

AGENDA

December 9, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 9, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
2:00 p.m. Administrative Consent Agenda <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u>				
1	12th	26217 Special Use <i>dismissal</i>	Walter J. Holtz, Property Owner Request to occupy a portion of the premises as a second-hand store (antique store)	602 S. 9th St.
2	14th	26234 Special Use <i>dismissal</i>	Community Village Social Services, Inc. Lessee Request to occupy the premises as a group home for 4 children infant to 17 yrs. of age, (siblings referred by The Bureau of Milwaukee Child Welfare)	2619 S. Lenox St.
3	15th	24969 Special Use <i>dismissal</i>	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.

Board of Zoning Appeals, Hearing on Thursday, December 9, 2004

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<u>No.</u>	<u>Dist.</u>	<u>Type.</u>		

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.

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|---|------|-----------------------|--|--|
| 4 | 9th | 26276
Special Use | Richard M. Karau, Lessee | 7375 N. 51st Bl. |
| | | | Request to occupy the premises as a contractor's shop
(storage of lawn & snow equipment) | |
| 5 | 9th | 26264
Use Variance | Wayne Baumgartner
d/b/a Industrial Recyclers; Property Owner | 9400 N. 124th St. |
| | | | Request to construct a building addition on site and
continue occupying the premises as a material
reclamation facility | |
| 6 | 9th | 26257
Special Use | Tonzra T. Hill, Prospective buyer | 7625-27 W. Mill Rd.
AKA 7638 W. Winfield Ave. |
| | | | Request to occupy the premises as a day care center
for 97 children infant to 12yrs of age, Monday-
Saturday 6:00 AM- Midnight | |
| 7 | 9th | 26271
Special Use | Michael Wright Sr., U.S. Cellular; Lessee | 8310 W. Brown Deer Rd. |
| | | | Request to continue occupying a portion of the
premises as a retail facility for cellular phones with a
motor vehicle repair facility (vehicle installation of
cellular equipment only) | |
| 8 | 10th | 26186
Special Use | Heaven Sent Elderly Facility, Property Owner | 4146 W. Martin Dr. |
| | | | Request to occupy the premises as an adult family
home for 4 clients ages 60-85 | |
| 9 | 10th | 26225
Special Use | James G. Stark, Lessee | 5813 W. Blue Mound Rd. |
| | | | Request to occupy the premises as a motor vehicle
sales and repair facility | |

Board of Zoning Appeals, Hearing on Thursday, December 9, 2004

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

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.

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|----|------|----------------------|--|-------------------------|
| 10 | 10th | 26245
Special Use | Patrice Smith, Lessee | 7101 W. Capitol Dr. |
| | | | Request to occupy the premises as a day care center for 100 children (50 per shift) infant to 12yrs of age, Monday - Friday 6:00 a.m. - midnight | |
| 11 | 10th | 26256
Special Use | Life '101' Career Services
Dereck McClendon; Lessee | 6815 W. Capitol Dr. |
| | | | Request to occupy a portion of the premises as a social service facility (career development programs) | |
| 12 | 10th | 26261
Special Use | Sandstone Petroleum Inc., Property Owner | 6001 W. Burleigh St. |
| | | | Request to continue occupying the premises as a motor vehicle filling station with a convenience store | |
| 13 | 11th | 26305
Special Use | Loretta McBride, Lessee | 4518 W. Forest Home Av. |
| | | | Request to continue occupying a portion of the building for retail sales of new and used bridal apparel | |
| 14 | 12th | 26268
Special Use | Jose Marin & Estela Flores, Lessee | 1651 S. 11th St. |
| | | | Request to continue occupying the premises as a second-hand store (clothing, appliances, electronics) | |

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

Items Scheduled for approval on the Consent Agenda

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15	12th	26283 Special Use	Jose & Juana Ocon, Property Owner	1042-58 W. Windlake Av.
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Request to continue occupying the premises as a motor vehicle repair facility

16	12th	26290 Special Use	Robert Conrad Council for the Spanish Speaking, Inc.; Property Owner	239 W. Washington St.
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Request to amend the number of children from 60 to 75 to the existing non-conforming day care center operating 7:00 a.m. - 5:30 p.m. Monday - Friday

17	13th	26209 Special Use	Old Dominion Freight Line, Inc. Prospective Buyer	401 W. Layton Av.
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Request to occupy the premises as a truck freight terminal

18	13th	26262 Special Use	Milwaukee Mudd d/b/a Mountian Mudd Espresso Lessee	841 W. Layton Av.
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Request to occupy a portion of the parking lot to located a drive through facility (coffee kiosk w/ drive through) without the minimum required 200ft. of queuing lane (proposes 80 ft.)

19	14th	26285 Special Use	Nick Kukoliac, Lessee	2156 S. 4th St.
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Request to occupy the premises as an indoor motor vehicle sales facility

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

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20	15th	26205 Special Use	Andre & James Carter, Lessee	3430-32 W. Center St.
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Request to continue occupying the premises as a day care center reducing the number of children from 80 to 77 children from birth to 12 yrs of age and reducing the hours of operation from 24hrs to Monday-Sunday 6:00AM-10:00PM

21	15th	26265 Special Use	Chiquila Holloway Rocka-Bye-Baby Learning Center; Property Owner	4527 W. Center St.
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Request to continue occupying the premises as a 24 hr day care center for 120 children (40 per shift) 6wk to 12 yrs of age, Monday-Sunday

22	15th	26284 Special Use	Faith Temple Pentecostal Church, Property Owner	2416 W. Lisbon Av.
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Request to continue occupying the premises as a 24 hr. day care center for 30 children ages 6wks-12yrs, Monday-Friday

23	15th	26295 Special Use	Earl L. Thomas Victory M. B. Church; Property Owner	2661 N. Teutonia Av.
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Request to continue occupying the premises as a religious assembly and add a secondary school and a day care center for 52 children infant to 12yrs of age

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

Items Scheduled for approval on the Consent Agenda

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24	15th	26212 Use Variance	Roosevelt Fisher & Monique Fisher Property Owner	1739 N. 35th St.
			Request to increase the hours of operation from Monday-Friday 8:00a.m. - 5:00p.m. and Saturday 8:00a.m. - 2:00p.m. to Monday-Friday 9:00a.m. - 7:00p.m. and Saturday 9:00a.m. - 4:00p.m. to the existing motor vehicle repair facility	
25	1st	26181 Special Use	Marla Baker, Lessee	3813 W. Florist Av.
			Request to occupy the premises as a personal service facility (beauty salon and supplies)	
26	1st	26216 Special Use	Brenda L. Riley Rose First Choice Health Care Inc.; Property Owner	4677 N. 21st St.
			Request to continue occupying the premises as a community living arrangement for 6 adults	
27	1st	26231 Special Use	Deborah A. Crowley, Property Owner	7057 N. 44th St.
			Request to occupy the premises as an adult family home for 3 or 4 individuals (developmentally disabled, functional impaired elderly, ambulatory, non-ambulatory, semi-ambulatory)	

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28	1st	26242 Special Use	Tammy Campbell, Lessee	4331 W. Fairmount Av.
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Request to continue occupying the premises as a day care facility for 8 children, infant to 12yrs of age, Monday-Sunday increasing the hours to 24 hrs. (previously with 6 a.m. to 11 p.m.)

29	1st	26246 Use Variance	Maureen Manning Christ Child Society; Lessee	4033 W. Good Hope Rd.
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Request to occupy the premises as a second-hand store (resale boutique)

30	1st	26270 Special Use	Parminder Kaleka, Lessee	6811 N. Teutonia Av.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

31	1st	26289 Special Use	Mary Beaver, Lessee	5660 N. Teutonia Av.
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Request to reduce the number of children from 75 to 55 and continue to occupy the premises as a day care center for children infant to 12yrs of age, Monday - Friday 6:00 a.m. - 6:00 p.m.

32	3rd	26259 Special Use	Joyce Clark, Lessee	1640 N. Franklin Pl.
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Request to continue occupying a portion of the premises for a day care center for 100 children infant to 12 years of age, Monday-Friday 6:00 AM-6:00 PM

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| 33 | 4th | 26247
Special Use | Abdel Hakim Fares, Property Owner | 1701 W. Galena St. |
| | | | Request to occupy the rear portion of the existing general retail establishment as a fast-food/carryout restaurant | |
| 34 | 4th | 26266
Special Use | St. James Court Historic Apartments
Property Owner | 825 W. Wisconsin Av. |
| | | | Request to allow residential units in the street level area of the existing multi-family building | |
| 35 | 5th | 26235
Special Use | Arnetta Stanberry, Prospective Buyer | 7630 W. Center St. |
| | | | Request to occupy the premises as a day care center for 30 children infant to 11 yrs of age, Monday - Friday 6:00a.m. - 6:00 p.m. | |
| 36 | 5th | 26267
Special Use | John R. Dyke
Thrift Mart Corporation; Lessee | 10202 W. Silver Spring Dr. |
| | | | Request to continue occupying the premises as a second hand store (used clothing and household items) | |
| 37 | 5th | 26277
Special Use | Alan's Auto Sales of Brown Deer, Inc.
Property Owner | 12300 W. Villard Av. |
| | | | Request to continue occupying the premises as a motor vehicle sales facility, sales of used vehicle parts, office, and outdoor salvage operation | |
| 38 | 6th | 26157
Special Use | Moses J. Dotson, Property Owner | 1301 W. Burleigh St. |
| | | | Request to occupy the premises as a motor vehicle repair facility | |

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39	7th	26202 Dim. Var. Special Use	Oscar Bond Pleasant Grove Missionary; Prospective Buyer Request to occupy the premises as a religious assembly	2721 W. Townsend St.
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40	8th	26291 Special Use	Jose Desarden, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	3623 W. National Av.
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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.

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41	9th	26213 Special Use	Julette Francis & Larry Wade Property Owner Request to occupy the premises as a group home for 5-8 girls ages 12-17	6442 N. 91st St.
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42	9th	26253 Special Use/ Dim. Var.	Rev. Dr. Bennie L. Cleveland Sr. Eternal Life Church of God in Christ Inc.; Property Owner Request to combine the parcels and construct a religious assembly hall without the required minimum front setback with parking in the front yard setback and occupy a portion of the premises as a day care center for 150 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM, Saturday 9:00AM-3:00PM	7915 N. 66th St.
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43	10th	24611 Special Use	Pat Echols, Property Owner Request to occupy the premises as a community living arrangement for 4 adults	2766 N. 54th St.
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44	11th	26228 Dim Var.	Brian Stafford, Property Owner Request to expand existing garage and raise the sidewall height over the maximum required sidewall height	2680 S. 63rd St.
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2:15 p.m. – Public Hearing (continued)

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45	12th	26255 Special Use	Urban Anthropology Inc. Jill Florence Lackey; Lessee Request to occupy the premises as a cultural institution (settlement museum, room replication of early settlement of Polish & Latinos)	705 W. Lincoln Av.
46	12th	25777 Dim Var.	Nicholas Anton, Lessee Request to allow an off-premises sign within 200 ft. of another of premises sign	1001 S. 5th St.
47	12th	25782 Dim. Var.	Nicholas Anton, Lessee Request to allow an off-premise sign within 200 ft. of another off-premise sign	815 W. National Av.
48	13th	26226 Special Use	David W. Fields Jr., Lessee Request to occupy a portion of the premises as a social service facility (Community Justice Center)	1842 W. Windlake Av.
49	14th	26243 Dimensional Variance	John & Mary Jo Glapsey, Property Owner Request to raze the existing garage and construct an attached garage and sun room, without the minimum required setback	2971 S. Shore Dr.

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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.

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50	15th	26206 Special Use	Shannon Smith, Property Owner	2404-06 N. 39th St.
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Request to occupy the premises as a group home for 8 adolescents 12 to 17 yrs. of age (behavioral problems, juvenile court involvement, substance abuse, criminality, poor impulse control, moderate depression disorder, attention deficit disorder)

51	15th	26207 Special Use	Regina Williams, Lessee	2824 N. 13th St.
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Request to occupy the premises as a small group shelter care facility for 4 children (developmentally disability, mental health issues)

52	15th	26222 Special Use	Kenneth Smith & Felicia Smith, Property Owner	2035 N. 39th St.
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Request to occupy the premises as a group home for 5-8 girls ages 12-17

53	15th	26171 Special Use	Latesha L. Robinson, Lessee	1122 W. Wright St.
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Request to occupy the premises as group home for 8 girls 12yrs-17yrs of age (from Milwaukee County and children's court)

54	15th	24765 Special Use	Gwendolyn Jackson, Property Owner	1702 N. 40th St.
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Request to occupy the premises as a group home for 8 children ages 12yrs-18yrs

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3:00 p.m. – Public Hearing (continued)

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55	1st	26187 Dimensional Variance	Mt. Olive Missionary Baptist Church, Property Owner Request to raze the adjacent residential dwelling and construct an addition to the existing religious assembly hall without the required minimum number of parking spaces, maximum permitted lot coverage, and over the maximum stoop height	5277 N. 36th St.
56	1st	26197 Special Use	Kimberly Brown, Lessee Request to occupy the premise as a 24 hr. day care facility for 8 children infant to 12yrs of age, Monday- Sunday	5084 N. 19th Pl.
57	1st	26251 Special Use	Nicole Dean, Lessee Request to occupy the premises as a day care center for 50 children infant to 12yrs. of age, Monday- Friday 6:30 AM - Midnight	3518 W. Silver Spring Dr.
58	2nd	26236 Special Use	Judith Jackson, Prospective Buyer Request to construct a day care center on the premises for 50 children infant to 12yrs of age, Monday - Friday 6:00 a.m. - 12:00a.m	7347 W. Fond Du Lac Av.
59	2nd	26237 Special Use	Tammy Campbell, Lessee Request to occupy the premises as a 24 hr. day care facility for 8 children per shift infant-12yrs of age, Monday-Sunday	5241 N. 68th St.

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3:45 p.m. – Public Hearing

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60	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.
61	6th	26035 Special Use	Regina Flowers, Property Owner Request to occupy the premises as a group home for 8 adolescent boys 12yrs-18yrs of age	3947 N. 19th Pl.
62	6th	26241 Special Use	Dorthy Collier, Property Owner Request to occupy the premises as a 24 hr. day care facility for 8 children infant to 12yrs of age, Monday - Sunday	2840 N. 17th St.
63	6th	26282 Special Use	Anthony J. Augustine Milwaukee-MLK, LLC; Property Owner Request to occupy the premise as an indoor storage facility	2039-47 N. Martin Luther King Dr.
64	6th	26195 Dim. Var.	Leonard G. & Melinda Holley, Property Owner Request to construct a single-family residential dwelling without the minimum required front facade width, front setback, and without the garage door minimum required setback behind the front facade	2435 N. 4th St.
65	6th	26105 Special Use/ Dim Var.	Sunrise Baptist Church, Prospective Buyer Request to remodel the existing structure and occupy the premises as a religious assembly	3725 N. Teutonia Av.

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

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66	6th	24335 Special Use	Patrina Echols, Lessee Request to occupy the premise as a community living arrangement for 8 children	400-02 E. Meinecke Av.
67	7th	26185 Special Use	Derrick Holland & Anne Conner Property Owner Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM	3042 N. 45th St.
68	7th	26178 Special Use	Evonia Bonds God's Future Scholars; Lessee Request to occupy the premises as a 24 hr. day care center for 60 children (per shift) infant to 12yrs of age, Monday-Sunday	2535 W. Center St.
69	8th	26198 Dim. Var./ Special Use	New Testament Christian Church, Lessee Request to occupy the premises as a religious assembly without the minimum required parking (40 members)	4310 W. Forest Home Av.
70	8th	26229 Dim. Var.	Matt Kirklewski Kauz Properties; Property Owner Request to allow a garage in the front setback of the premises	1003 S. 33rd St.

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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.

71	9th	25060 Special Use/ Use Variance	QC Financial Services Inc., Lessee	6454 N. 76th St.
Request to occupy a portion of the premises as a payday loan agency				

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.

72	7th	25089 Special Use/ Use Variance	Community Loans of America b/d/a Wisconsin Auto Title Loans; Lessee	3500 W. Capitol Dr.
Request to add a payday loan agency to the existing title loan agency				

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

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73	1st	22918 Special Use	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 developmentally disabled adults (Accommodation request)				

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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.