

## AGENDA

April 21, 2005

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 21, 2005**, 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.

<b><u>Item No.</u></b>	<b><u>Ald Dist</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	15th	25726 Use Variance <i>Dismissal</i>	Donald Watson, Property Owner  Request to occupy the premises as a transitional living facility for 4 individuals	2527 N. 38th St.
2	4th	26140 Use Variance <i>Dismissal</i>	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.
3	9th	26547 Special Use <i>Dismissal</i>	Alan D. Egelseer & Daniel B. Egelseer Prospective Buyer  Request to occupy the premises as an outdoor salvage operation	8550 N. Granville Rd.

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**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.

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|---|------|----------------------|--|--------------------|
| 4 | 14th | 26549<br>Special Use | Ramzan Charania, Property Owner  | 3870 S. Howell Av. |
|   |      |                      | Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash on the premises                              |                    |
| 5 | 14th | 26569<br>Dim Var.    | Robert & Gabrielle Mihelich, Property Owner  | 2965 S. Shore Dr.  |
|   |      |                      | Request to construct an addition to the rear of the dwelling (lower level attached garage/upper level dwelling addition) without the minimum required rear setback |                    |
| 6 | 15th | 26518<br>Special Use | Majida Musaitif, Property Owner  | 2101 W. Brown St.  |
|   |      |                      | Request to continue occupying the premises as a retail store (grocery)   |                    |
| 7 | 15th | 26564<br>Special Use | Barbara Brown, Property Owner  | 1125 W. Clarke St. |
|   |      |                      | Request to continue occupying the premises as an adult family home for 4 individuals   |                    |
| 8 | 15th | 26565<br>Special Use | Barbara Brown, Property Owner  | 2737 N. 8th St.    |
|   |      |                      | Request to continue occupying the premises as a community living arrangement for 8 clients   |                    |

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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.

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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- |    |     |                       |   |                        |
|----|-----|-----------------------|---|------------------------|
| 9  | 2nd | 26536<br>Special Use  | Milwaukee Public Schools<br>Lessee  | 5401 N. 76th St.       |
|    |     |                       | Request to occupy the upper portion of the premises as a secondary/elementary school  |                        |
| 10 | 2nd | 26570<br>Use Variance | 7400 Building, LLC Prospective buyer  | 7320 - 7400 W. Florist |
|    |     |                       | Request to occupy a portion of the premises as an elementary/secondary school   |                        |
| 11 | 2nd | 26524<br>Special Use  | Baby Steps Day Care Inc., Prospective Buyer   | 7605 W. Florist Av.    |
|    |     |                       | Request to occupy the premises as a 24hr day care center for 70-100 children 1st & 2nd shifts and 25 children for 3rd shift infant to 12yrs of age, Monday-Sunday |                        |
| 12 | 4th | 26550<br>Special Use  | Marquette Delta Corp., Property Owner   | 1615 W. Kilbourn Av.   |
|    |     |                       | Request to continue occupying the premises as a fraternity house  |                        |
| 13 |     | *Confidential file*   |   |                        |
| 14 | 4th | 26563<br>Special Use  | Belle Resource Center<br>Kathleen F. Stolpman; Property Owner   | 1141 N. 33rd St.       |
|    |     |                       | Request to continue occupying the premises as a social service facility   |                        |

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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.

If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.

If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

15	5th	26506 Special Use	Vickie Gaillard, Property Owner	4480 N. 85th St.
			Request to continue occupying the premises as a community living arrangement with an increase from 4 to 5 adult clients	
16	6th	26476 Special Use	Maurice Viverette, Property Owner	3944-46 N. 11th St.
			Request to occupy the premises as an adult family home for 4 adults (elderly/disabled)	
17	6th	26560 Special Use	St. Marcus Lutheran Church Property Owner	101 E. North Av.
			Request to occupy the premises as a religious assembly	
18	6th	26575 Special Use	Rita Gillespie & Reginald Gillespie Property Owner	608 E. North Av.
			Request to continue occupying the premises as a community based residential facility for 7 ambulatory adults	
19	10th	26514 Special Use	Ella Flippin, Property Owner	6333 W. Burleigh St.
			Request to construct and addition increasing the number of children from 80 to 148 children infant to 12yrs of age to the existing day care center operating Monday-Friday 6:00 AM- Midnight	

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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.

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20	10th	26574 Special Use	Foundation Ministries Church Lessee	6815 W. Capitol Dr.
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Request to continue to occupy a portion of the premises as a religious assembly

21	12th	26555 Special Use/ Use Var	Hope House of Milwaukee Inc. f/k/a Southside Milwaukee Emergency Shelter; Property Owner	209 W. Orchard St.
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Request to continue occupying the premises as an emergency residential shelter and social service facility

22	13th	26509 Special Use	George W. Buresh Auto SPA LLC; Property Owner	160 W. Layton Av.
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Request to add motor vehicle sales to the existing motor vehicle repair facility and car wash

23	13th	26551 Special Use	Jeffrey R. Brown, Other	6102 -04 S. 13th St.
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Request to continue occupying a portion of the premises as a motor vehicle sales facility to the existing salvage operation

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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.

24	14th	25395 Special Use/ Dim Var	Anthony Arteaga, Property Owner  Request to construct a building on the site and occupy it as a contractor's shop	4000 S. Pine Av.
25	4th	26247 Rehearing Request	Abdel Hakim Fares, Property Owner  Request for a rehearing to occupy the rear portion of the existing general retail establishment as a fast-food/carryout restaurant	1701 W. Galena St.
26	5th	26452 Dim Var.	ArlaJune V. Burton, Property Owner  Request to allow the parking of a recreational vehicle that is over the maximum vehicle length	8513 W. Lisbon Av.
27	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.
28	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.
29	Proposed Modification of the Board's Resubmission Criteria as listed in the Board's Rules of Procedure.			

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**4:15 p.m. – Public Hearing**

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30	14th	26526 Special Use	Ivan Zaiats, Lessee  Request to add motor vehicle sales to the existing motor vehicle repair and body shop	2775 S. Chase Av.
31	15th	26500 Special Use	Paula Blan-Nash & Alexander Nash Property Owner  Request to occupy the premises as a community living arrangement for 10-12 teen mothers, ages 13 - 19(including their children)	2245 N. 24th Pl.
32	15th	26507 Special Use	Bernard Kallman & Eric Broxton, Lessee  Request to occupy the premises as a motor vehicle repair facility (tire sales and repair)	2222 W. Meinecke Av.
33	15th	26522 Use Variance	Tammy Campbell, Lessee  Request to occupy the premises as a 24 hour day care center for 8 children infant to 12 yrs. of age	2579 N. 33rd St.
34	15th	26447 Special Use	Small World Child Care of Milwaukee Lessee  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	2101 N. 48th St.
35	15th	26314 Special Use	Iris Walker, Lessee  Request to occupy the premises as an adult day care facility for 8 adults (special need/handicap) Monday-Friday 8:00AM-4: 30PM	2451 W. Fond Du Lac Av.

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

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36	1st	26471 Use Variance	Ted McNamara FJA Christiansen Roofing; Property Owner	2101 W. Purdue St.
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Request to deviate from the opaque fence required by code and erect a 7 ft. decorative metal fence on the premises

37	1st	26274 Special Use	Sherri Bond, Lessee	4576 N. 31st St.
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Request to occupy the premises as a transitional living facility for 20 individuals

**5:00 p.m. – Public Hearing**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

38	2nd	25825 Special Use	Mary Jones, Lessee	4635 N. 66th St.
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Request to occupy the premises as a community living arrangement for 5 developmental disabled residents

39	2nd	26419 Special Use	Ramona Walker, Property Owner	4621 N. 66th St.
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Request to occupy the premises as a community based residential facility for six adults (elderly)

40	2nd	24592 Special Use	Scott Wilder, Property Owner	7410 - 14 W. Silver Spring Dr.
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Request to occupy the premises with two adult family homes on site totaling 8 clients (4 in 7410 W. Silver Spring and 4 in 7412 W. Silver Spring)

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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.

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41	3rd	25844 Dim Var	East River, LLC Russell Wasserman; Property Owner  Request to allow 5 vehicle parking spaces on the premises	3051 N. Farwell Av.
42	3rd	26525 Special Use	Maire E. Mills-Greenya & Robert R. Greenya Property Owner  Request to expand the existing tavern to include an outdoor patio area (beer garden)	2417 N. Bartlett Av.
43	3rd	26543 Special Use	Jacob A. Henes, Property Owner  Request to occupy the premises as a motor vehicle repair facility	801 E. Keefe Av.
44	3rd	26364 Dim Var/ Special Use	Mark L. Rasmussen, Property Owner  Request to construct an addition to the existing tavern without the minimum required number of parking spaces	1501 N. Jackson St.
45	3rd	26541 Dim Var	Herman & Tanya Lewis Property Owner  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.)	3418 N. Lake Dr.

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

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

47	3rd	26324 Special Use	Warwick Seay, Property Owner	932 E. Chambers St.
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Request to add an outdoor patio to the existing tavern

**5:45 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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48	4th	26529 Special Use	Mike Campbell Jr., Lessee	2330 W. Clybourn St.
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Request to occupy the premises as a motor vehicle repair facility and body shop

49	4th	26530 Use Variance	London Square Apartment Homes LLC. Property Owner	2101 W. Galena St.
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Request to allow a temporary barbed wire fence on the premises

50	6th	26318 Dim Var/ Special Use	Wisconsin Correctional Service, Lessee	2374 N. 6th St.
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Request to continue occupying the premises as a rooming house for 13 persons with 1 live-in manager without the minimum required number of parking stalls

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

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

51	6th	26457 Special Use	Dante Waddy, Property Owner  Request to occupy the premises as a group home for 8 males 8yrs-12yrs of age	3518-20 N. Port Washington Av.
52	6th	26465 Special Use	Aleisa Quinonez, Other  Request to occupy the premises as a community living arrangement for males ages 12-17 (eight clients maximum)	3425 N. 12th St.
53	6th	26487 Special Use	Wendell J. Harris, Lessee  Request to occupy the premises as a community living arrangement for 8 males (10 yrs - 17 yrs)	3134 N. 16th St.
54	6th	26533 Special Use	Cynthia Reasby, Lessee  Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:30AM-10:00PM	3800 N. 10th St.
55	6th	26539 Dimensional Variance	Cassandra Conley True Church of the First Born; Property Owner  Request to construct and occupy the premises as a religious assembly hall without the minimum code required parking	231-37 E. Meinecke Av.

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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.

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56	6th	26469 Special Use	Joan Love, Property Owner	2976-78 N. 6th St.
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Request to occupy the premises as a general retail establishment (grocery store)

**6:30 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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57	6th	26493 Special Use	Diane Griffin, Prospective Buyer	2977-79 N. 17th St.
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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)

58	6th	26448 Dim Var	Gene Gokhman, Property Owner	225-31 E. Lloyd St.
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Request to construct a 4 unit residential structure without the minimum required average front setback

59	6th	26260 Special Use	Taula Lampley, Prospective Buyer	2801-03 N. Martin Luther King Dr.
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Request to occupy the premises as a day care center for 105 children per shift infant to 12yrs of age  
Monday - Saturday 5:30 AM - 12:30 AM closed  
Sunday

60	7th	26489 Use Variance	Jacqueline Mann, Property Owner	4213 N. 42nd Pl.
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Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, Monday thru Sunday 6:00 a.m. to Midnight

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**6:30 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.

61	7th	26521 Special Use	Robert E. White Sr., Lessee  Request to occupy the premises as an elementary/secondary school	4951 W. Fond Du Lac Av.
62	7th	26433 Special Use	Childcare Solutions, Lessee  Request to continue occupying the premises as a day care center for 20 children and increase the age from infant-18 Mo. to infant to 11 yrs of age and the hours of operation from 8:00 AM - 6:00 PM to 6:00 AM - 6:00 PM Monday-Friday	4008-10 N. 42nd St.
63	8th	26461 Special Use	Eusebio & Kathleen Acevedo Prospective Buyer  Request to occupy the premises as a religious assembly hall	3031 W. Lincoln Av.
64	9th	26557 Dim Var	William & Denise White, Property Owner  Request to construct a single-family residential dwelling without the required average front setback	8908 N. 70th St.
65	10th	26495 Special Use	Vivian M. Lee, Lessee  Request to occupy the premises as a community based residential facility for 8 residents (elderly)	7505 W. Burleigh St.

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**7:15 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.

66	10th	26532 Special Use	Venice Birmingham, Lessee	5644 W. Appleton Av.
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Request to occupy the premises as a day care center for 40 children infant to 12yrs of age, Monday-Sunday 6:00AM-Midnight (previously approved for 40 children)

67	12th	25959 Other	Mauricio Arenzon Wisconsin Knitwear; Property Owner	1111 W. Lincoln Av.
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Request to modify the conditions of the previous approval of case 21490 (regarding the front windows)

68	12th	26538 Special Use	Angel J. Pacheco, Lessee	600 S. 5th St.
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Request to occupy the premises as a motor vehicle repair facility

69	12th	26554 Special Use	Jorge Montanez, Lessee	1644 S. 9th St.
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Request to occupy the premises as a social service facility

70	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)

71	12th	26356 Dim Var	Jordan Beck, Lessee	125-39 E. Mineral St.
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Request to continue to allow an 8' high solid fence without the minimum landscaping area width

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

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

72	13th	26546 Special Use	Louise Gonzalez, Lessee	873 W. Layton Av.
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Request to occupy a portion of the premises as a second-hand store

73	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

**7:45 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.

74	10th	26186 Special Use	Heaven Sent Elderly Facility Property Owner	4146 W. Martin Dr.
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Request to occupy the premises with four licensed adult family homes on site totaling 16 clients (ages 60-85)

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.