

## AGENDA

November 10, 2005

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 10, 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.

<b>Item No.</b>	<b>Ald Dist</b>	<b>Case No. Type</b>	<b>Case Information</b>	<b>Location</b>
1	6th	24335 Special Use <i>Dismissal</i>	Patrina Echols, Lessee  Request to occupy the premise as a community living arrangement for 8 children	400-02 E. Meinecke Av.
2	6th	26621 Use Var/ Dim Var. <i>Dismissal</i>	Brad Thurman, Property Owner  Request to construct multi-family residential dwelling on the premises with a garage door that is within four feet and faces the street	226 E. Garfield Av.
3	7th	26521 Special Use <i>Dismissal</i>	Robert E. White Sr., Lessee  Request to occupy the premises as an elementary/secondary school	4951 W. Fond Du Lac Av.

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p><b><u>2:00 p.m. Administrative Consent Agenda (continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
4	8th	26777 Special Use <i>Dismissal</i>	Lado Esquivel, Lessee  Request to continue occupying the premises as a religious assembly and social service facility	2842-44 W. Forest Home Ave.
5	9th	27015 Special Use <i>Dismissal</i>	David Abbil, Property Owner  Request to occupy the premises as a community based residential facility for 20 residents (elderly)	8919 N. Michele St.
6	10th	26623 Special Use <i>Dismissal</i>	Betty J. Ross & Shawn Weaver, Lessee  Request to occupy the premises as a 24 hr day care center for 100 children infant to 13 yrs of age, Monday-Sunday	5100 W. Center St.
7	10th	26698 Special Use <i>Dismissal</i>	Lakisha Nash, Lessee  Request to occupy a portion of the premises as a school (elementary or secondary) for 50 children, k4 - 3rd grade	6815 W. Capitol Dr.
8	12th	26965 Use Variance <i>Dismissal</i>	Kathy Patten, Property Owner  Request to occupy the premises as an animal boarding facility (personal pets, not a business)	2561 S. 15th Pl.
9	14th	26613 Use Variance <i>Dismissal</i>	William Kaschner & Brian McGuinnis, Lessee  Request to occupy the premise as an indoor recreation facility (skateboarding and in-line skating)	241 W. Oklahoma Av.

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

<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>
------------------------	------------------------	------------------------------	---------------------------------	-------------------------

**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.

10	15th	26558 Special Use <i>Dismissal</i>	House of David, Inc., Lessee  Request to occupy the premises as a transitional living facility for 8 adult males	2128-30 N. 39th St.
----	------	--	--	---------------------

11	15th	26610 Special Use <i>Dismissal</i>	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.
----	------	--	---	--------------------

12	2nd	26165 Special Use <i>Dismissal</i>	Susan Crockett, Lessee  Request to occupy the premises as an adult family home for 4 elderly residents (advanced aged, dementia, Alzheimer, physically disabled, and terminally ill)	5267 N. 51st Bl.
----	-----	--	--	------------------

**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.

13	7th	27087 Special Use	New Beginnings Are Possible Inc. Prospective Buyer  Request to continue occupying the premise as a social service facility (youth center)	3717 W. Fond Du Lac Av.
----	-----	----------------------	--	-------------------------

14	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.
----	-----	----------------------	--	---------------------

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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	7th	26932 Special Use	Aliyah Abuwi, Lessee	3735 N. 35th St.
----	-----	----------------------	----------------------	------------------

Request to occupy the premises as a day care center for 100 children (50 children per shift) infant to 12 yrs of age, Monday-Saturday 6:30 AM - 11:30 PM

16	8th	27086 Special Use	Marlon Currie, Lessee	3616 W. National Ave.
----	-----	----------------------	-----------------------	-----------------------

Request to occupy the premise as a 24 hr. day care center for 100 children per shift infant to 12yrs of age, Monday-Sunday

17	8th	27053 Special Use	Ernesto Villarreal, Property Owner	3523 W. Burnham St.
----	-----	----------------------	------------------------------------	---------------------

Request to convert an existing vacant lot into a heavy motor vehicle parking lot (maximum of 3 delivery trucks on site) without the code required landscaping

18	9th	27079 Special Use	Gary Mohn, Property Owner	9225 N. 76th St.
----	-----	----------------------	---------------------------	------------------

Request to occupy a portion of the premises as an adult day care center

19	10th	27030 Dim Var	Mark Peterson, Property Owner	115 N. 71st St.
----	------	------------------	-------------------------------	-----------------

Request to construct a gazebo in the rear of the premises next to the existing detached garage over the maximum allowed lot coverage and without the minimum required north side setback (combined lot coverage of gazebo and existing garage)

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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.

20	10th	27043 Special Use	Southern Towers Inc., c/o SpectroSite Communications, Lessee	6400 W. Burleigh
----	------	----------------------	---	------------------

Request to continue to occupy a portion of the premises as a telecommunication facility (131 ft. monopole transmission tower)

21	10th	27046 Special Use	Makini Triplett, Property Owner	3119 N. 52nd St.
----	------	----------------------	---------------------------------	------------------

Request to continue occupying the premises as a 24 hr family day care home for 8 children (per shift) infant to 12yrs of age, Monday-Sunday

22	10th	27077 Special Use	Quincy Lynk & Patrice McKinley Property Owner	2550 N. 58th St.
----	------	----------------------	--	------------------

Request to continue occupying the premises as a 24hr family day care home for 8 children, 6wks-12yrs, Monday-Sunday

23	10th	27078 Special Use	Adrienne Finch, Lessee	5315 W. Center St.
----	------	----------------------	------------------------	--------------------

Request to continue to occupying the premise as a day care center for 20 children infant to 12yrs, Monday-Friday 6:00am-10:00pm

24	12th	27037 Special Use	Yarelle Alvarez, Lessee	1116 W. Windlake Av.
----	------	----------------------	-------------------------	----------------------

Request to continue occupying the premises as a second-hand store (in conjunction with the indoor storage facility across the alley)

25	12th	27042 Special Use	Latisha Logan, Property Owner	2490 S. 10th St.
----	------	----------------------	-------------------------------	------------------

Request to occupy the premises as a day care center for 50 children (25 per shift) infant to 12 yrs of age Monday - Saturday 6:00 AM - Midnight

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

<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>
------------------------	-------------------------	------------------------------	---------------------------------	-------------------------

**2:00 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.

26	12th	27065 Special Use	James L. Tietjen Dept. of Health and Human Services; Lessee	1201 W. Historic Mitchell St.
----	------	----------------------	--	-------------------------------

Request to continue occupying the premises as a social service facility (recovery, counseling)

27	12th	26931 Special Use	Raul Rosas, Lessee	1556 W. Lincoln Av.
----	------	----------------------	--------------------	---------------------

Request to occupy a portion of the premises as a second-hand store (furniture, appliances, and electronics)

28	12th	26942 Special Use	Daniel Mora, C & D Enterprises d/b/a Jalisco Auto Sales; Property Owner	2001-05 S. 6th St.
----	------	----------------------	--	--------------------

Request to combine the vacant parcels and construct a motor vehicle sales facility, repair facility, and body shop on the premises

29	12th	27039 Use Variance	Yarellie Alvarez, Lessee	1122 W. Becher St.
----	------	-----------------------	--------------------------	--------------------

Request to continue occupying the premises as an indoor storage facility (used for the storage of appliances in

30	13th	25988 Special Use	Lutheran Social Services of WI & Upper Mil. Inc. Property Owner	2423 W. Abbott Av.
----	------	----------------------	--	--------------------

Request to increase the number of residents from 5 to 6 of the existing community living arrangement (clients are developmentally disabled, ambulatory or semi ambulatory)

31	14th	27020 Use Variance	Francisco Hernandez, Property Owner	2567 S. Howell Av.
----	------	-----------------------	-------------------------------------	--------------------

Request to allow parking in the front yard of premises

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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.

- |    |      |                       |   |                         |
|----|------|-----------------------|---|-------------------------|
| 32 | 14th | 27051<br>Special Use  | SIEMAG Inc., Lessee   | 2969 S. Chase Av.       |
|    |      |                       | Request to occupy a portion of the premises as a general office   |                         |
| 33 | 14th | 27074<br>Use Variance | Gary Szymanski & Greg White<br>Lessee   | 1911 S. Allis St.       |
|    |      |                       | Request to occupy a portion of the premises as a specialty/personal instruction school (motorcycle safety training range)                       |                         |
| 34 | 15th | 27054<br>Special Use  | Shawntay Cook, Lessee   | 1921 N. 27th St.        |
|    |      |                       | Request to continue occupying the premises as a 24 hrs. day care center for 24 children (8 per shift) infant to 12 yrs. of age, Monday - Sunday |                         |
| 35 | 15th | 27060<br>Special Use  | Spiritual Israel Church And It's Army<br>Property Owner   | 2415 W. Fond Du Lac Av. |
|    |      |                       | Request to continue occupying a portion of the premises as a religious assembly   |                         |

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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.

36	15th	26513 Special Use	James E. Mack, Property Owner	2491 W. Fond Du Lac Av.
----	------	----------------------	-------------------------------	-------------------------

Request to continue occupying the premises as a contractor's yard for a heating and refrigeration business with ancillary sales of used refrigerators

37	15th	27072 Special Use	Columbia Savings and Loan Association Property Owner	2024 W. Fond Du Lac Av.
----	------	----------------------	---	-------------------------

Request to combine the parcels and raze the existing structures to construct a financial institution (bank) with a drive through facility without the minimum required queue lane

38	1st	27062 Special Use	Children's Choice, Property Owner	4075 N. Teutonia Av.
----	-----	----------------------	-----------------------------------	----------------------

Request to amend the hours of operation from 6:00 a.m. - 5:30 p.m. to 5:30 a.m. - 12:00 a.m. Monday - Friday, and continue occupying the premises as a day care center for 50 children infant to 12 yrs. of age

39	1st	27064 Special Use	Cassandra Holley Enterprise Inc., Dreamland Child Care; Lessee	6205 N. Teutonia Av.
----	-----	----------------------	---	----------------------

Request to amend the hours of operation from 6:00 a.m. - 6:30 p.m. to 6:00 a.m. - 1:00 a.m. Monday - Friday, and continue occupying a portion of the premises as a day care center for 220 children infant to 12 yrs. of age

40	1st	27067 Special Use	Community Learning Academy Marvin T. Weaver; Other	5020 W. Hampton Av.
----	-----	----------------------	---	---------------------

Request to continue occupying the premises as a 24 hrs. day care center for 200 children infant to 12 yrs. of age

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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.

41	1st	25245 Special Use	Curtis Nealey, Lessee	4325 N. Green Bay Av.
----	-----	----------------------	-----------------------	-----------------------

Request to continue to occupy the premises as a car wash and motor vehicle repair facility (tire repair)

42	2nd	27035 Use Variance	Lucretia Hightower, Property Owner	5457 N. 91st St.
----	-----	-----------------------	------------------------------------	------------------

Request to continue occupying a portion of the premise as a day care center for 40 children infant to 12 yrs of age, Monday - Friday 6:00a.m. - Midnight

43	2nd	27038 Special Use	Creative Community Living Services, Inc. Property Owner	4041 N. 72nd St.
----	-----	----------------------	--	------------------

Request to continue occupying the premises as a community based residential facility for 6 individuals (developmentally disabled)

44	2nd	27058 Special Use	James E. Thompson, Lessee	5216 W. Capitol Dr.
----	-----	----------------------	---------------------------	---------------------

Request to occupy the premises as fast-food/carryout restaurant with a drive through facility

45	2nd	27076 Dim Var	John H. Sleva, Property Owner	8600 W. Kaul Av.
----	-----	------------------	-------------------------------	------------------

Request to construct a detached garage in excess of the permitted area for garages with sidewall heights that exceed what is allowed by code as well

46	3rd	27094 Special Use	Institute of Divine Metaphysical Research, Greg Lewis, Lessee	2266 N. Prospect Ave.
----	-----	----------------------	--	-----------------------

Request to occupy a portion of the premises as a religious assembly facility (bible school)

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

<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>
------------------------	------------------------	------------------------------	---------------------------------	-------------------------

**2:00 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.

47	3rd	27014 Dim Var	Dennis J. Rehberg, Property Owner	2800 N. Pierce St.
			Request to comply the previous conditions of case No. 25425 and modify the Board approved plans to construct a 3 unit multi-family residential dwelling on the premises without the required setbacks	
48	3rd	27098 Special Use	Foster Youth Independence Center of Milwaukee, Inc.; Lessee	604 E. Center St.
			Request to occupy the premises as a youth social service facility	
49	3rd	27052 Special Use	Leonard J. Sobczak, Property Owner	3287 N. Oakland Av.
			Request to continue occupying the premises as a general office (real estate sales & management)	
50	3rd	27069 Dim Var	Peter & Wendy Slocum, Property Owner	2429 E. Wyoming Pl.
			Request to raze the existing detached garage and construct an attached garage that exceeds the maximum allowable lot coverage (lot coverage includes home & garage)	
51	4th	27082 Dim Var	H.A.C.M., Property Owner	2482 W. Vliet St.
			Request to divide the lot and construct a single family residential dwelling that has over the maximum average front setback allowed by code	

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:00 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.

- |    |     |                      |   |                       |
|----|-----|----------------------|---|-----------------------|
| 52 | 4th | 27071<br>Special Use | Toon City, inc.<br>c/o Wendy Slocum; Property Owner<br><br>Request to continue occupying the premises as a parking lot  | 632-36 N. Water St.   |
| 53 | 5th | 27048<br>Special Use | Joseph & Shirley Dallas, Property Owner<br><br>Request to continue occupying a portion the premises as a day care center increasing the number of children from 15 to 25 infant to 12yrs of age, Monday-Friday 7:00 AM- 6:00 PM | 8731 W. Burleigh St.  |
| 54 | 5th | 27001<br>Special Use | Dennis Kaul, Kaul Oil Company<br><br>Request to raze the existing structure (filling station) and construct a new motor vehicle filling station and convenience store on the premises   | 11131 W. Hampton Ave. |

**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.

- |    |      |                      |  |                  |
|----|------|----------------------|--|------------------|
| 55 | 14th | 26812<br>Special Use | Christina Roldan, Lessee<br><br>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 | 2922 S. 13th St. |
|----|------|----------------------|--|------------------|

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**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.

56	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

57	1st	26060 Special Use	Jimmy McClendon, Property Owner	4339 N. 27th St.
----	-----	----------------------	---------------------------------	------------------

Request to occupy the premises as a transitional living facility for 16 female clients

58	4th	26784 Special Use	Ashraf Salamel, Lessee	540 N. 27th St.
----	-----	----------------------	------------------------	-----------------

Request to occupy the premises as a fast-food/carry-out restaurant

**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.

59	6th	26894 Special Use	Phyllis Weakley, Property Owner	3025-27 N. 18th St.
----	-----	----------------------	---------------------------------	---------------------

Request to occupy the premises as a family day care home for 8 children, infant to 12 yrs. of age, operating Sunday - Saturday, 6 a.m. - midnight

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:15 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.

60	6th	26963 Special Use/ Use Var	Sharon Mays-Ferguson Intercession, Inc.; Property Owner	3276-86 N. 7th St.
----	-----	----------------------------------	--	--------------------

Request to combine the parcels and construct a multi-family (6.5 units) residential dwelling on the premises and occupy it as a transitional living facility for 10 individuals (teen mothers, 10 individuals total at any given time, this includes any combination of mothers and their children)

61	6th	26962 Dim Var	Patrick Wilber, Property Owner	2213 N. Holton St.
----	-----	------------------	--------------------------------	--------------------

Request to convert the existing rooming house into a multi-family residential dwelling (3 units) without the minimum required lot area per dwelling unit

62	6th	26976 Special Use	Paul Bachowski, Property Owner	2225 N. 7th St.
----	-----	----------------------	--------------------------------	-----------------

Request to continue occupying the premises as a car wash facility

63	6th	26979 Dim Var	Jeffrey Margenau, Property Owner	514 E. Garfield Av.
----	-----	------------------	----------------------------------	---------------------

Request to convert the existing rooming house into a multi-family residential dwelling without the minimum required lot area per dwelling unit

64	7th	26889 Dim Var	Valerie Cross & Gary Williamson Property Owner	4273 N. 42nd St.
----	-----	------------------	---	------------------

Request to allow a paved driveway to be utilized for parking in the front yard setback

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:15 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.

65	7th	26874 Special Use	St. Peter M.B. Church Property Owner  Request to continue occupying the premises as a religious assembly (new congregation)	3057 N. 35th St.
66	7th	26175 Special Use	The House of God, Property Owner  Request to occupy the premises as a religious assembly hall	4800-8 W. Fond Du Lac Av.
67	7th	26589 Special Use	Brian McDowell Sr., Property Owner  Request to occupy the premises as group home for 8 adolescent males (12-18 yrs. of age)	3301-03 N. 38th St.
68	8th	26740 Dim Var	Catalina Castillo, Property Owner  Request to allow a garage in the front setback of the premises	1003 S. 33rd St.
69	8th	26853 Use Variance	Narongsak Sanguansap, Property Owner  Request to occupy the premises as a second-hand store	2239 W. Orchard St.
70	8th	27047 Special Use	Chengyi Lee, Property Owner  Request to occupy the premises as a day care center for 48 children infant to 12 yrs of age, Monday - Friday 6:00 AM - 10:00 PM	3327 W. National Av.

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**2:15 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.

71	8th	26978 Dim Var	Abdel Naser Al-Hasan Prospective Buyer	2632 W. Greenfield Av.
Request to allow a wall sign that is over the maximum allowed sign area on the premises				

**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.

72	9th	27023 Use Variance	Leonard F. Dziuble & Donald R. Fnitz Property Owner	7229 W. Brentwood Av.
Request to occupy the premises as a transitional living facility for 8 adult individuals				

73	9th	27061 Special Use	Christian Faith Fellowship Church Property Owner	7210 N. 76th St.
Request to construct an addition (gym) to the existing structure and occupy the entire premises as a community center and secondary school (high school)				

74	9th	26996 Dim Var	Kristin Spears Koridek Republic Western Insurance Company; Property Owner	5651 W. Good Hope Rd.
Request to construct an indoor storage facility (mini self storage units) without the minimum required glazing, required front setback, and without a primary entrance door on the front facade				

75	9th	26948 Special Use	SF&S Petroleum Inc. Prospective Buyer	4235 W. Silver Spring Dr.
Request to occupy the premises as a motor vehicle filling station with a convenience store				

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**3:15 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.

76	10th	26944 Use Var/ Special Use/ Dim Var	Badger Holdings LLC., Prospective Buyer  Request to occupy the premises as a motor vehicle sales facility without the required flood proofing standards	5401 W. State St.
77	10th	26816 Special Use	Beverly Jones & Woodrow Jones Property Owner  Request to occupy the premises as a community based residential facility for 8 clients (handicapped & disabled)	2946 N. 57th St.
78	11th	26928 Special Use	Hi Tech Automotive Thomas Schandel & Amanda Mathews; Lessee  Request to occupy the premises as a motor vehicle repair facility	4440 W. Forest Home Av.
79	13th	26903 Dim Var	Houlihan's, Tom; Other  Request to erect a second freestanding sign (on the same street frontage as an existing freestanding sign) on the premises	6331 S. 13th St.
80	13th	27085 Dim Var	Patricia R & Thomas J. Uttke dba Rudy Uttke & Sons; Property Owner  Request to erect a wall sign over the maximum allowed display area on the premises	4209 S. Howell Av.
81	14th	26855 Special Use	Sharon Shell, Lessee  Request to occupy the premises as a second-hand store	3149 S. Howell Av.

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**3:15 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.

82	15th	26888 Use Variance	George Gant, Property Owner	1823 N. 19th La.
			Request to occupy the premises as an indoor storage facility	

83	15th	27041 Special Use	Eddie Mae Martin, Property Owner	1839 N. 31st St.
			Request to occupy the premises as a transitional living facility for 8 individuals (recovery drug/alcohol individuals)	

**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.

84	15th	26984 Special Use	Behavior Modifications, Inc & Christian Church of God, Inc.; Property Owner	3803 W. Center St.
			Request to occupy the 2nd floor of the premises as a group foster home for 5-8 boys 12yrs to 17yrs of age	

85	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)	

86	1st	26871 Dim Var	Young R. Cho, Lessee	4055 N. Teutonia Av.
			Request to erect a wall sign (south elevation) over the maximum allowed sign area	

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**4:15 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.

87	1st	26997 Special Use	Mary Ann Dawson, Lessee  Request to occupy the premises as a 24 hrs. day care center for a maximum of 75 children infant to 12 yrs. of age, Monday - Friday	2825 W. Atkinson Av.
88	1st	26704 Special Use	Eddie Mae Martin, Property Owner  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)	4502 N. Teutonia Av.
89	2nd	26972 Dim Var/ Special Use	New Greater Love Baptist Church Lessee  Request to continue occupying the premises as a religious assembly without the minimum required parking	6619 W. Capitol Dr.
90	2nd	26959 Use Variance	William & Hazel L. Lockett, Lucinda Saxton Prospective Buyer  Request to convert the existing structure (veterinarian clinic) into a single-family residential dwelling	8758 W. Fond Du Lac Av.
91	2nd	26899 Appeal of an Order	Tom and Nancy Nebel, Property Owner  Request to appeal an ordered issued by the Department of Neighborhood Services determining that the premises does not have the proper perimeter landscaping and edge treatments according to sec. 295-405	5956 N. 91st St.

**Board of Zoning Appeals, Hearing on Thursday, November 10, 2005**

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

**4:15 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.

92	3rd	26917 Special Use	Austin Hill, Property Owner  Request to occupy the premises as a transitional living facility for 8 clients and one live in counselor (recovering drug and alcohol abusers)	2658 N. Bremen St.
93	3rd	26954 Use Var/ Dim Var	Gerry Scharnek J&G Foods, INC.; Lessee  Request to occupy the premises as an outdoor storage facility and allow a fence that is over the maximum allowed height	1620 N. Water St.
94	5th	26901 Special Use	Howard D. Dettmann, Lessee  Request to occupy the premises as a motor vehicle repair facility (tune-ups/ basic repairs, body work, car alarms, stereo installation, no full auto body painting.)	8332 W. Lisbon Av.
95	5th	27033 Dim Var	Fabco Cat Tom Suetnicka; Property Owner  Request to erect a wall sign that is over the maximum allowed sign area and 2 freestanding signs on the premises that are over the maximum number of signs per site, maximum height of a freestanding sign, and maximum display area	11200 W. Silver Spring Rd.
96	5th	27116 Dim Var	Scott Krawn; Property Owner  Request to replace an existing sign with a new sign for the existing tavern that is over the maximum height and sign area permitted by code	11400 W. Silver Spring Rd.

Board of Zoning Appeals, Hearing on Thursday, November 10, 2005

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

**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.

97	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

**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.

98	4th	25292 Special Use	Omar Barkhadle, Property Owner	2715 W. Clybourn St.
----	-----	----------------------	--------------------------------	----------------------

Request to continue occupying the premises as a motor vehicle repair and second hand sales facility retail (used vehicle parts)

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.