

AGENDA

July 28, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 28, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
2:00 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	2nd	26697 Special Use <i>Dismiss</i>	Michael Hutchinson, Lessee Request to occupy the premises as an elementary/secondary school	5444 W. Fond Du Lac Av.
2	2nd	26745 Special Use <i>Dismiss</i>	Ann Hutchinson, Lessee Request to occupy a portion of the premises as a day care center for 100 children (50 per shift) infant to 12 yrs of age, Monday-Friday 6:00AM-10:00PM	5444 W. Fond Du Lac Av.

Board of Zoning Appeals, Hearing on Thursday, July 28, 2005

<u>Item</u>	<u>Ald</u>	<u>Case No.</u>	<u>Case Information.</u>	<u>Location.</u>
<u>No.</u>	<u>Dist.</u>	<u>Type.</u>		

2:00 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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|---|-----|----------------------------------|--|------------------------|
| 3 | 3rd | 26828
Special Use | Troy Borgen, Lessee | 909 E. Locust Av. |
| | | | Request to occupy the premises as a motor vehicle repair facility | |
| 4 | 3rd | 26849
Dimensional
Variance | James & Suzanne Holton, Property Owner | 2115 E. Lafayette Pl. |
| | | | Request to divide the parcel and construct a single family dwelling with an access drive partially located on the adjoining lot and over the maximum required lot coverage | |
| 5 | 3rd | 26858
Use Variance | Munem Abukhamireh, Lessee | 3041-43 N. Oakland Av. |
| | | | Request to continue occupying the 1st & 2nd floors of the premises as a personal service facility (salon) | |
| 6 | 3rd | 26859
Special Use | Jonathan & Donna Moberg, Property Owner | 3477 N. Weil St. |
| | | | Request to continue occupying the premises as a contractor's yard (wood & building materials) | |
| 7 | 3rd | 26789
Special Use | Community Care Organization Inc.
Property Owner | 1825 N. Prospect Ave. |
| | | | Request to continue occupying the premises as a community based residential facility for 80 adult residents | |

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2:00 p.m. - Consent Agenda (continued)
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8	4th	26830 Special Use	Mitchell of Delaware, Inc., Property Owner	766 N. Jackson St.
			Request to continue occupying the premises as a parking lot	
9	4th	26841 Special Use	Craig Harper, Property Owner	727 N. 31st St.
			Request to continue occupying the premises as a transitional living facility (formally classified as a rooming house) and amend the number of women from 22 to 30	
10	4th	26866 Special Use	Dulce M.B. Trejo, Prospective Buyer	3329 W. Vliet St.
			Request to occupy the premises as a motor vehicle repair and sales facility	
11	5th	26806 Special Use	Fish & Chicken Basket Inc., Lessee	10110 W. Silver Spring Dr.
			Request to occupy the premises as a fast-food/carry-out restaurant with a drive-thru facility	
12	5th	26811 Special Use	U-Haul Real Estate, Property Owner	7677 W. Appleton Av.
			Request to continue occupying the premises as a motor vehicle sales, leasing, and rental facility with mini warehouses (was not included on previous approval)	

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

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| 13 | 5th | 26861
Special Use | Maurice Alderson, Lessee | 7980 W. Appleton Av. |
| | | | Request to continue occupying the premises as a day care center for 14 children 2 - 7 yrs. of age, 5:30 a.m. to 12:00 a.m. Monday thru Friday and 9:00 a.m. to 5:00 p.m. on Saturday | |
| 14 | 5th | 26865
Special Use | Betty J. Jamerson, Lessee | 9818 W. Sheridan Av. |
| | | | Request to amend the hours of operation from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight, Monday - Friday and continue occupying the premises as a day care center for 60 children infant to 12 yrs. of age | |
| 15 | 6th | 26796
Special Use | Boykin Blackman, Lessee | 3854 N. Teutonia Av. |
| | | | Request to continue occupying the premises as car wash, and a motor vehicle repair and sales facility (tires) | |
| 16 | 6th | 26802
Special Use | Sujin Lee
Prabhu Kasthurirangaian of S&P Investments, LLC;
Property Owner | 400 E. Burleigh St. |
| | | | Request to occupy the premises as a general retail establishment (grocery store) | |
| 17 | 7th | 26852
Special Use | Eric S. Upchurch, Prospective Buyer | 2823 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a religious assembly | |

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| 18 | 7th | 26863
Special Use | Andre & James Carter, Lessee | 3936 W. Fond Du Lac Av. |
| | | | Request to amend the number of children from 14 to 21 for the existing school (day care located on site has no increase in children) | |
| 19 | 7th | 26874
Special Use | St. Peter M.B. Church, Property Owner | 3057 N. 35th St. |
| | | | Request to continue occupying the premises as a religious assembly | |
| 20 | 8th | 26857
Special Use | Amira Otallah, Property Owner | 2439 W. Mitchell St. |
| | | | Request to occupy the premise as a day care center for 100 children (50 children per shift) infant to 12 yrs of age, Monday-Friday 6:00 AM - 6:00 PM | |
| 21 | 8th | 26876
Special Use | David A. Syrrakos, Lessee | 2617 S. 31st St. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 22 | 9th | 26834
Special Use | Aslam Kahn
dba Midwest Hospitality, LLC; Lessee | 8111 W. Brown Deer Rd. |
| | | | Request to occupy the premises as a fast-food/carryout restaurant with a drive through facility (former fast-food facility on site) | |

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| 23 | 10th | 26846
Special Use | Julia Williams, Property Owner | 4702 W. Vliet St. |
| | | | Request to continue occupying the premises as a day care center for 35 children infant to 12 yrs. of age, 6:00 a.m. - 8:00 p.m. Monday thru Friday | |
| 24 | 10th | 26856
Special Use | Kimberly Hubbard
Bessie's Kiddie Kollege Phase 2; Lessee | 7365 W. Appleton Av. |
| | | | Request to continue occupying the premises as a 24 hrs. day care center for 68 children infant to 12 yrs. of age | |
| 25 | 11th | 26833
Special Use | David Abbil, Property Owner | 3031 W. Fardale Av. |
| | | | Request to continue occupying the premises as a community based residential facility for 20 residents (elderly) | |
| 26 | 12th | 26667
Special Use | Efren & Ramiro Gonzalez, Property Owner | 2201 S. 13th St. |
| | | | Request to occupy the premise as a motor vehicle repair facility | |
| 27 | 12th | 26818
Special Use | Armando & Irma Maldonado, Property Owner | 2001 S. 7th St. |
| | | | Request to occupy the premise as a general retail establishment (grocery store) | |
| 28 | 13th | 26741
Special Use | Pastor Jeffrey Pruitt
Faith Builders International; Property Owner | 4901 S. Howell Av. |
| | | | Request to construct an addition to the existing religious assembly facility | |

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29	14th	26812 Special Use	Christina Roldan, Lessee	2922 S. 13th St.
			Request to occupy the premises as a day care center for 40 children infant to 12yrs of age, Monday-Friday 6:00 AM - 6:00PM	
30	14th	26827 Special Use	Speedway SuperAmerica LLC Ronald L. Edisto; Property Owner	369 E. Oklahoma Av.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store	
31	15th	26820 Special Use	Willie Mae Moore, Property Owner	2319 N. 39th St.
			Request to occupy the premises as an adult family home for 3 individuals (adults age 60 and over)	
32	15th	26824 Special Use	Beverly Jones-Harper, Property Owner	2005 N. 36th St.
			Request to continue occupying the premises as a 24 hrs. family day care home for 8 children infant to 13 yrs. of age, Monday - Sunday (no drop off or pick up between 10:30 P.M. and 6:30 A.M)	
33	15th	26831 Dimensional Variance	Fondy Food Center, Inc., Lessee	2200 W. Fond Du Lac Av.
			Request to erect a 3 wall signs that exceed the maximum required sign area to the existing seasonal market	
34	15th	26808 Special Use	Peace of Mind Child Development Center Lessee	2127 W. Garfield Ave.
			Request o occupy a portion of the premises as a 24 hr. day care center for 135 children (55 max. on 1st and 2nd shift/ 25 max. on 3rd shift) infant to 12 yrs. of age	

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

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35	15th	26836 Special Use	Autotronix LLC, Lessee	4503-09 W. North Av.
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Request to continue occupying the premises as a motor vehicle repair facility with body shop and painting

36	1st	26807 Special Use	Terrell Bell, Prospective Buyer	5250 N. Sherman Bl.
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Request to occupy the premises as a hand car wash

37	1st	26823 Special Use	Anthony L. Smith, Property Owner	4949 W. Villard Av.
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Request to continue occupying the premises as a social service facility (office, training, meeting)

38	1st	26854 Special Use	Michael & Ann Hutchinson, Lessee	5226 W. Hampton Av.
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Request to continue to occupy the 1st floor of the premises as a day care center for 100 children per shift infant to 12yrs of age, 6:00 AM - 11:00PM Monday-Friday, and to add an elementary/secondary school to the 2nd floor and a portion to the 1st floor Monday-Friday 7:00 AM - 5:00 PM

2:00 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.

39		Proposed rules change	Discussion and possible action regarding changes to the Board's Rules of Procedure regarding Change of operator requests.	
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2:00 p.m. Administrative Review (continued)

Items scheduled for consideration and action by the Board in Administrative Review

No oral testimony will be taken on these items.

40	9th	26472 Special Use	Evaughn High; Grace Family Day Care School No Middle Ground Worship Center; Lessee	6406 N. 76th St.
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Request to occupy the premises as a religious assembly hall (Wednesday/Friday evenings & Sunday mornings), elementary/secondary school and day care center for 99 children, 6 wks. to 12 yrs. of age, Monday-Friday 6:00 AM - 6:00 PM

41	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

42	4th	26756 Use Variance	Doris J. Pinkney, Prospective Buyer	1420 N. 33rd St.
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Request to add an elementary/secondary school to the existing day care center

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.

43	4th	26798 Special Use	Milwaukee School of Engineering Attn. Mike Multhauf; Property Owner	1025 N. Milwaukee St.
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Request to occupy the premises as a surface parking expanding the adjacent existing parking lots

44	4th	26825 Special Use	Venner Alston, First Steps Christian Learning Academy; Property Owner	2605 W. Vliet St.
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Request to add a school (elementary or secondary) to the existing board approved religious assembly and day care center

45	4th	26829 Use Variance	Patrick A. Wilber, Property Owner	2459 W. Michigan Av.
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Request to convert the 3rd floor into a 1-unit apartment increasing the existing 7-unit apartment dwelling to 8-unit apartment dwelling

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

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46	4th	26837 Appeal of an Order	Jackson Square LLC Leon & Robert Joseph; Property Owner	167-89 N. Jackson St.
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Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises is not meeting the landscaping requirements following the demolition of a structure in any downtown zoning district

47	4th	26732 Special Use	Wisconsin African American Women, Ltd. Property Owner	3020 W. Vliet St.
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Request to occupy the premises as a community center

48	5th	26736 Dim Var.	Clorine Harris, Property Owner	2704 N. 87th St.
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Request to construct an addition to the existing residential dwelling without the minimum required east side setback, with out the minimum side setback adjustment for excessive depth, and over the required lot coverage

49	6th	26821 Special Use/Dim Var	New Haven MBC Tangie & Michael Cokes; Lessee	3733 N. Teutonia Av.
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Request to occupy a portion of the premises as a religious assembly hall (without the code required parking)

50	6th	26826 Special Use	Goodwill Industries of Southeastern Wisconsin Inc. Attn: Vickie L. Volpano; Prospective Buyer	3908 N. Palmer St.
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Request to combine the lots and construct a second-hand store on the premises

51	7th	26813 Special Use	Thomas & Denise Dale, Property Owner	4207 N. 39th St.
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Request to occupy the premises as an adult family home for 4 residents

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

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52	7th	26860 Use Variance	Jeannetta L. Robinson, Lessee	3026 W. Concordia Av.
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Request to continue occupying the premises as an elementary/secondary school (grades 9th-12th)

53	8th	26629 Special Use	Alejandro Mora Mora's Auto Sales Ltd.; Property Owner	3120 W. Burnham St.
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Request to occupy the premises as a motor vehicle sales and repair (tire installation) facility

3:00 p.m. – Public Hearing

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54	9th	26819 Special Use	DJ Perkins Academy of Excellence Continuous Love Family Center; Lessee	9155-57 N. 76th St.
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Request to occupy a portion of the premises as a elementary/secondary school for 100 students, Monday-Friday 8:00 AM - 3:40 PM and day care facility for 33 children infant to 12 yrs of age, Monday-Saturday 5:30 AM - 10:00 PM

55	10th	26698 Special Use	Lakisha Nash, Lessee	6815 W. Capitol Dr.
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Request to occupy a portion of the premises as a school (elementary or secondary) for 50 children, k4 - 3rd grade

56	10th	26795 Special Use	Familia Batuque, LLC, Lessee	3928 W. St. Paul Av.
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Request to occupy the premises as a community center

57	12th	26702 Dim Var.	Kendall Breunig, Lessee	1201 W. Canal St.
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Request to allow a 6 ft. fence with razor wire on the premises

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

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58	12th	26815 Special Use	Mohammad K. Ali, Prospective Buyer	902-14 W. National Av.
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Request to combine the parcels and construct a motor vehicle filling station

59	15th	26844 Special Use/Use Variance	Ralph Kramer, Lessee	2819 N. 32nd St.
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Request to occupy the premises as a medical service facility and a transitional living facility for up to 25 residents

60	1st	26781 Special Use	Pat Echols, Property Owner	4861 N. Teutonia Av.
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Request to add a school (elementary or secondary) to the existing board approved day care center, (total number of children for both 80)

61	1st	26704 Special Use	Eddie Mae Martin, Property Owner	4502 N. Teutonia Av.
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Request to occupy the premises as an elementary school for 50 children ranging in age from 3 to 6 years (will replace existing day care center on site)

62	2nd	26809 Special Use	Milwaukee Outreach Center Inc., Lessee	6647 W. Mill Rd.
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Request to occupy a portion of the premises as a social service facility

63	2nd	26810 Use Variance	Laverne S. Davis, Property Owner	7123 W. Hampton Av.
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Request to occupy a portion of the premises (unit #1) as a day care center for 8 children infant to 12 yrs of age, Monday-Friday 6:00 AM - 10:00 PM

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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.