

AGENDA

June 9, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 9, 2005**, commencing at **3:00 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. Type</u>	<u>Case Information</u>	<u>Location</u>
3:00 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	4th	26706 Special Use <i>dismiss</i>	Candice Wells, lessee Request to continue occupying a portion of the premises as a personal service facility (nail salon)	1007 N. Cass St.
2	5th	26674 Special Use <i>dismiss</i>	Lisa Lor, Property Owner Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, Sunday thru Saturday 6:00 a.m. to 12:00 a.m.	10206 W. Leon Terrace
3	13th	25835 Use Var/ Dim Var. <i>dismiss</i>	James Cape & Sons Co., Lessee Request to continue occupying the premises as a processing or recycling of mined materials facility (concrete crushing and storage)	6245 S. 6th St.

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

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

3:00 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.

4	1st	26587 Special Use	Children's Diversity North Side Academy, Inc.; Prospective Buyer	3002 W. Silver Spring Dr.
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Request to occupy the premises as a day care center for 120 children, 6 wks. - 12 yrs. of age, Monday thru Friday 6:00 a.m. to 6:00 p.m.

5	1st	26654 Special Use	Cherie Sims, Lessee	3532 W. Villard Av.
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Request to add 53 children to the existing day care center creating a total population of 92 children on site, infant to 12 yrs. of age, open Monday - Friday, 24 hrs. per day (previous hours were 6:30 a.m. - 12:00 a.m. Mon. - Sat.)

6	1st	26712 Use Variance	Tammy Perry, Property Owner	4843 N. Hopkins St.
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Request to continue occupying the premises as a day care center for 40 children, infant to 12 yrs. of age, 6:00 a.m. - 1:00 a.m. Monday - Friday

7	1st	26714 Use Variance	New Hope Missionary Baptist Church, Lessee	2440 W. Atkinson Av.
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Request to continue occupying the premises as a family day care center for 8 children infant to 12yrs of age, Monday-Friday 6:30am-6:00pm

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

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

3:00 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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|----|-----|----------------------|--|----------------------------|
| 8 | 2nd | 26292
Special Use | Wesley C. Carter Sr., Lessee | 6802 W. Villard Av. |
| | | | Request to continue occupying a portion of the premises as a religious assembly | |
| 9 | 4th | 26703
Special Use | Penfield Children's Center, Lessee | 833 N. 26th St. |
| | | | Request to continue occupying the premises as a day care center for 150 children infant to 5 yrs. of age, Monday thru Friday 6:30 a.m. - 6:00 p.m. | |
| 10 | 5th | 26676
Special Use | Southeastern Youth & Family Services Inc.
Property Owner | 7918 W. Capitol Dr. |
| | | | Request to continue occupying the premises as a day care center for 102 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to 6:00 p.m. | |
| 11 | 5th | 26684
Special Use | Cousins Submarines, Inc.
William F. Specht & James F. Sheppard; Lessee | 7603 W. Burleigh St. |
| | | | Request to continue occupying the premises as a fast-food/carryout restaurant with a drive-through | |
| 12 | 5th | 26696
Special Use | Ruby Isle, Inc.
John Kalupa; Lessee | 11137 W. Silver Spring Av. |
| | | | Request to continue occupying the premises as a motor vehicle repair and tire sales facility | |

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

Item	Ald	Case No.	Case Information.	Location.
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3:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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13	6th	26689 Use Variance	Patricia A. Maben, Property Owner	3278 N. 21st St.
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Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. - 12:00 a.m.

14	7th	26647 Special Use	Lynell Venessa Daniels & Tiffany Cross Property Owner	3282 N. 46th St.
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Request to continue occupying the premises as group home for 4 teenage mothers and their children (total of eight persons on site)

15	7th	26681 Use Variance	Sallie Thomas, Property Owner	4031 N. 38th St.
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Request to continue occupying the premises as a day care center and increase the number of children on site from 35 to 43 children infant to 12 yrs. of age, Monday thru Friday 6:00 a.m. to 6:00 p.m.

16	7th	26707 Use Variance	Wendell J. Harris, Property Owner	3402 N. 40th St.
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Request to continue occupying the premise as a day care center for 8 children infant to 12 yrs of age, Monday-Friday 6:00am-5:00pm

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

Item	Ald	Case No.	Case Information.	Location.
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3:00 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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17	7th	26711 Special Use	Bethel Tabernacle, Property Owner	5419 W. Hampton Av.
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Request to construct an addition to the existing religious assembly hall

18	7th	26721 Special Use	Donna Chambers, Property Owner	3044 N. 25th St.
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Request to continue occupying the premises as a group home for 8 girls

19	10th	26680 Special Use	Bell Therapy Inc., Property Owner	6105 W. Keefe Av. Pk.
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Request to continue occupying the premises as a community based residential facility for 6 adults (developmentally disabled)

20	12th	26627 Special Use	Interjeet Dhillon Dhillon's Enterprises, LLC; Property Owner	2072 S. 6th St.
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Request to add motor vehicle sales to the existing motor vehicle repair facility

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3:00 p.m. - Consent Agenda (continued)

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21	13th	26661 Special Use	Super Petroleum LLC. Jean Ghuman; Property Owner	5979 S. Howell Av.
			Request to raze the existing structure and construct a motor vehicle filling station, car wash and convenience store	
22	13th	26679 Special Use	Seema Varma, Lessee	110 E. Layton Av.
			Request to continue occupying the premises as a motor vehicle filling station, convenience store, and car wash	
23	15th	26659 Special Use	Jesse Reed, Lessee	4909 W. Center St.
			Request to continue occupying the premises as a second hand sales facility	
24	15th	26660 Special Use	Spiritual Awakening Day Care Inc. Larry Johnson; Lessee	3910 W. Galena St.
			Request to continue occupying the premises as a day care center (8 children on site)	
25	15th	26662 Special Use	Babies Christian Day Care Inc. Quincy Johnson; Property Owner	3917 W. Galena St.
			Request to continue occupying the premises as a day care center (8 children on site)	

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3:00 p.m. - Consent Agenda (continued)

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26	15th	26670 Special Use	Joann Harris, Property Owner	1628 N. 19th St.
			Request to continue occupying the premise as a community living arrangement for 8 elderly individuals	
27	15th	26672 Special Use	Laura A. Kates, Property Owner	2205 W. Lloyd St.
			Request to continue occupying the premises as a day care facility for 8 children infant to 12yrs of age, Monday-Sunday 6:00AM to Midnight	
28	15th	26677 Special Use	Transitional Living Services Inc. Property Owner	2466-68 N. 50th St.
			Request to continue occupying the premises as a community based residential facility for 12 adult males	
29	15th	26683 Dimensional Variance	James Sayers NIDC; Prospective Buyer	2202 N. 51st St.
			Request to construct a single family dwelling without the required side street setback	
30	15th	26687 Special Use	Pamela McNealy, Property Owner	3812 W. Roberts St.
			Request to continue occupying the premises as a group home for 8 clients (adolescent girls 12-18 yrs. of age)	

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3:15 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.

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| 31 | 3rd | 26633
Extension of
Time | Seidel Tanning Corp., Property Owner

Request for an extension of time to comply with the conditions of Case Number 24443 to construct an addition to the existing (3 shift operation) leather drying, dying and finishing facility | 1306 E. Meinecke Av. |
| 32 | 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. |
| 33 | 10th | 26566
Appeal of an
Order | David P. Ryan & Jean M. Ryan
Property Owner

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 | 5834-36 W. Lisbon Av. |
| 34 | 10th | 26186
Special Use | Heaven Sent Elderly Facility, Property Owner

Request to occupy the premises with four licensed adult family homes on site totaling 16 clients (ages 60-85) | 4146 W. Martin Dr. |
| 35 | 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. |

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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.

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| 36 | 1st | 26608
Special Use | Lakesha Young, Lessee

Request to occupy the premises as a day care center for 8 children infant to 12yrs of age Monday-Friday 6:30AM-6:30PM, Saturday 6:30AM-3:30PM | 7555 N. Teutonia Av. |
| 37 | 1st | 26641
Special Use | Ruby Davis, Property Owner

Request to occupy the premises as a 24 hr. family day care home for 24 children (8 per shift) infant to 12yrs of age, Monday-Friday | 4801 W. Villard Av. |
| 38 | 2nd | 26515
Special Use | Lester & Ernestine Wilkerson, Property Owner

Request to occupy the premises as an adult family home for 4 women (elderly) | 5821 N. 66th St. |
| 39 | 2nd | 26604
Use Variance | Carla Cawthorn, Property Owner

Request to occupy the premises as a family day care center for 8 children infant to 12 yrs, Monday-Friday 6:00AM-10:00PM | 8720 W. Lynx Av. |
| 40 | 2nd | 26011
Special Use | Jeff Eaton, Lessee

Request to add a contractor's yard and continue occupying the premises as an office, equipment repair (repair personal and business vehicles) and contractor's shop | 7219 W. Fond Du Lac Av. |

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

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|----|-----|-------------------------------|---|--------------------------|
| 41 | 2nd | 26536
Special Use | Milwaukee Public Schools, Lessee

Request to occupy the upper portion of the premises as a secondary/elementary school | 5401 N. 76th St. |
| 42 | 3rd | 26658
Special Use | Kendra Terry, Lessee

Request to increase the number of children on site from 24 to 31 and increase the hours of operation from 7:00 a.m. to 5:30 p.m. to 24 hrs. of the existing Board approved day care center (facility would be open 7 days per week) | 2500 N. Holton St. |
| 43 | 3rd | 26663
Dim Var. | Vincenzo & Nancy A. Tarantino, Property Owner

Request to combine the parcels and raze the existing single-family dwellings to construct a multi-family residential dwelling (4 town homes) | 1771-75 N. Marshall St. |
| 44 | 3rd | 26640
Other | Randy Bryant, Property Owner

Request to modify the Board approved plans for the second principal dwelling unit on the premises (reducing size) | 2022-24 E. Lafayette Pl. |
| 45 | 4th | 26630
Extension of
Time | Bulk Petroleum Corp., Property Owner

Request for an extension of time to comply with conditions of case No.24018 to construct a motor vehicle filling station and convenience store | 1932 W. State St. |
| 46 | 4th | 26556
Special Use | Bruce Croatt & Wayne Croatt, Lessee

Request to occupy a portion of the premises as a health clinic (mental health clinic) | 2801 W. Wisconsin Av. |

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4:00 p.m. – Public Hearing

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47	5th	26578 Special Use	Ark of the New Covenant Church of God in Christ d/b/a Ark Haven for Elderly; Property Owner Request to construct a community living arrangement (separate building) for 12 residents adjacent to the existing community living arrangement (residents with advanced aged, developmentally disabled, dementia & alzheimer, emotionally disturbed, and mental illness)	8050-54 W. Appleton Av.
48	6th	26665 Special Use	Mount Horeb Baptist Church Rev. Roy Hopgood Jr.; Property Owner Request to construct a religious assembly hall on the premises	534-40 W. Center St.
49	6th	26548 Special Use	A Bishop Farm, Inc., Lessee Request to occupy the premises as a contractors yard and shop	3373 N. Holton St.
50	7th	26625 Special Use	Adam Hampton, Lessee Request to occupy a portion of the premises as a general retail establishment (grocery store)	4201 W. Bonny Pl.
51	8th	26629 Special Use	Alejandro Mora Mora's Auto Sales Ltd.; Property Owner Request to occupy the premises as a motor vehicle sales facility	3120 W. Burnham St.

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

Item No.	Ald Dist.	Case No. Type.	Case Information.	Location.
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4:00 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.

52	8th	26605 Special Use	Hmong Senior Paradise Center, LLC Lessee Request to occupy the premises as an adult day care center, Monday-Friday 8:30AM-4:40PM, Saturday 9:00AM-Noon	3616 W. National Av.
53	8th	26612 Special Use	Laura Angulo, Lessee Request to add a general retail establishment to the existing office	2635 W. Burnham St.
54	10th	26618 Special Use	Bulk Petroleum, Prospective Buyer Request to occupy the premises as a motor vehicle filling station with a convenience store	7535 W. Burleigh St.
55	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.
56	12th	26635 Special Use	Andy Khullar & Mike Sanfillipo Property Owner Request to raze the existing attached car wash and construct 2 detached car washes, replace the existing convenience store with a sit-down restaurant, and construct a new convenience store with additional fueling pumps for the motor vehicle filling station (also a three bay oil/ lube facility and a carry-out restaurant a with drive-thru is being proposed for this site.	605 S. 1st St.
57	13th	26078 Special Use	Judith Barwick, Lessee Request to occupy the premises as an outdoor merchandise sales facility	4203 S. Howell Av.

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

Item	Ald	Case No.	Case Information.	Location.
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4:45 p.m. – Public Hearing

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|----|------|----------------------|--|--------------------------|
| 58 | 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) | |
| 59 | 13th | 26650
Special Use | Mark D. Gadian, Prospective Buyer | 5510 S. 27th St. |
| | | | Request to occupy premises as a motor vehicle sales facility (5510 S. 27th is a vacant lot and would be used as an extension to the adjacent motor vehicle sales facility) | |
| 60 | 14th | 26671
Dim Var. | Outpost Natural Foods, Pam Mehnert; Lessee | 2826 S. Kinnickinnic Av. |
| | | | Request to remodel the premises and occupy it as a general retail establishment without the minimum glazing | |
| 61 | 14th | 26675
Dim. Var. | Monique Charlier, Property Owner | 2535 S. Delaware Av. |
| | | | Request to construct an addition to the existing garage without the minimum required rear yard setback | |
| 62 | 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. | |

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

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4:45 p.m. – Public Hearing (continued)

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63	15th	26573 Special Use	Gunny Petroleum Satwinder Singh; Prospective Buyer	2312 W. Fond Du Lac Av.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

64	15th	26614 Special Use	Felecia Williams, Property Owner	4215-17 W. Spaulding Pl.
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Request to occupy the premises as a 24 hr day care center for 8 children per shift infant to 12yrs of age, Monday-Friday

65	15th	26615 Special Use	Hope L. Harris, Property Owner	2334 W. Galena St.
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Request to occupy the premises as a 24 hr family day care home for 8 children infant to 12yrs of age, Monday-Friday

66	15th	26666 Special Use	Anica Davis, Property Owner	2466 W. Garfield Av.
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Request to occupy the premises as a 24 hr. family day care home for 8 children infant to 12yrs of age, Monday-Sunday

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.

67	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

Board of Zoning Appeals, Hearing on Thursday, June 9, 2005

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6:00 p.m. – Public Hearing (Contested)

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68	4th	26106 Special Use	Community Village Social Services, Inc. Lessee	1230 N. 25th St.
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Request to occupy the premises as a group home for
8 youth (behavioral & emotional problems)

6:30 p.m. – Public Hearing (Contested)

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69	4th	26429 Special Use	Larry Butler, Property Owner	2526 W. Highland Ave.
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Request to continue occupying the premises as a
community living arrangement for 5-8 women

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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.