
			Request to occupy the premises as a religious assembly	
20	13th	26087 Special Use	Zip Sort, Inc., Lessee	4950 S. 6th St.
			Request to occupy a portion of the premises as a business service facility	
21	15th	26042 Special Use	Sam Marjanov, Property Owner	2613 W. North Av.
			Request to occupy the premises as a social service facility and community based residential living	

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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4:00 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.

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|----|------|----------------------|---|---------------------------|
| 22 | 15th | 26121
Special Use | Patricia Fondren, Lessee | 4429 W. North Av. |
| | | | Request to continue occupying the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Friday open 24 hours | |
| 23 | 1st | 26047
Special Use | Janel Garrison, Lessee | 6001 N. Teutonia Av. |
| | | | Request to occupy a portion of the premises as a day care center for 45 children infant to 12yrs of age, Mon.-Fri. 6:00a.m.-6:00p.m | |
| 24 | 1st | 26163
Special Use | Shirley Hull, Lessee | 6001 – G N. Teutonia Ave. |
| | | | Request to continue occupying the premises as a day care facility with 6 additional children on site (total of 26) and revised hours of operation (6 a.m. to 7 p.m.) | |
| 25 | 1st | 26090
Special Use | Leroy Holmes Sr., Property Owner | 2462 W. Capitol Dr. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility and add a ground transportation service facility | |
| 26 | 1st | 26123
Special Use | Angela Cooper & Demetrius Cooper, Lessee | 3821 W. Florist Av. |
| | | | Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, amending hours from 5:30a.m. - 9:00p.m. to being open 24 hrs | |

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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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.

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27	1st	26131 Use Var.	Boys & Girls Club of Greater Milwaukee Dan Corry; Lessee	4834 N. 35th St.
			Request to occupy a portion of the premises as a community center	
28	1st	26071 Use Var.	Bertha Collier, Lessee	4911 W. Good Hope Rd.
			Request to occupy the premises as a choice school (elementary or secondary/ 238 students)	
29	2nd	26115 Dim Var.	Bluestar Development LLC, Property Owner	5908 N. 80th St.
			Request to relocate a single-family residential dwelling on to the premises without the minimum height and minimum number of stories	
30	3rd	26088 Special Use	Annette French, Lessee	1117 E. Brady St.
			Request to occupy the premises as a second-hand store (clothing, homegoods, gifts)	
31	3rd	26136 Dim. Var.	David & Barbara Overstreet, Jackson Street Town Homes, Inc. Property Owner	1658-62 N. Jackson St.
			Request to combine the parcels razing the existing structure and construct a multi-family residential dwelling (4 unit town home)without required average front setback	
32	4th	25978 Special Use	Mr. Roby Jackson, Lessee	2460 W. Clybourn St.
			Request to occupy the premises as a day care center for 97 children infant to 12yrs of age, Monday-Saturday 6:30AM-Midnight	

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

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4:00 p.m. - Consent Agenda (continued)

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|----|-----|----------------------|---|---------------------|
| 33 | 4th | 26102
Special Use | Patrick Vanderburgh, Property Owner | 830 N. 19th St. |
| | | | Request to continue occupying the premises as a religious assembly, emergency housing facility, and a social service facility | |
| 34 | 4th | 26117
Special Use | Clifford Turner, Lessee | 1235 W. Juneau Av. |
| | | | Request to continue occupying the premises as a day care center for 40 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m | |
| 35 | 5th | 26120
Special Use | Border Patrol Wisconsin Inc.
Property Owner | 4143 N. 76th St. |
| | | | Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility | |
| 36 | 5th | 26124
Special Use | Jagdisher S. Kler
Property Owner | 9922 W. Capitol Dr. |
| | | | Request to continue occupying the premises as a motor vehicle pumping station and car wash | |

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

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4:00 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.

37	15th	25903 Special Use	Tautila Russell, Lessee	4212 W. Highland Bl.
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Request to occupy a portion of the premises as a day care center for 200 children infant to 12yrs of age, Monday-Friday 6:00AM-Midnight

38	1st	25932 Dim Var/ Special Use	Jerusalem Missionary Baptist Church Andrew Beatty; Property Owner	4646 N. Teutonia Av.
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Request to construct a religious assembly hall without the minimum glazing along the primary street and required parking

39	5th	25415 Special Use	Witzlib Holdings LLC, Property Owner	7060 N. 124th St.
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Request to occupy the premises as a community living arrangement for 5 residents

4:15 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.

40	1st	25864 Use Variance	OIC-GM attn. John C. White Jr.; Lessee	4030 N. 29th St.
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Request to occupy the premises as a social service facility

41	6th	25385 Special Use /Use Var.	Dewayne Ross, Property Owner	245 E. Keefe Av.
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Request to increase the parking area of the existing motor vehicle repair and body shop facility by adding light motor vehicle outdoor storage to the premises

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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4:15 p.m. – Public Hearing (continued)

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42	6th	25987 Special Use	Tammy Campbell, Lessee Request to occupy the premises as 24hr. day care facility for 8 children (per shift) infant to 12yrs of age, Monday-Sunday	3355 N. 20th St.
43	6th	25998 Special Use	Lee Anna Jarrett, Lessee Request to occupy the premises as a group home for 8 teens 12yrs to 17yrs of age	3221-23 N. 12th St.
44	6th	26009 Special Use	Lolita Scott & Carolyn Scott, Property Owner Request to occupy the premises as a shelter care facility for 8 children (girls), 8yrs-17yrs	3035 N. 10th St.
45	6th	25267 Special Use	Earl Grunwald, Property Owner Request to occupy the premises as an outdoor salvage operation	4117 N. Richards St.
46	6th	25914 Special Use	Mattie M. Hollingsworth, Property Owner Request to occupy the premises as an adult family home for 4 residents (individuals that require services, money management counseling, independent living skills, counseling to assist day to day living)	2480 W. Keefe Av.

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

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4:15 p.m. – Public Hearing (continued)

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47	7th	25943 Special Use	Ibrahim Mahmoud, Prospective Buyer	4344 W. Capitol Dr.
			Request to occupy the premises as a motor vehicle repair facility and body shop (sale and installation of auto body and auto accessories)	
48	7th	25964 Appeal of an Order	Jim Smith, Property Owner	3330 W. Fond Du Lac Av.
			Request to appeal an order from the Department of Neighborhood Services determining that the stockpile heights exceed the maximum height allowed	
49	8th	26017 Dim Var.	South Community Organization Property Owner	2319 S. 27th St.
			Request to divide the parcel and construct a single-family residential dwelling without the minimum front facade width	
50	8th	26030 Dim Var.	South Community Organization Property Owner	2329 S. 27th St.
			Request to divide the parcel and construct a single-family residential dwelling without the minimum front facade width and minimum rear setback	
51	8th	26032 Dim Var.	South Community Organization Property Owner	2339 S. 27th St.
			Request to divide the parcel and construct a single-family residential dwelling without the minimum front facade width and minimum rear setback	

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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4:15 p.m. – Public Hearing (continued)

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52	8th	26033 Dim Var.	South Community Organization Property Owner	2349 S. 27th St.
			Request to to divide the parcel and construct a single-family residential dwelling without the minimum front facade width and minimum rear setback	

5:15 p.m. – Public Hearing

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53	9th	25953 Special Use	Shartavia Adams, Lessee	5510 N. 58th St.
			Request to occupy the premises as a 24 hr. day care center for 8 children infant to 12yrs of age Monday-Sunday	

54	9th	26005 Special Use	Leatryce Smith, Property Owner	5700 N. 58th St.
			Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Mon.-Fri. 6:00a.m.-10:00p.m	

55	9th	25997 Special Use	Office Furniture Resources, Lessee	6546 N. 76th St.
			Request to continue occupying the premises as a second-hand store (new & used furniture)	

56	10th	25986 Special Use	Zelda T. Jackson, Lessee	2969 N. 59th St.
			Request to occupy the premises as a 24 hr day care facility for 8 children (per shift) infant to 12yrs of age, Monday-Sunday	

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

Item	Ald	Case No.	Case Information.	Location.
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5:15 p.m. – Public Hearing (continued)

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57	10th	26028 Special Use	Pearlie M Caston, Lessee	2971-73 N. 61st St.
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Request to occupy the premises as an adult family home for 8 elderly, developmentally disabled adults (4 adults in the upper unit & 4 adults in lower unit)

58	10th	26091 Special Use	Makini Triplett, Property Owner	3119 N. 52nd St.
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Request to occupy the premises as a day care facility for 8 children (per shift) infant to 12yrs of age, Monday-Sunday open 24hrs

59	11th	25983 Appeal of an Order	Eleanore Tadych Property Owner	5811 W. Howard Av.
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Request to appeal an order from the Department of Neighborhood Services determining the premises to have erected a fence without providing the required vision setback

60	11th	26075 Dim Var.	David Richard Thurow, Property Owner	3317 S. 51st St.
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Request to construct an addition to existing detached garage over the maximum area and height

61	11th	26067 Special Use	Aboul R. Mutlani, Property Owner	3535 W. Lincoln Av.
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Request to construct a car wash facility on the premises

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5:15 p.m. – Public Hearing (continued)

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62	12th	25952 Special Use	Melvin Torres Lessee	155 S. Barclay St.
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Request to occupy the premises as a body shop and car wash(detail shop)

63	12th	26027 Special Use	Dolphin Corporation Lessee	1302 W. Lincoln Av.
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Request to add a payday loan agency and continue to occupy the premises as a currency exchange agency

64	12th	26016 Special Use	Jaun Ruiz United Community Center;Lessee	828 S. 9th St.
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Request to expand the parking area of the existing parking lot

6:15 p.m. – Public Hearing

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65	14th	26019 Special Use	Jeanette Barquet, Prospective Buyer	1202 W. Oklahoma Av.
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Request to occupy the premises as a day care center for 70 children infant to 12yrs of age, Mon.-Fri. 7:00a.m.-6:00p.m

66	14th	26031 Special Use	Klement's Sausage Company, Property Owner	2332 S. Austin St.
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Request to combine the parcels and raze the existing structures to occupy the premises as a parking lot

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6:15 p.m. – Public Hearing (continued)

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|----|------|----------------------|---|---------------------|
| 67 | 15th | 25948
Special Use | Lisa Batemon, Property Owner | 2531 N. 36th St. |
| | | | Request to occupy the premises as a 24hr day care center for 25 children (8 per shift) infant to 12yrs of age, 24 hrs.Mon.-Fri. Sat.6:00a.m.-7:30a.m. and Sun.-10:00p.m | |
| 68 | 15th | 25976
Special Use | Sarah M. Knox
Medgar Evers Christian Academy Inc.; Lessee | 4716 W. Lisbon Av. |
| | | | Request to occupy the premises as an elementary or secondary school | |
| 69 | 15th | 26004
Special Use | Danario Kilgore, Lessee | 1721 N. 24th St. |
| | | | Request to occupy the premises as a car wash | |
| 70 | 15th | 26050
Special Use | Laura A. Wyse, Property Owner | 2746 N. 25th St. |
| | | | Request to occupy the premises as a 24 hr day care facility for 8 children per shift infant to 12yrs of age, Monday-Sunday | |
| 71 | 15th | 26069
Special Use | Raymond Cooper, Property Owner | 2668-74 N. 38th St. |
| | | | Request to occupy the premises as a day care center for 16 children infant to 12yrs of age, Mon.-Fri. 6:00a.m.-11:00p.m. and Sat. 8:00a.m.-5:00p.m | |

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

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6:15 p.m. – Public Hearing (continued)

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72	15th	26103 Special Use	Venodia Reaves, Property Owner	2409 N. 36th St.
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Request to occupy the premises as a day care facility for 8 children infant to 7yrs of age, Monday-Friday 6:00AM-6:00PM

73	15 th	25638 Special Use	Maurice Lawrence, Prospective Buyer	2121 W. North Av.
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Request to occupy the premises as a social service facility

74	15th	26021 Diml Var.	Annie Robinson, Prospective Buyer	2142 N. 15th St.
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Request to construct a single-family dwelling without the minimum facade width

7:15 p.m. – Public Hearing

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75	1st	26026 Special Use	Kimberly Warner, Property Owner	5061 N. 25th St.
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Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Mon.-Fri. 5:00a.m.-6:30p.m

76	1st	26029 Special Use	Dolphin Corporation, Lessee	1935 W. Silver Spring Dr.
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Request to add a payday loan agency and continue to occupy the premises as a currency exchange agency

Board of Zoning Appeals, Hearing on Tuesday, October 5, 2004

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7:15 p.m. – Public Hearing (continued)

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77	2nd	26015 Special Use	Cassandra Sturghill, Lessee	5641 N. 68th St.
			Request to increase the number of children of the existing day care center from 25 to 85 children, infant to 12yrs of age, Mon.-Fri. 6:30a.m.-6:00p.m	
78	2nd	26037 Special Use	Nelson Foley, Property Owner	6336 W. Fond Du Lac Av.
			Request to occupy the premises as a community living arrangement for 5-8 adults with developmental disabilities	
79	2nd	25821 Special Use	Cashland Check Cashing Corp., Property Owner	5500 W. Fond du Lac Av.
			Request to continue occupying the premises as a currency exchange	
80	2nd	25920 Special Use	Les Fiore, Prospective Buyer	6066 N. 76th St.
			Request to occupy the premises as a truck freight terminal (carpet distribution & trucking)	
81	3rd	25940 Appeal of an Order	Pero G. Konozec, Property Owner	2440 N. Lake Dr.
			Request to appeal an order from the Department of Neighborhood Services determining the premises to be a multi-family residential dwelling	

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8:00 p.m. – Public Hearing

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82	3rd	26014 Special Use	Justin Grall, Lessee Request to occupy the premises as a second-hand store	1922 E. Park Pl.
83	3rd	26039 Appeal of an Order	Kendall Breunig Astor, Inc.; Lessee Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises to a rooming house	718 E. Pearson St.
84	3rd	26040 Special Use	James A Pekrul c/o Foster Youth Independence Center of Mil., Inc.; Lessee Request to occupy the premises as a social service facility	2670 N. Holton St.
85	3rd	25123 Use Variance	Dennis Lutynski, Property Owner Request to continue occupying the premises as a 3-family dwelling unit	2977-79 N. Cramer St.
86	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 on site (this is a revocation of occupancy proceeding)	3215 N. Hackett Av.

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Item	Ald	Case No.	Case Information.	Location.
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8:00 p.m. – Public Hearing (continued)

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87	4th	25292 Special Use	Omar Barkhadle, Property Owner	2715 W. Clybourn St.
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Request to continue occupying the premises as a motor vehicle repair and second hand sales facility retail(used vehicle parts)

88	5th	25881 Special Use	Robbin Jackson, Lessee	6436 N. 107th St.
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Request to occupy the premises as a 24 hr. day care facility for 8 children infant to 12yrs of age, Monday-Friday

89	5th	25855 Special Use	Joseph & Shirley Dallas, Prospective Buyer	8731 W. Burleigh St.
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Request to occupy a portion the premises as a day care center for 15 children infant to 12yrs of age, Monday-Friday 7:00 AM-6:00 PM

9:00 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.

90	9th	25062 Special Use	First Payday Loan Of Wisconsin, Lessee	8155 W. Brown Deer Rd.
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Request to occupy a portion of the premises as a payday loan agency

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.