

AGENDA

December 8, 2005

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 8, 2005**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

4:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

| Item No. | Ald Dist | Case No. Type | Case Information | Location |
|-----------------|-----------------|---|---|---------------------|
| 1 | 7th | 27075 Use Variance <i>Dismiss</i> | All Saints Catholic Parish, Lessee Request to occupy the premises as a transitional living facility for 12 individuals (women referred from the Division of Correction leaving prison) | 3426 N. 38th St. |
| 2 | 8th | 26793 Special Use <i>Dismiss</i> | Rafael Lopez, Property Owner Request to occupy the premises as a motor vehicle sales facility | 2934 W. Burnham St. |
| 3 | 8th | 26794 Special Use <i>Dismiss</i> | Rafael Lopez, Property Owner Request to occupy the premises as a motor vehicle sales facility (display lot for the proposed motor vehicle sales facility at 2934 W. Burnham St.) | 2911 W. Burnham St. |

Board of Zoning Appeals, Hearing on Thursday, December 8, 2005

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4:00 p.m. Administrative Consent Agenda (continued)

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| 4 | 10th | 25352 Special Use <i>Dismiss</i> | John Andrews Milwaukee Front Row Restaurant Joint Venture, LLC;Lessee Request to construct a sign on the premises that is not attached to a flat opaque wall surface (on top of glass) | 201 S. 46th St. |
| 5 | 13th | 26925 Special Use <i>Dismiss</i> | Ziad Abdelhamid Tender Care Child Care;Prospective Buyer Request to occupy the premises as a day care center for 45 children infant to 12 yrs of age, Monday - Friday 6:00 AM - 6:00 PM | 3821 S. Howell Av. |
| 6 | 14th | 26770 Special Use <i>Dismiss</i> | Michael S. Briscoe Oklahoma Center LLC;Property Owner Request to raze the existing structure and construct a drive thru facility for the permitted fast food/carry- out restaurant, located in the newly proposed mix- used building on site | 1304 W. Oklahoma Av. |
| 7 | 15th | 26594 Special Use <i>Dismiss</i> | Toron Brown, Property Owner Request to occupy the premises as a group home for 8 adolescent males | 2630 N. 14th St. |

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4:00 p.m. Administrative Consent Agenda (continued)

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| 8 | 1st | 26471 Use Variance <i>Dismiss</i> | Ted McNamara FJA Christiansen Roofing;Property Owner | 2101 W. Purdue St. |
| | | | Request to deviate from the opaque fence required by code and erect a 7 ft. decorative metal fence on the premises | |
| 9 | 2nd | 26839 Appeal of an Order <i>Dismiss</i> | Reuben M. Katz & Marcia M. Katz Property Owner | 9000 W. Fond Du Lac Av. |
| | | | Request to appeal an order issued by the Department of Neighborhood Services determining that the landscaping/ screening provided on site does not meet code (stockpiles are in excess of what code allows given amount of screening/ landscaping on site) | |
| 10 | 6th | 27115 Special Use <i>Dismiss</i> | Tamara Smith, Property Owner | 1918 N. 2nd St. |
| | | | Request to construct a second principal building on the premises (proposed garage) | |

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| 11 | 7th | 27066 Special Use | Mary Phillips, Property Owner | 2431 W. Hopkins St. |
| | | | Request to occupy the premises as a day care center for 100 children (50 per shift) infant to 12 yrs. of age, Monday - Friday 6:00 a.m. - Midnight | |

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| 12 | 7th | 27126 Special Use | Rhonda L. Miller, Property Owner | 2735 N. 46th St. |
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Request to continue occupying the premises as an adult family home for 4 residents

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| 13 | 7th | 27151 Special Use | Mike Hamdan Capitol Foods; Property Owner | 2483 W. Capitol Dr. |
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Request to raze the existing structure and construct a general retail establishment (grocery/convenience store) with parking between the street facade of the principal building and street lot line with a side street setback over what is permitted by code

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| 14 | 7th | 27176 Special Use | Sherita White, Lessee | 3901 N. 26th St. |
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Request to continue occupying the premises as a 24hr family day care home for 8 children per shift (24 total), Monday - Friday

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| 15 | 7th | 27179 Special Use | Carrie Jackson, Prospective Buyer | 4434 W. Capitol Dr. |
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Request to increase the number of children and hours of operation of the existing day care center from 27 children to 49 children infant to 12yrs of age, and hours from 6:00AM - 10:00PM to 6:00AM - 11:30PM Monday-Friday

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| 16 | 7th | 26981 Special Use | Virginia F Pratt, Property Owner | 4454 N. 52nd 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 | |
| 17 | 8th | 27095 Special Use | Lao Family Community, Inc., Property Owner | 2331 W. Vieau Pl. |
| | | | Request to continue occupying the premises as a social service facility | |
| 18 | 8th | 27134 Special Use | Platinum Motors LLC. Rigoberto Arteaga;Prospective Buyer | 3822 W. National Av. |
| | | | Request to occupy the premises as a motor vehicle repair facility and body shop | |
| 19 | 9th | 27152 Dimensional Variance | Heritage Development Of WI, LLC. Other | 8410 N. Granville Rd. |
| | | | Request to erect a ground sign on the premises that is located at the entrance of the residential subdivision | |
| 20 | 9th | 27153 Dimensional Variance | Heritage Development Of WI, LLC. Other | 8462 N. Granville Rd. |
| | | | Request to erect a ground sign on the premises that is located at the entrance of the residential subdivision | |

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| 21 | 10th | 27099 Special Use | Zelda T. Jackson, Lessee | 2969 N. 59th St. |
| | | | Request to continue occupying the premises a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, Monday - Sunday | |
| 22 | 10th | 27102 Special Use | Doc's Jewelry & Loan, Inc., Property Owner | 5431 W. Lisbon Av. |
| | | | Request to continue occupy the premises as a second-hand store (used merchandise sales) | |
| 23 | 10th | 27105 Special Use | Lisbon Loans & Finance Company Property Owner | 5423 W. Lisbon Av. |
| | | | Request to continue occupying the premises as a second-hand store (pawn shop) | |
| 24 | 10th | 27129 Special Use | Henry & Rose Mallett, Other | 5004 W. Center St. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |

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| 25 | 10th | 27133 Special Use | Brenda Pittman, Lessee | 7135 W. Lisbon Av. |
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Request to continue occupying a portion of the premises as a day care center increasing the number of children from 28 to 49 children per shift infant to 13yrs of age, and increasing the hours of operation from 8:00 AM - 5:00 PM to 7:00 AM - Midnight Monday - Friday, and 6:00 AM - 5:00 PM Saturdays

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| 26 | 10th | 27144 Special Use | Sandra White, Lessee | 1403 N. 52nd St. |
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Request to occupy the premises as a day care center for 8 children infant to 2 yrs of age, Monday-Friday 6:00 AM - 7:00PM, Saturday 9:00 AM - 5:00 PM

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| 27 | 12th | 27045 Special Use | Melvin Torres, Lessee | 155 S. Barclay St. |
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Request to continue occupying the premises as a body shop and car wash(detail shop)

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| 28 | 12th | 27097 Special Use | Saleh Bazzar, Property Owner | 2000 S. 14th St. |
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Request to continue occupying the premises as a general retail establishment (grocery store)

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| 29 | 12th | 27124 Use Variance | Edgerton Contractors, Inc., Lessee | 501 W. Canal St. |
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Request to occupy the premises for the processing or recycling of mined materials (concrete/asphalt)

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| 30 | 13th | 27100 Special Use | Garrett W. McIntosh c/o Scrub-A-Dub;Property Owner | 6215 S. Howell Av. |
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Request to construct an employee parking area (rear portion of 6215 S Howell Av) for the adjacent car wash and motor vehicle repair facility

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| 31 | 13th | 27106 Special Use | Russell Wilson Reliable Transportation Specialists, LLC.;Property Owner | 3946 S. 13th St. |
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Request to raze the existing dwelling and construct a motor vehicle repair and sales facility

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| 32 | 13th | 27110 Special Use | Milwaukee Health Service Systems II Lessee | 4800 S. 10th St. |
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Request to continue occupying the premises as a medical service facility (medical outpatient clinic specializing in substance abuse, as well as providing counseling and mental health therapy)

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| 33 | 13th | 27168 Special Use | Margaret E. Flynn Eddie's Auto Sales, Inc.;Lessee | 3477 S. 16th St. |
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Request to add motor vehicle sales to the existing vehicle repair facility

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| 34 | 14th | 27125 Dimensional Variance | Joseph Camillo Jr., Property Owner | 3353 S. Pine Av. |
| | | | Request to erect a fence in the side yard that is over the maximum allowed fence height | |
| 35 | 15th | 26922 Special Use | Kuddle Kare DayKare Maria & Anthony Collins; Lessee | 3826 W. Lisbon Av. |
| | | | Request to occupy the premises as a day care center for 12 children infant to 12 yrs of age, Monday-Friday 6:00 AM - Midnight | |
| 36 | 15th | 27109 Special Use | Unity Gospel House of Prayer Marlon Lock; Property Owner | 1220 W. Fond Du Lac Av. |
| | | | Request to occupy the premises as a principal parking lot for the adjacent religious assembly hall | |
| 37 | 15th | 27118 Special Use | Danario Kilgore, Lessee | 1721 N. 24th St. |
| | | | Request to continue occupying the premises as a car wash | |
| 38 | 15th | 27121 Special Use | LaRhonda Brewster, Property Owner | 1523 W. Hadley St. |
| | | | Request to occupy the lower portion of the premises as a day care center for 8 children per shift infant to 12yrs of age, 6:00 AM - Midnight Monday-Friday | |

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| 39 | 15th | 27146 Special Use | Jo's Day Care Academy Property Owner | 4801-13 W. North Av. |
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Request to increase the hours of the existing day care center from 7:00 a.m. - 6:00 p.m to 24hrs Monday-Friday, for 140 children infant to 12 yrs of age

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| 40 | 15th | 27165 Special Use | Next Door Foundation Sharon F. Schulz;Property Owner | 2917 W. Wright St. |
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Request to combine the parcels and occupy the premises as a principal parking lot

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| 41 | 15th | 27167 Special Use | Martha Roberts, Property Owner | 5015 W. Center St. |
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Request to occupy a portion of the existing religious assembly hall as a 24hr day care center for 20 children per shift infant to 12yrs of age, Monday - Friday

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| 42 | 15th | 26769 Special Use | Joe Flippin, Property Owner | 1811 W. Center St. |
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Request to occupy the premises as a religious assembly

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| 43 | 1st | 27148 Special Use | Murice Johnson, Lessee | 4234 N. 26th St. |
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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

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| 44 | 2nd | 27089 Special Use | Joann Harris, Property Owner | 7806 W. Hampton Av. |
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Request to continue occupying the premises as a transitional living facility for 8 clients

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| 45 | 2nd | 27120 Special Use | Venice Birmingham, Lessee | 7412 W. Villard Av. |
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Request to continue occupying the premises as a day care center for 20 children increasing the age range from infant-5 yrs to infant to 12yrs of age, Monday-Friday 6:00AM-Midnight

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| 46 | 2nd | 27135 Special Use | Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner | 6223 W. Capitol Dr. |
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Request to continue to occupy the premise as a fast-food/carryout restaurant with a drive through facility

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| 47 | 2nd | 27139 Special Use | Chin Corp Of WI. d/b/a Wongs Wok;Lessee | 7424 W. Appleton Av. |
| | | | Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility | |
| 48 | 2nd | 27175 Special Use | Dana McDonell, Lessee | 7219 W. Fond Du Lac Av. |
| | | | Request to occupy the premises as a motor vehicle repair facility | |
| 49 | 3rd | 27080 Special Use/ Use Var | William Weslow, Lessee | 1652 N. Water St. |
| | | | Request to occupy the premises as a motor vehicle sales and repair facility (scooter dealership 7 service center) | |
| 50 | 3rd | 27123 Dimensional Variance | Farwell-Cramer, LLC. Lynn Quirk;Property Owner | 2710 N. Farwell Av. |
| | | | Request to continue occupying the premises as a multi-family (3-unit) residential dwelling without the minimum required lot area and without the minimum required north and south side setbacks | |
| 51 | 3rd | 27163 Dimensional Variance | Church in the City Assembly of God Property Owner | 2648 N. Hackett Av. |
| | | | Request to continue occupying the 1st floor of the premises as a religious assembly without the minimum allowed parking | |

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| 52 | 4th | 27084 Use Variance | Faisal Eshai, Property Owner | 2502 W. Wisconsin Av. |
| | | | Request to continue occupying the premise as a motor vehicle filling station with a convenience store Monday- Sunday increasing the hours from 6:00 a.m. - 10:00 p.m. to 6:00 a.m. - Midnight | |
| 53 | 4th | 27157 Special Use/ Variance | State Of Wisconsin Dept. Of Transportation Attn: Ron Adams;Property Owner | 433 W. St Paul Av. |
| | | | Request to occupy a portion of premises for both the parking of heavy motor vehicles (bus terminal) and accessory light motor vehicles without the code required landscaping | |
| 54 | 4th | 27160 Special Use | David J. Barnett, Property Owner | 1024 E. State St. |
| | | | Request to continue occupying the premises as an artist studio (retail/art gallery) | |
| 55 | 5th | 27107 Use Variance | Community Financial Service Center Corp. Lessee | 10400 W. Silver Spring Dr. |
| | | | Request to continue occupying a portion of the premises as a currency exchange facility | |
| 56 | 5th | 27130 Special Use/ Dim Var | Warren Real Estate Venture, Inc. Property Owner | 7793 W. Appleton Av. |
| | | | Request to occupy the premises as a health clinic (dialysis center) without the minimum required glazing along the primary and secondary street facades, over the maximum allowed front setback, and to allow parking between the front facade and street lot line | |

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| 57 | 5th | 27138 Special Use | Leonard F. Dziubla Bell Therapy, Inc.; Lessee | 10133 W. Kiehnau Av. |
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Request to occupy the premises as a community living arrangement for 8 adults (developmentally disabled)

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| 58 | 5th | 27173 Special Use | Southeastern Youth & Family Services, Inc. Property Owner | 7918 W. Capitol Dr. |
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Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 102 children infant to 13 yrs. of age, Monday-Friday

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| 59 | 5th | 26995 Special Use | Diane Dupar, Lessee | 10135 W. Hampton Av. |
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Request to occupy the premises as a day care center for 93 children infant to 13 yrs. of age, 6:30 AM to 11:00 PM Monday - Friday

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| 60 | 6th | 26956 Special Use | Tajiri Kwasi, Lessee | 1624 W. Hopkins St. |
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Request to occupy the premises as a day care center for 35 children infant to 6 yrs. of age, Monday-Friday 6:00 AM - 3:30 PM

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| 61 | 6th | 27093 Special Use | 'Jack' Adelhi Kheirieh, Property Owner | 2877 N. 16th St. |
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Request to construct an addition to the existing general retail establishment (grocery store)

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| 62 | 6th | 27136 Special Use | Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner | 633 W. North Av. |
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Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility

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|----|-----|----------------------|--|--------------------|
| 63 | 6th | 27137 Special Use | Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner | 627 E. Capitol Dr. |
|----|-----|----------------------|--|--------------------|

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

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|----|-----|----------------------|-----------------------|---------------------|
| 64 | 6th | 27147 Special Use | Henry Sharkey, Lessee | 2301 W. Capitol Dr. |
|----|-----|----------------------|-----------------------|---------------------|

Request to continue occupying the premises as a 24 hrs. day care center for 55 children infant to 12 yrs. of age, Monday - Friday and closing at 2:00 p.m. on Saturday

4:00 p.m. Administrative Review

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

No oral testimony will be taken on these items.

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|----|------|----------------------|---|------------------|
| 65 | 10th | 26816 Special Use | Beverly Jones & Woodrow Jones Property Owner | 2946 N. 57th St. |
|----|------|----------------------|---|------------------|

Request to occupy the premises as a community based residential facility for 8 clients (handicapped & disabled)

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|----|-----|----------------------|--|------------------|
| 66 | 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

Board of Zoning Appeals, Hearing on Thursday, December 8, 2005

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

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| 67 | 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

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.

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|----|-----|----------------------|--------------------------------|------------------|
| 68 | 7th | 26921 Special Use | Lukie Christie, Property Owner | 3214 N. 39th St. |
|----|-----|----------------------|--------------------------------|------------------|

Request to continue occupying the premises as a community based residential facility with 8 developmental disabled and chronically mentally ill clients(CBRF)

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|----|-----|----------------------|-----------------------------------|--------------------|
| 69 | 8th | 26943 Special Use | Yulonda Rodriguez, Property Owner | 2132 S. Layton Bl. |
|----|-----|----------------------|-----------------------------------|--------------------|

Request to occupy a portion of the premises (1st floor) as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday 6:00 a.m. to 12:00 a.m. (petitioner lives in upper unit)

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|----|-----|----------------------|-----------------------|----------------------|
| 70 | 8th | 27086 Special Use | Marlon Currie, Lessee | 3616 W. National Av. |
|----|-----|----------------------|-----------------------|----------------------|

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

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|----|-----|----------------------|-----------------------------|----------------------|
| 71 | 8th | 27047 Special Use | Chengyi Lee, Property Owner | 3327 W. National Av. |
|----|-----|----------------------|-----------------------------|----------------------|

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

Board of Zoning Appeals, Hearing on Thursday, December 8, 2005

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

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.

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|----|------|----------------------|---|----------------------|
| 72 | 9th | 27003 Special Use | Margaret Mims, Property Owner Request to occupy the premises as a community based residential facility for 8 residents (developmentally disabled & mentally challenged) | 6418 N. 54th St. |
| 73 | 9th | 27028 Special Use | Shawnkya Turner, Lessee Request to occupy the premises as a 24 hrs family day care home for 8 children infant to 12 yrs. of age, Monday - Friday | 8972 N. 86th St. |
| 74 | 10th | 27083 Special Use | Donnie Wellington, Property Owner Request to occupy the premises as an adult family home for 4 individuals (developmentally disabled/mentally challenged) | 2506 N. 56th St. |
| 75 | 10th | 26856 Special Use | Kimberly Hubbard Bessie's Kiddie Kollege Phase 2; Lessee Request to continue occupying the premises as a 24hr day care center for 68 children infant to 12 yrs. of age, Monday-Sunday | 7365 W. Appleton Av. |
| 76 | 11th | 27016 Special Use | Safee Mian, Property Owner Request to add outdoor storage (storage trailer) to the existing motor vehicle filling station and convenience store | 5030 W. Howard Av. |

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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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.

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| 77 | 11th | 27119 Special Use/ Dim Var | Abdol Motlani, Prospective Buyer | 3535 W. Lincoln Av. |
|----|------|----------------------------------|----------------------------------|---------------------|

Request to construct a car wash facility on the premises (2 manual bay & 1 auto-matic bay).

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|----|------|----------------------------------|------------------------------------|------------------|
| 78 | 12th | 27092 Dim Var/ Special Use | Dagoberto Ibarra Property Owner | 1937 S. 13th St. |
|----|------|----------------------------------|------------------------------------|------------------|

Request to construct a one-story building (sales office& waiting area) and occupy the premises as a motor vehicle sales facility without minimum code required glazing

| | | | | |
|----|------|----------------------------------|--|----------------|
| 79 | 12th | 27143 Dimensional Variance | Wisconsin Electric Power Company d/b/a WE Energies;Property Owner | 333 S. 2nd St. |
|----|------|----------------------------------|--|----------------|

Request to erect a barbed wire fence without the minimum setback from the front lot line, without the minimum required screening, and over the maximum allowed fence height

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|----|------|----------------------------------|--|------------------|
| 80 | 12th | 27140 Dimensional Variance | Miller Compressing Company Property Owner | 900 S. Water St. |
|----|------|----------------------------------|--|------------------|

Request to occupy the premises as an outdoor storage facility (scrap metal recycler) with stockpiles over the maximum allowed height and without the minimum required landscaping and screening

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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5:00 p.m. – Public Hearing

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

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|----|------|----------------------------------|---|-----------------------------|
| 81 | 12th | 26942 Special Use | Daniel Mora, C & D Enterprises d/b/a Jalisco Auto Sales;Property Owner Request to combine the vacant parcels and construct a motor vehicle sales facility, repair facility, and body shop on the premises | 2001-05 S. 6th St. |
| 82 | 13th | 26903 Dimensional Variance | 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. |
| 83 | 14th | 27081 Dimensional Variance | John Lemley, Property Owner Request to construct a multi-family residential dwelling without the primary entrance door on the front facade, and without the minimum required glazing on the primary and secondary street facades | 316 E. Stewart St. |
| 84 | 14th | 27051 Special Use | SIEMAG Inc., Lessee Request to occupy a portion of the premises as a general office | 2969 S. Chase Av. |
| 85 | 15th | 27021 Dim. Var. | Rolando Reyes, SBC Services, Inc. Property Owner Request to erect a transmission tower on the premises that is over the maximum height allowed by code | 801 N. 35 th St. |
| 86 | 15th | 26838 Special Use | Antonia A. Vann Asha Family Services, Inc.;Lessee Request to occupy the premises as a social service facility | 4738 W. Lisbon Av. |

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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5:00 p.m. – Public Hearing (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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

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| 87 | 1st | 27059 Use Variance | Aldi Inc., Prospective Buyer Request to occupy the premises as general retail establishment (grocery store) | 5301 N. Hopkins St. |
|----|-----|-----------------------|--|---------------------|

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| 88 | 1st | 26781 Special Use | Pat Echols, Property Owner Request to add a school (elementary or secondary) to the existing board approved day care center, (total number of children for both 80) | 4861 N. Teutonia Av. |
|----|-----|----------------------|--|----------------------|

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| 89 | 1st | 27034 Dim Var/ Special Use | Young Kevin Obinna IKO Motors LLC; Lessee Request to occupy a portion of the premises as a motor vehicle sales facility without the minimum required landscaping | 5150 N. 32nd St. |
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| 90 | 2nd | 27076 Dim Var | John H. Sleva, Property Owner 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 | 8600 W. Kaul Av. |
|----|-----|------------------|---|------------------|

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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5:00 p.m. – Public Hearing (continued)

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

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|---|-----|----------------------|--------------------------------------|----------------------|
| 91 | 3rd | 27155 Special Use | Seidel Tanning Corp., Property Owner | 1306 E. Meinecke Av. |
| Request to construct an accessory steel water tank to the existing (3 shift operation) leather drying, dying and finishing facility | | | | |

5:45 p.m. – Public Hearing

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

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|---|-----|------------------------------|---|-------------------|
| 92 | 3rd | 26954 Use Var/ Dim Var | Gerry Scharnek J&G Foods, INC.; Lessee | 1620 N. Water St. |
| Request to occupy the premises as an outdoor storage facility and allow a fence that is over the maximum allowed height | | | | |

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|---|-----|----------------------|--|-----------------------|
| 93 | 4th | 27049 Special Use | Cercia M. Travis Academy, Inc. Dorothy Travis; Property Owner | 2733 W. Wisconsin Av. |
| Request to expand the existing nonconforming elementary/secondary school into the 3rd floor of the premises | | | | |

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|---|-----|----------------------|----------------------------------|------------------|
| 94 | 4th | 27050 Special Use | Milwaukee County, Property Owner | 880 W. Wells St. |
| Request to reconfigure and continue occupying a portion of the premises as a surface parking lot (non-conforming special use) | | | | |

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|--|-----|----------------------|--------------------------|----------------------|
| 95 | 4th | 27008 Special Use | La Tonya Johnson, Lessee | 2639 W. Clybourn St. |
| Request to continue occupying the premises as a 24hr day care center reducing the number of children from 65 to 50 per shift(150 total) infant to 12yrs of age and increase the number of days from Monday-Saturday to Monday-Sunday | | | | |

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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5:45 p.m. – Public Hearing(continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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

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|----|-----|--------------------------------|-----------------------|-------------------|
| 96 | 5th | 25445 Appeal of an Order | Tim Whitehouse, Agent | 5000 N. 124th St. |
|----|-----|--------------------------------|-----------------------|-------------------|

Request to appeal an order issued by the Department of Neighborhood Services determining the premises requires landscaping and that the stock pile height is greater than what is allowed by code

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|----|-----|----------------------------------|---|----------------------|
| 97 | 5th | 27091 Dim Var/ Special Use | Ark of the New Covenant Church of God in Christ d/b/a Ark Haven for Elderly;Property Owner | 8040 W. Appleton Av. |
|----|-----|----------------------------------|---|----------------------|

Request to construct a 3rd community living arrangement (separate building) for 8 residents adjacent to the existing community living arrangement and previously approved 2nd community living arrangement on the premises that is over the allowed average front setback, without the minimum required glazing, parking between the building facade and the street, and the building to be constructed lower the minimum required height (residents with advanced aged, developmentally disabled, dementia & Alzheimer, illness)

| | | | | |
|----|-----|----------------------------------|---------------------------------|--------------------|
| 98 | 5th | 26991 Dimensional Variance | Stuart T. Spahr, Property Owner | 10505 W. Jonen St. |
|----|-----|----------------------------------|---------------------------------|--------------------|

Request to construct a two-family residential dwelling (side by side town house) on the premises without the minimum required side setback

Board of Zoning Appeals, Hearing on Thursday, December 8, 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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5:45 p.m. – Public Hearing (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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

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|----|-----|----------------------------------|-----------------------------|----------------------------|
| 99 | 5th | 27116 Dimensional Variance | Scott Krawn, Property Owner | 11400 W. Silver Spring Rd. |
|----|-----|----------------------------------|-----------------------------|----------------------------|

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

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|-----|-----|----------------------|--|-------------------|
| 100 | 6th | 26599 Special Use | Parminder S. Sekhon King & Ghandi Mart;Property Owner | 233 W. Center St. |
|-----|-----|----------------------|--|-------------------|

Request to add a motor vehicle filling station (new pumps and construct a separate building on site) to the existing general retail establishment (liquor, food, meat & snack store)

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|-----|-----|-----------------------|--|------------------|
| 101 | 6th | 27096 Use Variance | Asha Family Services, Inc. Antonia A. Vann;Lessee | 3406 N. 22nd St. |
|-----|-----|-----------------------|--|------------------|

Request to occupy the premises as a transitional living facility for 7-9 women(women in transitioning from prison)

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|-----|-----|----------------------------------|----------------------------------|---------------------|
| 102 | 6th | 26979 Dimensional Variance | 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

Board of Zoning Appeals, Hearing on Thursday, December 8, 2005

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|-------------|--------------|-----------------|--------------------------|------------------|
| Item | Ald | Case No. | Case Information. | Location. |
| No. | Dist. | Type. | _____ | _____ |

6:45 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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| 103 | 8th | 26728 Use Variance | Neal S. Levin, Lessee | 224 N. 25th St. |
|-----|-----|-----------------------|-----------------------|-----------------|

Request to expand the existing indoor recreation facility (skate park) in the adjacent building that is located on the same parcel

7:15 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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|-----|-----|-------------------------------|--------------------------------------|-------------------|
| 104 | 4th | 26630 Extension of Time | Bulk Petroleum Corp., Property Owner | 1932 W. State St. |
|-----|-----|-------------------------------|--------------------------------------|-------------------|

Request for an extension of time to comply with conditions of case No.24018 to construct a motor vehicle filling station and convenience store

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.