

AGENDA

March 31, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 31, 2005** 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.

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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	13th	25781 Special Use <i>Dismissal</i>	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.
2	14th	25686 Special Use <i>Dismissal</i>	Michael J. Drahonovsky, Property Owner Request to add motor vehicle sales to the existing car wash (detail shop)	3902 S. Whitnall Av.
3	15th	26517 Extension of Time	Victor Davis d/b/a Auntie Flora's Child Care; Lessee Request for an extension of time to comply with conditions of case No. 24302	1726 W. Lloyd St.

Board of Zoning Appeals, Hearing on Thursday, March 31, 2005

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

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

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	1st	26141 Special Use <i>Dismissal</i>	Sherri Bond, Lessee	5926 N. Teutonia Av.
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Request to add a community living arrangement for 8 adolescent girls to the existing transitional living facility that currently consists of 12 clients

5	1st	26420 Other <i>Dismissal</i>	Academic Solutions / Children In Crisis, Inc. Lessee	4055 N. 34th St.
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Request to continue occupying the premises as an elementary/secondary school and increase the number of students from 200 to 385 (adding additional class rooms internally)

6	2nd	26001 Special Use <i>Dismissal</i>	Denise Lockhard, Lessee	5401 N. 76th St.
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Request to convert the existing religious assembly hall into a secondary/elementary school

7	2nd	26166 Special Use <i>Dismissal</i>	Milwaukee Public Schools Lessee	5401 N. 76th St.
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Request to occupy the lower portion of the premises as a school

Board of Zoning Appeals, Hearing on Thursday, March 31, 2005

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2:00 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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| 8 | 2nd | 25611
Special Use
<i>Dismissal</i> | Daphanie Battles & Tyron Cooper
Property Owner

Request to occupy the premises as a group foster home for 5 girls 12 yrs - 18 yrs of age | 4229 N. 74th St. |
| 9 | 4th | 26055
Use Var/
Special Use
<i>Dismissal</i> | Brian Peterson, Property Owner

Request to combine the parcels and construct 2 multi-family residential dwellings (rooming house) on the premises | 1902-12 W. Kilbourn Av. |
| 10 | 7th | 26191
Special Use
<i>Dismissal</i> | Atonement Lutheran Church, Property Owner

Request to continue occupying the premises as a day care center for 35 children infant to 11 yrs of age, Monday - Friday 7:00 a.m. - 5:30 p.m. | 4536 N. Sherman Bl. |
| 11 | 9th | 26118
Special Use
<i>Dismissal</i> | Poinciana Sprewell, Property Owner

Request to occupy the premises as a community based residential facility for 8 tenants (disabled & elderly) | 7730 W. Hustis St. |

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2:00 p.m. - Consent Agenda

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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.
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12	13th	26494 Other	Amira Otallah, Property Owner	1209 W. Layton Av.
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Request to amend the hours of operation from Monday thru Sunday 7:00 a.m. - 7:00 p.m. to Monday thru Sunday 6:00 a.m. - 7:00 p.m., to the board approved existing day care center

13	14th	26499 Dim Var.	Thomas & Lisa Breitrack, Property Owner	4000 S. Herman St.
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Request to construct a single family residential dwelling without the minimum required height and number of stories

14	15th	26447 Special Use	Small World Child Care of Milwaukee Lessee	2101 N. 48th St.
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Request to occupy a portion of the premises as a day care center for 22 children infant to 12yrs of age, Monday-Friday 6:30AM-6:00PM

15	15th	26516 Special Use	Bessie L. Williams, Property Owner	2105 W. Center Av.
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Request to amend the hours of operation from 6:00 a.m. - 10:00 p.m. to 24 hrs. Monday thru Sunday, of the existing day care center for 60 children (20 per shift) infant - 12 yrs. 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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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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16	1st	26397 Special Use	Shirley Howard, Prospective Buyer	4911 W. Good Hope Rd.
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Request to occupy the premises as a day care center for 98 children infant to 18 yrs. of age, 5:30 a.m. - 12:00 a.m. Monday thru Sunday

17	1st	26434 Special Use	Clara Walker, Lessee	4054 N. 19th Pl.
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Request to occupy the premises as an adult family home for 3 adults (elderly & developmental disabled)

18	1st	26491 Use Variance	Katherine Handy, Lessee	4641 N. 28th St.
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Request to amend the hours of operation from Monday - Friday 6:00 a.m. to 10:00 p.m., to Monday - Sunday 6:00 a.m. to 10:00 p.m. and continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age

19	1st	26503 Special Use	Eastbrook Church Don DiMartino; Property Owner	5409 N. Green Bay Av.
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Request to occupy the premises as a religious assembly and social service facility

20	2nd	26455 Special Use	Sandra Silmon, Property Owner	4104 N. 63rd St.
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Request to continue occupying the premises as a community based residential facility for 8 adults

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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.

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| 21 | 2nd | 26505
Special Use | A Place of Refuge
Ministries of South Wisconsin, Inc.; Lessee | 7632 W. Hampton Av. |
| | | | Request to expand and continue occupying a portion of the premises as a second-hand store | |
| 22 | 2nd | 26535
Special Use | Fourth Property, LLC
Thomas J. Knoop; Property Owner | 10130 W. Appleton Av. |
| | | | Request to expand the medical clinic (kidney dialysis facility) by adding a portion of the adjacent tenant space within the building | |
| 23 | 2nd | 26537
Special Use | Angela Phipps, Lessee | 7418-20 W. Hampton Av. |
| | | | Request to continue occupying the premises as a day care center for 70 children infant to 12 yrs of age, Monday-Friday 6:00AM-Midnight | |
| 24 | 3rd | 26504
Dim Var. | Larry J. Bonney, Property Owner | 2518 N. Terrace Av. |
| | | | Request to construct an attached garage on the premises that causes an excess over the maximum permitted lot coverage | |
| 25 | 3rd | 26541
Dim Var. | Herman & Tanya Lewis, Property Owner | 3418 N. Lake Dr. |
| | | | Request to construct a single family residential dwelling that is over the maximum depth permitted without a 3.5 ft. side setback adjustment that is required by code (South Side Setback Required 10.5 ft., Proposed 7.0 ft., Shortage 3.5 ft.) | |

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

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26	4th	26496 Dim Var/ Special Use	Cingular Wireless, lessee Request to erect a temporary transmission tower on the premises	1535 N. 24th St.
27	4th	26501 Special Use	Social Development Commission (SDC) Renee Booker; Lessee Request to continue occupying the premises as a day care center and increase the number of children from 34 to 37 (20 full day children and 2 half day classes of 17 children each), 3yrs to 5yrs of age, Monday-Friday 7:30AM-5:00PM	2430 W. Wells St.
28	5th	26475 Special Use	Joe Lee Turner, Property Owner Request to continue occupying the premises a community living arrangement for 8 adults	7740-42 W. Potomac Av.
29	6th	26052 Special Use	Appleton Angels Christian Preschool LLC Lessee Request to occupy a portion of the premises as a day care center for 85 children infant to 12yrs of age, Mon.-Fri. 6:00a.m. - 6:00p.m	2320 W. Burleigh St.

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| 30 | 6th | 26469
Special Use | Joan Love, Property Owner | 2976-78 N. 6th St. |
| | | | Request to occupy the premises as a general retail establishment (grocery store) | |
| 31 | 6th | 26482
Special Use | Roy Lewis
Johanna Child Development; Lessee | 2498 W. Hopkins St. |
| | | | Request to occupy a portion of the existing religious assembly hall as a day care center for 25 children per shift (2 shifts) infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM | |
| 32 | 6th | 26493
Special Use | Diane Griffin, Prospective Buyer | 2977-79 N. 17th St. |
| | | | Request to occupy the premises as a day care center for 75 children (20 per shift) infant to 12 yrs. of age, Monday thru Friday 24 hrs per day (site previously approved as a day care center) | |
| 33 | 6th | 26519
Special Use | Fred Thompson, Property Owner | 2501 N. 5th St. |
| | | | Request to occupy the premises as a personal service facility (tailor shop) | |
| 34 | 7th | 26488
Use Var. | Phyllis Sterling, Lessee | 3016 N. 23rd St. |
| | | | Request to continue occupying the premises as a day care facility for 8 children ages 3mo-12yrs, Monday-Friday 6:00am-10:00pm | |

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

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35	8th	26502 Special Use	Rocha and Gonzales LLC Lessee	1801 W. Forest Home Av.
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Request to continue occupying the premises as a car wash and motor vehicle sales facility

36	9th	26473 Special Use	Mary Hill, Lessee	5904 W. Hustis St.
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Request to continue occupying the premises as a community living arrangement for 4 disabled adults

37	9th	26527 Special Use	Cousins Submarines, Inc. Lessee	7140 N. 76th St.
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Request to continue occupying the premises as a fast-food/carryout restaurant

38	12th	26528 Special Use	James McCabe Milwaukee Brewing Company; Lessee	613 S. 2nd St.
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Request to occupy the premises as a heavy manufacturing facility (microbrewery and public tour center)

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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.

39	4th	26072 Special Use	Aasir Abrar Ammar, LLC, Prospective Buyer	720-30 N. 35 St.
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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

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.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

40	13th	26412 Use Var/ Special Use	Amy J. Madaus, Property Owner	4661 S. 20th St.
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Request to occupy the premises as an outdoor storage and ground transportation facility

41	13th	26485 Special Use	Catholic Charities Ministry to Persons with Disabilities; Lessee	5466 S. 26th St.
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Request to occupy a portion of the premises as an adult family home for 3-4 adults (developmentally disabled)

Board of Zoning Appeals, Hearing on Thursday, March 31, 2005

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2:15 p.m. – Public Hearing (continued)

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|----|------|----------------------|--|---------------------|
| 42 | 13th | 26416
Dim Var. | Andy Haros, Property Owner | 5757 S. 27th St. |
| | | | Request to construct a second freestanding pylon sign on the premises (motor vehicle sales and repair facility) | |
| 43 | 15th | 26355
Special Use | LaTanya Jones, Lessee | 1128 W. Wright St. |
| | | | Request to occupy the premises as a community based residential facility (cbrf) for 8 adult females | |
| 44 | 15th | 26464
Special Use | Estelle McKinnie, Property Owner | 2541-A N. 24th St. |
| | | | Request to occupy the premises as a family day care home for 8 children infant to 12 yrs. of age, 6:00 a.m. to 6:00 p.m. Monday thru Friday | |
| 45 | 15th | 25023
Special Use | Rafik F. Mseitif, Lessee | 1400 W. North Av. |
| | | | Request to occupy the premises as a motor vehicle repair facility and sales facility (installation of tires, and electronic sound equipment) | |
| 46 | 15th | 26214
Special Use | Tabernacle Community Baptist Church
Carles Snowden Jr & Pastor Robert L. Harris;
Property Owner | 2486 W. Medford Av. |
| | | | Request to combine two parcels and expand the existing principle parking lot | |

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2:15 p.m. – Public Hearing (continued)

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47	1st	26459 Special Use	Shirley Hull, Lessee Request to occupy a portion of the premises as a secondary/elementary school	6003 N. Teutonia Av.
48	1st	26471 Use Variance	Ted McNamara FJA Christiansen Roofing; Property Owner Request to deviate from the opaque fence required by code and erect a 7 ft. decorative metal fence on the premises	2101 W. Purdue St.
49	1st	26274 Special Use	Sherri Bond, Lessee Request to occupy the premises as a transitional living facility for 20 individuals	4576 N. 31st St.
50	1st	26286 Special Use	Deborah Sykes, Property Owner Request to occupy the premises as a group home for 8 girls ages 12-17	4544 N. 22nd St.
51	4th	26439 Special Use	2040 Wisconsin LLC, A Delaware Limited Liability Company; Property Owner Request to occupy the premises as a rooming house (120 living units/ predominately private dormitories)	2040 W. Wisconsin Av.

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3:15 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.

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|----|-----|----------------------------------|---|----------------------|
| 52 | 5th | 26452
Dim Var | ArlaJune V. Burton, Property Owner | 8513 W. Lisbon Av. |
| | | | Request to allow the parking of a recreational vehicle that is over the maximum vehicle length | |
| 53 | 5th | 26484
Special Use | Catholic Charities Ministry
to Persons with Disabilities; Lessee | 4825 N. 105th St. |
| | | | Request to occupy a portion of the premises as an adult family home for 3 adults (developmentally disabled) | |
| 54 | 5th | 26498
Dimensional
Variance | Pyramid Investment Properties, LLC
c/o Mr. James Herrick; Property Owner | 10831 W. Hampton Av. |
| | | | Request to allow a ninth unit (basement) in the existing 8 unit multi-family residential dwelling without the minimum required total lot area per dwelling unit | |
| 55 | 5th | 26235
Special Use | Ametta 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. | |
| 56 | 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 | |

Board of Zoning Appeals, Hearing on Thursday, March 31, 2005

Item	Ald	Case No.	Case Information.	Location.
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3:15 p.m. – Public Hearing (continued)

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|----|-----|----------------------------------|--|---------------------|
| 57 | 6th | 26448
Dimensional
Variance | Gene Gokhman, Property Owner

Request to construct a 4 unit residential structure
without the minimum required average front setback | 225-31 E. Lloyd St. |
| 58 | 6th | 26477
Special Use | Committed to Christ Christian Church/Ministries
Prospective Buyer

Request to occupy the premises as a religious
assembly hall | 2516 W. Hopkins St. |
| 59 | 6th | 26392
Special Use | Lula Robinson, Property Owner

Request to occupy the premises as a 24 hr family day
care home for 6-8 children, infant to 12yrs of age,
operating Monday-Sunday | 3307 N. 11th St. |
| 60 | 6th | 26287
Special Use | Deborah Sykes, Prospective Buyer

Request to occupy the premises as a group home for
8 girls ages 12-17 | 2516 N. Palmer St. |
| 61 | 7th | 26389
Special Use | Lorell & Patsy Smith, Property Owner

Request to occupy the premises as a group home for
4-6 female clients, infant to 8 years of age
(developmentally disabled) | 3222 N. 27th St. |

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3:15 p.m. – Public Hearing (continued)

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62	7th	26418 Special Use	Karl Jackson & Simone Sledge, Lessee	4510 W. Capitol Dr.
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Request to occupy the premises community living arrangement for 16 elderly residents (non-ambulatory, chronic health problems)

63	7th	26430 Use Variance	Antoinette Coley-Sanders, Lessee	5022 W. Medford Av.
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Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, 6:00 a.m. - 10:00 p.m. Monday thru Friday

64	7th	26041 DimVar. / 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

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.

65	7th	25819 Special Use	Sallies Loveland Before & After School Center Lessee	3908 W. Capitol Dr.
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Request to continue occupying the premises as a day care center and increase the number of children on site from 15 to 60, ages infant to 12yrs of age, operating Monday-Friday 6:30 AM to 5:30 PM

66	7th	25926 Use Variance	Lisa Torrence, Property Owner	4620 W. Townsend Ave.
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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

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

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|----|-----|-----------------------------|--|---------------------------|
| 67 | 7th | 26185
Use Variance | Derrick Holland & Anne Conner
Property Owner

Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM | 3042 N. 45th St. |
| 68 | 7th | 26370
Special Use | Mt. Castle Corporation, Prospective Buyer

Request to occupy the premises as a community living arrangement for 7 clients (developmentally disabled and/or mentally challenged) | 2825-27 N. 47th St. |
| 69 | 9th | 26472
Special Use | Evaughn High; Grace Family Day Care School
No Middle Ground Worship Center; Lessee

Request to occupy the premises as a religious assembly hall (Wednesday/Friday evenings & Sunday mornings), elementary/secondary school and day care center 166 children infant to 12yrs of age, Monday-Friday 6:00AM-6:00PM | 6406 N. 76th St. |
| 70 | 9th | 26213
Special Use | Julette Francis & Larry Wade, Property Owner

Request to occupy the premises as a group home for 3 girls ages 12-17 with children (maximum of 6 clients) | 6442 N. 91st St. |
| 71 | 9th | 26353
Dim Var./
Other | Will Allen
'Wills Roadside Market', 'Growing Power, Inc.';
Property Owner

Request to modify the existing Board approved specialty school (agricultural training) by constructing an addition on the premises | 5500 W. Silver Spring Dr. |

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

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72	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)	

73	10th	26402 Special Use	Alonzo Mann, Lessee	5616 W. Lisbon Av.
			Request to occupy the premises as a secondhand store	

74	12th	26456 Special Use	Rodimiro & Maria F. Perez, Property Owner	2079 S. 15th St.
			Request to occupy the 1st floor of the premises as a sit-down restaurant	

75	12th	26356 Dimensional Variance	Jordan Beck, Lessee	125-39 E. Mineral St.
			Request to continue to allow an 8' high solid fence without the minimum landscaping area width	

5:30 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.

76	4th	25633 Special Use	Amjad Tufail, Property Owner	2635 W. Kilbourn Av.
			Request to construct a motor vehicle filling station, convenience store, and fast-food/carry-out restaurant with a drive through facility	

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6:00 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.

77	7th	25089 Use Variance	Community Loans of America b/d/a Wisconsin Auto Title Loans; Lessee	3500 W. Capitol Dr.
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Request to add a payday loan agency to the existing title 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.