

AGENDA

March 3, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 3, 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	1st	26104 Special Use <i>dismissal</i>	Arnetta Standberry, Prospective Buyer Request to occupy the premises as a day care center for 27 children infant to 12yrs of age, Monday-Friday 6:00 AM-6:00 PM	5194 N. Teutonia Av.
2	1st	25882 Special Use <i>dismissal</i>	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.
3	4th	25873 Dim Var. <i>dismissal</i>	Milwaukee Art Museum, Lessee Request to allow 2 free standing signs on the premises without the required display area and height	700 N. Art Museum Dr.

Board of Zoning Appeals, Hearing on Thursday, March 3, 2005

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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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| 4 | 5th | 26215
Special Use
<i>dismissal</i> | Phyllis Sterling & Idelle Williams, Lessee

Request to continue occupying the premises as a day care center, amending the number of children from 18 to 36, infant to 12yrs of age, operating Monday - Friday 6:00a.m. - 11:30p.m | 8593 W. Appleton Av. |
| 5 | 5th | 25391
Special Use
<i>dismissal</i> | Ruby Isle, Inc.
c/o John Kalupa, President; Lessee

Request to add motor vehicle sales to the existing motor vehicle repair and tire sales facility | 11137 W. Silver Spring Dr. |
| 6 | 6th | 25515
Special Use/
Dim Var
<i>dismissal</i> | Timothy J. Olson, Property Owner

Request to raze the existing structures on site and construct two 4 unit apartment buildings on the premises without the minimum rear setback | 2010 N. Buffum St. |
| 7 | 7th | 26202
Dim Var/
Special Use
<i>dismissal</i> | Oscar Bond
Pleasant Grove Missionary; Prospective Buyer

Request to occupy the premises as a religious assembly hall (without the required parking) | 2721 W. Townsend St. |

Board of Zoning Appeals, Hearing on Thursday, March 3, 2005

<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.

8	8th	26445 Extension of Time	Sharif Malik, Prospective Buyer	812 S. Layton Blvd.
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Request for an extension of time to comply with conditions of case No.25332

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.

9	12th	26463 Special Use	Rev. Narciso Ramos, Property Owner	1224 W. Greenfield Av.
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Request to continue occupying the premises as a religious assembly

10	12th	26474 Special Use	Affordable Rental Assoc., Lessee	1901 S. 11th St.
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Request to occupy the premises as a general office

11	13th	26380 Special Use	Greg Schaal, Property Owner	929 W. Waterford Av.
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Request to occupy a portion of the premises as a motor vehicle sales facility

12	13th	26450 Dim Var	Robert Rathmann, Property Owner	1435 W. Wanda Av.
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Request to allow a detached garage on the premises with the sidewalls over the maximum required height

Board of Zoning Appeals, Hearing on Thursday, March 3, 2005

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

Items Scheduled for approval on the Consent Agenda

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| 13 | 13th | 25416
Special Use | Bynjami Zegiri
Dita Investments, LLC;Property Owner | 5354 S. 27th St. |
| | | | Request to add a drive thru facility (pick up of
phoned in orders only, operating 6:00am - 10:00pm)
to the existing permitted sit down restaurant | |
| 14 | 14th | 26462
Special Use | Gary Johnson, Lessee | 2857 S. Howell Av. |
| | | | Request to continue occupying the premises as a
general retail establishment (pet store) | |
| 15 | 15th | 26444
Special Use | Mary Sims, Property Owner | 2802 N. 40th St. |
| | | | Request to continue occupying the premises as an
adult family home for 2-4 individuals (disabled and
elderly) | |
| 16 | 15th | 26458
Special Use | Charlotte's Web Crawlers Development Center
Charlotte Murdock;Property Owner | 3800 W. Vliet Av. |
| | | | Request to continue occupying the premises as a
24hr day care center for 60 children infant to 12yrs
of age, Monday-Sunday | |
| 17 | 15th | 26460
Dim Var | Milwaukee Habitat for Humanity
Property Owner | 1933 N. 24th Pl. |
| | | | Request to construct a single-family residential
dwelling without the minimum required front facade
width | |

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

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18	1st	26440 Special Use	Bishop Garmon Harrison, Property Owner	2310-12 W. Capitol Dr.
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Request to continue occupying the premises as a religious assembly hall

19	2nd	26451 Special Use	Christ Tabernacle Church James Bufford Sr.;Property Owner	5865 N. 75th St.
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Request to continue occupying the premises as a day care center for 23 children, infant to 12yrs. of age, from 6am-6pm Monday-Friday

20	2nd	26453 Special Use	Bobbie Bishop, Property Owner	6710 W. Courtland Av.
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Request to continue occupying the premises as a 24 hr day care facility for 8 children ages 12wks-12yrs, Monday-Sunday

21	3rd	26409 Special Use	Wisconsin Evangelical Lutheran Synod James V. Buelow;Property Owner	2213-15 E. Kenwood Bl.
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Request to continue occupying the premises as a rooming house (up to four people on site) in conjunction with religious assembly on the premises

22	4th	26439 Special Use	2040 Wisconsin LLC, A Delaware Limited Liability Company;Property Owner	2040 W. Wisconsin Av.
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Request to occupy the premises as a rooming house (120 living units/ private dormitory)

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

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23	4th	26446 Special Use	Universal Foods Corporation n/k/a Sensient Technologies Corporation;Property Owner Request to continue occupying the premises as a parking lot	500 N. Milwaukee St.
24	6th	26449 Special Use	V & J Foods Inc., Lessee Request to continue occupying the premises as a fast- food/carry-out restaurant with a drive through facility	733 E. Capitol Dr.
25	6th	26454 Special Use	Kern Park Congregation of Jehovah's Witnesses Property Owner Request to continue occupying the premises as a religious assembly hall	3879 N. Port Washington Av.
26	6th	26470 Other	Vanessa Claypool Heart Love Place;Property Owner Request to modify the Board approved plans to expand the existing multi-use building consisting of a community center, day care center, school and print shop	3229 N. Martin Luther King Dr.
27	10th	26421 Special Use	Robert A. Knoop, Lessee Request to continue occupying a portion of the premises as a social service facility (mental health, AODA Counseling)	6815 W. Capitol Dr.

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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.

28	4th	26247 Special Use	Abdel Hakim Fares, Property Owner	1701 W. Galena St.
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Request to occupy the rear portion of the existing general retail establishment as a fast-food/carryout restaurant

29	5th	25635 Special Use	Abdul Haq AK Petroleum Inc.; Prospective Buyer	8712 W. Lisbon Av.
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Request to raze a portion of the existing structure and construct an expanded motor vehicle filling station and convenience store

30	7th	26041 Dim Var/ Special Use	St. Joseph's Hospital of Franciscan of Mil., Inc. a/k/a St. Joseph Regional Medical Center; Property Owner	3026 N. 49th St.
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Request to both occupy the premises as a surface parking lot and to seek a variance from landscaping required by code

31	9th	26213 Special Use	Julette Francis & Larry Wade, Property Owner	6442 N. 91st St.
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Request to occupy the premises as a group home for 3 girls ages 12-17 with children (maximum of 6 clients)

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.

32	12th	26219 Use Variance	Hector Salinas, Property Owner	807 W. Historic Mitchell St.
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Request to occupy a portion of the existing general retail facility (grocery store) as a currency exchange facility

33	12th	26431 Use Variance	The Community Warehouse, Inc. Property Owner	520 S. 9th St.
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Request to occupy the premises as home improvement center

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

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34	13th	26347 Special Use	Mandeep Dhawan, Prospective Buyer Request to raze the existing structure and construct a motor vehicle filling station, convenience store, with 2nd floor apartments	1605 W. Oklahoma Av.
35	14th	26330 Dim Var.	Yasser Jaber, Property Owner Request to erect a type B wall sign on the premises over the required display area	2690 S. Kinnickinnic Av.
36	15th	25552 Special Use	John Sims, Property Owner Request to continue occupying the premise as a motor vehicle repair facility	2419 W. Fond Du Lac Av.
37	15th	26122 Special Use	Adam Balenovich, Lessee Request to continue occupying the premises as a motor vehicle repair facility, and a motor vehicle sales facility	2246 N. 44th St.
38	15th	26435 Special Use	Jacqueline Carson, Property Owner Request to continue occupying the premises as a group home an increase the number of girls on site from 6 to 8	2601 N. 46th St.
39	15th	26383 Special Use	Rita Anderson, Property Owner Request to occupy the rear cottage as a 24 hr day care center for 8 children infant to 12yrs of age Monday-Friday, Saturday 7:00AM-1:00AM, Closed Sunday	2430 W. Galena St.

Board of Zoning Appeals, Hearing on Thursday, March 3, 2005

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

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

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40	15th	25023 Special Use	Rafik F. Mseitif, Lessee	1400 W. North Av.
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Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment)

41	1st	25245 Special Use	Curtis Nealey, Lessee	4325 N. Green Bay Av.
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Request to continue to occupy the premises as a car wash

42	1st	26049 Dim Var.	Linda Anthony, Property Owner	4585 N. 23rd St.
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Request to allow signage on the premises for the existing day care facility

43	1st	26369 Special Use	Gary Waltho, Lessee	7569 N. Teutonia Av.
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Request to occupy the premises as a motor vehicle sales and repair facility

5:00 p.m. – Public Hearing

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44	2nd	26160 Special Use	F-S Truck & Trailer Repair Property Owner	6131 N. 84th St.
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Request to add a motor vehicle sales facility (occasional selling buying and selling of equipment from/to customers) to the existing truck repair, parking, and leasing facility

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5:00 p.m. – Public Hearing (continued)

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|----|-----|----------------------|--|---------------------------|
| 45 | 2nd | 26349
Special Use | Surjit Singh Toor, Prospective Buyer

Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility | 9111 W. Silver Spring Dr. |
| 46 | 2nd | 26419
Special Use | Ramona Walker, Property Owner

Request to occupy the premises as a community based residential facility for six adults (elderly) | 4621 N. 66th St. |
| 47 | 2nd | 26428
Special Use | Vincent Millevolte, Prospective Buyer

Request to occupy the premises as a specialty/personal instruction school (music school & recording studio) | 4040 N. 66th St. |
| 48 | 3rd | 26269
Special Use | Theresa Boswell, Lessee

Request to occupy a portion of the premises as a health clinic (mental health for children/adolescents and families) | 2266 N. Prospect Av. |
| 49 | 3rd | 26432
Special Use | Giuseppe Vella, Property Owner

Request to occupy the premises as a rooming house | 1686 N. Astor St. |
| 50 | 3rd | 26259
Special Use | Joyce Clark, Lessee

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 | 1640 N. Franklin Pl. |

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5:00 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.

51	4th	26332 Special Use	Michelle L. Griffin, Lessee Request to occupy the premises as a community living arrangement for 8 residents (elderly & disabled)	743 N. 25th St.
52	4th	26429 Special Use	Larry Butler, Property Owner Request to continue occupying the premises as a community living arrangement for 5-8 women	2526 W. Highland Av.
53	4th	25680 Rehearing Request (interpretation of previous decision)	Wisconsin Center District, Property Owner Request for a clarification on the conditions of approval for case No. 25220 (Board approved surface parking lot)	400 W. Wisconsin Av.
54	4th	25674 Appeal of an Order	Wisconsin Center District, Property Owner 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	400 W. Wisconsin Av.
55	4th	26140 Use Variance	Gurinder S. Nagra, Lessee Request to occupy a portion of the existing general retail establishment as a currency exchange agency (check cashing)	2903 W. Clybourn St.
56	4th	26319 Special Use	Wispark, LLC, Property Owner Request to occupy the premises as a parking lot	522 N. 2nd St.

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5:45 p.m. – Public Hearing

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57	4th	26130 Use Variance	Jaswinder Singh, Lessee	801 N. 27th St.
			Request to occupy a portion of the existing general retail establishment (grocery store) as a currency exchange facility	
58	5th	26441 Special Use	The Church of the First Born International Property Owner	4701 N. 76th St.
			Request to occupy a portion of the premises as a day care center for 39 children per shift infant to 12yrs of age, Monday-Friday 6:00AM-11:00PM, Saturday 8:00AM-4:00PM, closed Sunday and an adult day care for 30 adults Monday-Friday 6:00AM-5:00PM, Saturday 8:00AM-4:00PM, closed Sunday	
59	5th	25669 Special Use	Discount Auto Thomas D. Manske; Lessee	7808 W. Congress Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
60	6th	26478 Special Use	Colleen Fitzgerald, Lessee	2100 N. Palmer St.
			Request to occupy the premises as a social service facility (central office for youth service agency)	
61	6th	26287 Special Use	Deborah Sykes, Prospective buyer	2516 N. Palmer St.
			Request to occupy the premises as a group home for 8 girls ages 12-17	
62	6th	26492 Use Variance Dim. Vari.	Jewel Currie, Property Owner	502 – 08 W. Garfield Ave.
			Request to occupy the premises as a tavern (bar and grill)	

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5:45 p.m. – Public Hearing (continued)

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|----|------|----------------------------------|---|-----------------------|
| 63 | 7th | 25926
Special Use/
Use Var | Lisa Torrence, Property Owner | 4620 W. Townsend Ave. |
| | | | Request to continue occupying the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00 a.m.-12:00 a.m. and maintain the existing signage on site | |
| 64 | 7th | 26191
Special Use | Atonement Lutheran Church, Property Owner | 4536 N. Sherman Bl. |
| | | | Request to continue occupying the premises as a day care center for 35 children infant to 11yrs of age, Monday - Friday 7:00 a.m. - 5:30 p.m. | |
| 65 | 10th | 25951
Special Use/
Dim Var | John Kerr Jr., Lessee | 6927 W. Capitol Dr. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 66 | 10th | 26385
Special Use | ABC Day Care Inc., Janice Schmitt; Lessee | 5920 W. Center St. |
| | | | Request to occupy the premises as a day care center for 120 children infant to 12yrs of age, Monday-Friday 6:30AM-11: 30PM | |
| 67 | 10th | 26402
Special Use | Alonzo Mann, Lessee | 5616 W. Lisbon Av. |
| | | | Request to occupy the premises as a secondhand store | |

Board of Zoning Appeals, Hearing on Thursday, March 3, 2005

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5:45 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.

68	11th	26384 Dim Var	David F. Hahn, Property Owner	8205 W. New Jersey Av.
			Request to allow a fence in the rear yard that is over the maximum height	

6:45 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.

69	4th	26072 Special Use	Aasir Abrar Ammar, LLC, Prospective Buyer	720-30 N. 35 th St.
			Request to combine the parcels and construct a motor vehicle filling station, convenience store, fast-food/carryout restaurant, retail stores and car wash on the premises	

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.

70	5th	26107 Dim Var/ Special Use	PDQ Food Store, Prospective Buyer	11811 W. Silver Spring Rd.
			Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility on the premises	

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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.