

AGENDA

May 19, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 19, 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	1st	26197 Use Variance <i>dismissal</i>	Kimberly Brown, Lessee Request to occupy the premise as a 24 hr. day care center for 8 children infant to 12yrs of age, Monday-Sunday	5084 N. 19th Pl.
2	1st	26374 Appeal of an Order <i>dismissal</i>	Samaritan Inn Ministries, Property Owner Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises to be a transitional living facility	2522 W. Capitol Dr.
3	9th	26540 Special Use <i>dismissal</i>	LaReina Harris & Lauren Berlin Lessee Request to occupy the premises as an adult family home for 4 individuals (developmentally disabled adults)	5414 N. 53rd St.

Board of Zoning Appeals, Hearing on Thursday, May 19, 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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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	2nd	23999 Special Use <i>dismissal</i>	Wisconsin Correctional Service Stephen B. Swigart; Lessee	5434 W. Capitol Dr.
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Request to occupy the premises as a medical service facility

5	2nd	26223 Special Use <i>dismissal</i>	Amazing Grace Child Care Center Olufunmilayo Abioye; Prospective Buyer	7625 W. Mill Rd.
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Request to occupy the premises as a day care center for 120 children (60 per shift) infant to 12yrs of age, Monday - Friday 6:00 a.m. to 12:00 a.m.

6	2nd	26237 Special Use <i>dismissal</i>	Tammy Campbell, Lessee	5241 N. 68th St.
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Request to occupy the premises as a 24 hr. family day care home for 8 children per shift infant-12yrs of age, Monday-Sunday

7	3rd	26126 Special Use <i>dismissal</i>	Afroz Ahmed, Lessee	2860 N. Holton Av.
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Request to occupy the premises as a fast food restaurant with carry-out

8	12th	26620 Use Var/ Dim Var <i>dismissal</i>	Fernando Caraballo, Property Owner	1308 W. Washington St.
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Request to park two commercial vehicles on a residential lot and occupy the premise as a contractors yard

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9	15th	26562 Special Use	John Dubord Friedens Community Ministries; Lessee Request to occupy the premises as a social service facility	1220 W. Vliet St.
10	15th	26590 Special Use	House of Sacrifice Church, Inc. Property Owner Request to continue occupying the premises as a religious assembly	930-32 W. Center St.
11	15th	26592 Special Use	ML Petroleum, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store	1341 W. Center St.
12	15th	26598 Special Use	Victoria Ochi, Property Owner Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to Midnight	4518-20 W. Lisbon Av.
13	15th	26624 Special Use	Micole Jackson, Lessee Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, Monday-Friday 7:00AM-6:00PM	2445 N. 39th St.

Board of Zoning Appeals, Hearing on Thursday, May 19, 2005

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2:00 p.m. - Consent Agenda (continued)
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14	15th	26628 Special Use	Kashika Williams, Lessee	1944 N. 38 St.
			Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age, 6:00 a.m. to 12:00 a.m. Monday thru Friday	
15	15th	26642 Special Use	Faith Temple Pentecostal Church Property Owner	2416 W. Lisbon Av.
			Request to occupy the premises as an elementary/secondary school	
16	1st	26582 Special Use	Automotive Professional Services Inc. a/k/a APSCO & On the Go Motors, Inc.; Lessee	7289 N. Teutonia Av.
			Request to add motor vehicle sales (vehicles equipped for the disabled) to the existing motor vehicle repair facility and parts sales facility (installation and sales of handicap products and equipment)	
17	1st	26600 Special Use	Antionette L. Warren, Lessee	4060 N. 34th St.
			Request to occupy the premises as a car wash	
18	1st	26645 Special Use	Greg & Ericka Wilder, Lessee	2812 W. Fairmount Av.
			Request to increase the hours of operation from 6:00AM-6:00PM to 24hrs of the existing day care center for 96 children infant to 12yrs of age, Monday-Friday	

Board of Zoning Appeals, Hearing on Thursday, May 19, 2005

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2:00 p.m. - Consent Agenda (continued)
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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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| 19 | 1st | 26646
Use Variance | Ed-U-Care Academy Inc., Lessee | 4819 N. 36th St. |
| | | | Request to continue occupying the premises as a day care center for 8 children, infant to 12 yrs of age, Monday-Friday 6:00am-11:00pm, and Saturday 7:00am-5:00pm | |
| 20 | 1st | 26648
Special Use | Mt. Castle Corporation, Prospective Buyer | 3808 W. Elm St. |
| | | | Request to occupy the premises as an adult day care center for 30 individuals | |
| 21 | 2nd | 26644
Special Use | Frederick & Roshelle Rutledge
Property Owner | 5629 N. 91st St. |
| | | | Request to continue occupying the premise as a day care center for 55 children, 24hrs. Monday-Friday, 6:00am-5:00pm Saturday, and 10:00pm-6:00am Sunday | |
| 22 | 2nd | 26653
Special Use | Thomas Weigand, Prospective Buyer | 9832-38 W. Appleton Av. |
| | | | Request to continue occupying the premises as a motor vehicle sales facility | |
| 23 | 3rd | 26639
Dim Var | Dorothy M. Vitucci
Angelo & Dorris Vitucci Trustees of Vitucci Trust;
Property Owner | 1832 E. North Av. |
| | | | Request to construct additions (rear and side) to the existing tavern without the required front and side street setback, without the minimum required parking spaces, and parking between the street facade of building and the street lot line | |

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

Items Scheduled for approval on the Consent Agenda

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24	3rd	26640 Other	Randy Bryant, Property Owner	2022-24 E. Lafayette Pl.
			Request to modify the Board approved plans for the second principal dwelling unit on the premises (reducing size)	
25	4th	26609 Special Use	Keith M. Pajot, Lessee	633 N. Broadway
			Request to occupy the premises as a second hand store (used bookstore, CD's, movies)	
26	6th	26548 Special Use	A Bishop Farm, Inc., Lessee	3373 N. Holton St.
			Request to occupy the premises as a contractors yard and shop	
27	6th	26632 Special Use	George Wilson Jr., Property Owner	2976 N. Martin Luther King Dr.
			Request to occupy the premise as a second-hand store (retail store new & used goods)	
28	6th	26634 Special Use	Christian Faith Fellowship Church East Lessee	2001 N. Holton St.
			Request to occupy the second floor of the existing religious assembly hall as a social service facility	
29	6th	26643 Use Variance	Tamarah Geter, Property Owner	3243 N. 21st St.
			Request to continue occupying the premises as a 24hr day care center for 8 children infant to 12yrs of age, Monday-Friday	

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30	7th	26542 Special Use	Makbul Sajan, Property Owner	4302 W. Capitol Dr.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

31	7th	26631 Special Use	Linda Rogers, Lessee	3630 N. 27th St.
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Request to continue occupying the premises as a community living arrangement for 8 teenage girls

32	8th	26601 Use Variance	Donald R. Martinson, Property Owner	1712 W. Pierce St.
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Request to add an outdoor patio to the existing tavern (and adding food service)

33	8th	26605 Special Use	Hmong Senior Paradise Center, LLC Lessee	3616 W. National Av.
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Request to occupy the premises as an adult day care center, Monday-Friday 8:30AM-4:40PM, Saturday 9:00AM-Noon

34	8th	26612 Special Use	Laura Angulo, Lessee	2635 W. Burnham St.
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Request to add a general retail establishment to the existing office

35	8th	26619 Special Use	Atlas Foods LLC, Lessee	2108 S. 25th St.
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Request to occupy the premises as a general retail establishment (grocery store)

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

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36	10th	26606 Dim Var	William Acker, Property Owner	9307 W. Stevenson St.
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Request to construct a detached garage in the front setback of the premises

37	10th	26261 Special Use	Sandstone Petroleum Inc., Property Owner	6001 W. Burleigh St.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

38	12th	26523 Dim Var	Karla Ponce De Leon, Property Owner	1924 S. 6th St.
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Request to remodel the front portion of the existing structure (rear portion residential) to incorporate a 2 car garage with overhead doors facing the street (S. 6th St.)

39	12th	26626 Special Use	Douglas Quigley, Property Owner	1108-12 S. 1st St.
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Request to continue occupying the first floor of the premises as a second-hand store (antiques)

40	12th	25833 Special Use	Nicholas & JoAnne Anton, Property Owner	717 S. 4th St.
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Request to occupy a portion of the permitted parking lot for outdoor storage

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2:00 p.m. - Consent Agenda (continued)
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41	13th	26588 Special Use	James & Carol Airoidi, Property Owner	5467 S. 9th St.
			Request to construct a new building to accommodate heavy motor vehicle repair to the west of the existing heavy motor vehicle repair and leasing facility (truck repair & leasing)	
42	13th	26593 Special Use	Mandeep Dhawan, Prospective Buyer	1605 W. Oklahoma Av.
			Request to modify the board approved plans to raze the existing structure and construct a motor vehicle filling station and convenience	
43	13th	26650 Special Use	Mark D. Gadian, Prospective Buyer	5510-40 S. 27th St.
			Request to combine the parcels and occupy premises as a motor vehicle sales facility (5510 S. 27th is a vacant lot and would be an extension to the adjacent motor vehicle sales facility)	
44	14th	26584 Special Use	Chris Colton, Lessee	569 W. Lincoln Av.
			Request to occupy the premises as a day care center for 40 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to 12:00 a.m.	

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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.

45	3rd	25834 Use Variance	Wendy & Russell Wasserman Property Owner	3044-46 N. Farwell Av.
			Request to continue to allow a 3 residential dwelling units on the premises	

46	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)	

2:15 p.m. – Public Hearing

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

47	15th	26552 Special Use	Angela Lovett, Lessee	2465 W. Fond Du Lac Av.
			Request to occupy the premises as a day care center for 65-70 children infant to 12yrs of age, Monday-Friday 5:00AM-8:00PM	

48	15th	26595 Special Use	Victoria Ochi, Property Owner	2525 W. Fond Du Lac Av.
			Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to Midnight	

49	15th	26602 Special Use	Russell W. Stamper II, Property Owner	2634 W. Medford Av.
			Request to occupy the premises as a group home for 7 young men 13yr to 17yrs of age (at risk youth, temporary placement through Milwaukee County Juvenile court System)	

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

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50	15th	26610 Special Use	Suhas R. Pawar, Prospective Buyer Request to raze the existing structure and construct a motor vehicle filling station and convenience store	3302 W. Center St.
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51	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.
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52	1st	26520 Special Use	FeMaria Whittaker, Property Owner Request to occupy the premises as a community based residential facility for 8 elderly clients	4147 N. 24th St.
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53	1st	26567 Special Use	Gregory R. Owens, Lessee Request to occupy the premise as a group home for 8 boys 12yrs-17yrs of age	4261 N. Teutonia Av.
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54	1st	26568 Use Variance	Paster Willie Ojo, Prospective Buyer Request to occupy the premise as a religious assembly hall	3718 W. Elm St.
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55	1st	26572 Special Use	Samaritan Inn Ministries, Inc., Property Owner Request to occupy the premises as a transitional living facility	2522 W. Capitol Dr.
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2:15 p.m. – Public Hearing (continued)

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56	1st	26585 Special Use	Yolanda Bender, Property Owner	5070 N. 49th St.
			Request to occupy the premises as a group home for 8 individuals (includes any combination of pregnant teens and/or teen mother with their children to total 8 individuals at any given time)	

57	1st	26397 Special Use	Shirley Howard, Prospective Buyer	4911 W. Good Hope Rd.
			Request to occupy the premises as a day care center for 98 children infant to 13 yrs. of age, 5:30 a.m. - 12:00 a.m. Monday thru Sunday	

3:00 p.m. – Public Hearing

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58	1st	26061 Special Use	Jimmy & Iola McClendon, Property Owner	4355 N. 27th St.
			Request to occupy the premises as a transitional living facility for 16 males	

59	1st	26060 Special Use	Jimmy McClendon, Property Owner	4339 N. 27th St.
			Request to occupy the premises as a transitional living facility for 16 males	

60	3rd	26583 Special Use	Michelle & Joseph Deutsch, Property Owner	830-32 E. Meinecke Av.
			Request to occupy the premises as a tavern and sit-down restaurant	

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3:00 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.

61	3rd	26543 Special Use	Jacob A. Henes, Property Owner Request to occupy the premises as a motor vehicle repair facility	801 E. Keefe Av.
62	3rd	26366 Special Use	Nehemiah Project, Inc. Rev. Ed Ruen & Marye Beth Dugan; Property Owner Request to continue occupying the premises as a group home for 8 children, 13yrs to 17 yrs of age	2574 N. Cramer St.
63	4th	26556 Special Use	Bruce Croatt & Wayne Croatt Lessee Request to occupy a portion of the premises as a social service facility	2801 W. Wisconsin Av.
64	5th	26545 Special Use	Lisa Parsons, Lessee Request to occupy the premises as a family day care home for 6 children (3 children are the petitioner's) ages infant to 12yrs of age Monday-Sunday 10:00PM-10:00AM (3rd shift only)	3181 N. 81st St.
65	6th	26581 Special Use	Deondria P. Owens, Property Owner Request to occupy the premise as a day care center for 80 children (40 per shift) infant to 12 yrs of age, Monday-Friday 5:00AM-10:00PM	3567 N. Martin Luther King Dr.

Board of Zoning Appeals, Hearing on Thursday, May 19, 2005

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

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| 66 | 6th | 26596
Special Use | Emma Allen-Green & Earnestine Allen-Miliken
Lessee | 3763 N. 10th St. |
| | | | Request to occupy the premises as a group home for
8 residents 6yrs-17yrs of age | |
| 67 | 8th | 26483
Special Use
Use Variance | Shirley King, Property owner | 2301 W. Forest Home Av |
| | | | Request to continue occupying the premises as a
motor vehicle sales and body bumping facility
(painting) | |

3:45 p.m. – Public Hearing

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|----|-----|-----------------------|--|---------------------|
| 68 | 9th | 26586
Special Use | Sheme S. Thorns, Lessee | 7429 W. Bradley Rd. |
| | | | Request to occupy a portion of the premises as a
school for 300 children (elementary/secondary) | |
| 69 | 9th | 26607
Dim Var | Wayne & Montez Ashley, Property Owner | 8901 N. 70th St. |
| | | | Request to construct a single-family residential
dwelling on the premises without the minimum
combined side setbacks | |
| 70 | 9th | 26597
Use Variance | Phill Johnson
Brentwood Church of Christ; Property Owner | 6425 N. 60th St. |
| | | | Request to construct an addition to the existing
religious assembly hall | |

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

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71	10th	26566 Appeal of an Order	David P. Ryan & Jean M. Ryan Property Owner	5834-36 W. Lisbon Av.
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Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises to be occupied as a heavy and light motor vehicle outdoor storage facility and an outdoor salvage operation

72	10th	26189 Special Use	Garrett W. McIntosh Scrub-A-Dub Systems Inc.; Property Owner	7315 W. Appleton Av.
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Request to continue occupying the premises as a car wash

73	11th	26317 Dim Var	Karan Dhillon LLC., Property Owner	3404 S. 27th St.
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Request to allow a commercial sign that exceeds the maximum required sign area

74	12th	26553 Special Use	Eduardo Salgado, Lessee	1576 W. National Av.
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Request to occupy a portion of the premises as a motor vehicle sales facility

75	12th	26622 Appeal of an Order	Kendall Breuning, Property Owner	1201 W. Canal St.
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Request to appeal an ordered issued by the Department of Neighborhood Services determining the fence erected on the property has razor wire

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

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| 76 | 12th | 26177
Dim Var/
Special Use | James J. Valona, Property Owner

Request to continue occupying the premises as a rooming house for 11 persons without the minimum required number of parking spaces | 822 W. Scott St. |
| 77 | 12th | 26283
Special Use | Jose & Juana Ocon, Property Owner

Request to continue occupying the premises as a motor vehicle repair facility | 1042-58 W. Windlake Av. |
| 78 | 13th | 26509
Special Use | George W. Buresh
Auto SPA LLC; Property Owner

Request to add motor vehicle sales to the existing motor vehicle repair facility and car wash | 160 W. Layton Av. |
| 79 | 14th | 26611
Dim Var | Lance & Kathy Dornbrook, Property Owner

Request to construct a second detached garage on the premises without the minimum required east side setback | 1723-25 E. Ontario St. |

4:45 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.

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| 80 | 4th | 26203
Special Use | Tri-Corp Housing
Mike Brever; Property Owner

Request to continue occupying the premises as a transitional facility (92 resident rooms) | 2713 W. Richardson Pl. |
|----|-----|----------------------|--|------------------------|

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

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81	4th	25292 Special Use	Omar Barkhadle, Property Owner Request to continue occupying the premises as a motor vehicle repair and second hand sales facility retail (used vehicle parts)	2715 W. Clybourn St.
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5:45 p.m. – Public Hearing (Contested)

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82	13th	26227 Appeal of an Order	Salvatore Purpero, Property Owner Request to appeal an order from the Department of Neighborhood Services determination that the facility is not operating in accordance with the Board approved plan of operation	851 W. Grange Av.
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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.