

AGENDA

June 8, 2006

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 8, 2006**, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	3rd	27518 Dimensional Variance <i>dismiss</i>	Gene & Inna Gokhman, Property Owner Request to divide the lot and provided a shared access drive to access the existing two residential dwellings on the premises without providing the minimum required lot area	1317 E. Kane Pl.
2	3rd	27315 Dim Var. <i>dismiss</i>	Cassidy Stephens Cambridge River North LLC;Property Owner Request to construct a multi-family residential dwelling over the maximum allowed height, without the minimum required front setback, and over the maximum allowed depth without a side (north) setback adjustment	2077 N. Cambridge Av.
3	5th	27503 Special Use <i>dismiss</i>	Teen Preneur #2, Jean Templer;Lessee Request to occupy the 3rd floor of the premises as a secondary/elementary school	4701 N. 76th St.

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

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	5th	27116 Dimensional Variance <i>dismiss</i>	Scott Krawn, Property Owner	11400 W. Silver Spring Rd.
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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

4:00 p.m. - Consent Agenda

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If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. 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.

5	15th	27539 Special Use	Jeanette Tyra, Lessee	1920 W. North Av.
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Request to continue occupying the premises as a motor vehicle sales (parts) and repair facility

6	15th	27543 Special Use	S & R Petroleum Inc., Property Owner	2008 W. Center St.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

7	15th	27455 Special Use	Your Community Child & Development Center, Inc., Lessee	1726 W. Lloyd St.
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Request to occupy the premises as a day care center for 60 children (30 per shift) infant to 3 yrs of age, Monday-Friday 6:00AM - Midnight

8	1st	27511 Use Variance	Southeastern Education Center Southeastern Youth & Family Services, Inc.;Property Owner	4050 N. 34th St.
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Request to expand the existing secondary/elementary school onto the 2nd floor and increase the number of students from 60 to 100

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

Items Scheduled for approval on the Consent Agenda

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If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. 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.

9	1st	27515 Special Use	Kyung Bergemann, Lessee	1935 W. Silver Spring Dr.
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Request to continue occupying a portion of the premises as a second hand sales facility

10	1st	27519 Special Use	Patricia Carter-Lee, Property Owner	4968 N. 25th St.
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Request to continue occupying the premises as a 24hrs. family day care home for 8 children infant to 12yrs. of age, operating Monday - Sunday

11	2nd	27508 Special Use	Lighthouse Youth Center, Lessee	5641 N. 68th St.
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Request to occupy a portion of the premise as a community center (after school youth center)

12	2nd	27540 Dimensional Variance	Ronnie Ward, Property Owner	4229 N. 75th St.
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Request to allow a detached garage within the minimum required setback of an alley lot line

13	6th	27535 Special Use	Janice Kelley, Lessee	425 E. Garfield Av.
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Request to continue occupying the premises as a shelter care facility with a maximum of 8 clients

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

Items Scheduled for approval on the Consent Agenda

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| 14 | 6th | 27541
Special Use | Syed Hasan Turab, Property Owner | 307 E. Center St. |
| | | | Request to continue occupying the premises as a fast-food carryout restaurant | |
| 15 | 7th | 27311
Special Use | Ansar Hasan, Property Owner | 4301 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a motor vehicle filling station and convenience store | |
| 16 | 7th | 27502
Special Use | John H. Gibson, Prospective Buyer | 3106 N. 40th St. |
| | | | Request to occupy the premises as a day care center for 50 children (25 per shift, 2 shifts total) infant to 12yrs of age, 6:00AM - Midnight Monday-Sunday | |
| 17 | 7th | 27524
Special Use | Eloys Dinwiddie, Lessee | 4347 W. Fond Du Lac Av. |
| | | | Request to occupy a portion of the premises as a religious assembly hall (day care will remain on site) | |

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

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18	7th	27532 Use Variance	Shawna K. Whitehead, Prospective Buyer	4672 N. 40th St.
			Request to continue occupying the premises as a 24hrs. day care center for 8 children infant to 14yrs. of age, operating Monday - Sunday	
19	7th	27542 Use Variance	Betty Pryor & Nicole Pryor-Lewis Property Owner	4678 N. 40th St.
			Request to continue occupying the premises as a day care center for 18 children per shift infant to 12yrs. of age, Monday - Friday 6:00 a.m. to Midnight	
20	8th	27514 Special Use	Aida Molina, Lessee	1732 S. Muskego Av.
			Request to continue occupying the premises as a day care center for 30 children infant to 12yrs. of age, Monday - Friday 7:00 a.m.- 6:00p.m	
21	8th	27538 Special Use	Francisco Sanchez, Property Owner	1773 S. Muskego Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
22	9th	27525 Special Use	Twice & Nice Family Fashions, Lessee	6546 N. 76th St.
			Request to occupy the premises as a second-hand store (new & used clothing, previously approved for used furniture)	

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

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23	9th	27533 Use Variance	Megan Martin, Lessee	5279 N. 44th St.
			Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs of age, 6:00 a.m. - 10:00 p.m. Monday-Friday	
24	12th	27516 Special Use	Robert Miranda, Property Owner	1329 W. National Av.
			Request to add a motor vehicle sales facility and continue to occupy the premises as a motor vehicle repair/training facility	
25	12th	27526 Special Use	LaCausa Inc., Property Owner	522 W. Walker St.
			Request to continue occupying the premises as a shelter care facility and social service facility	
26	12th	27528 Dimensional Variance	Mark Lewis, Property Owner	2129 S. 11th St.
			Request to install mechanical equipment (condensing unit for air-conditioner) without the minimum allowed side-yard setback	
27	13th	27512 Dimensional Variance	Melanie Roepke, Property Owner	165 W. Tripoli Av.
			Request to allow a detached garage on the premises with sidewall over the maximum allowed side wall height	

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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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| 28 | 4th | 26203
Special Use | Tri-Corp Housing
Mike Brever;Property Owner | 2713 W. Richardson Pl. |
| | | | Request to continue occupying the premises as a transitional facility for 92 clients (this is a reasonable accommodation proceeding) | |
| 29 | 7th | 27401
Special Use | Ronald Gaston
Lessee | 3823 W. Fond Du Lac Av. |
| | | | Request to occupy the premises as a motor vehicle sales facility and car wash | |
| 30 | 12th | 27418
Dimensional
Variance | Glenn Gaszak
Property Owner | 2458 S. 13th St. |
| | | | Request to allow multi-family (4 unit) residential in the existing residential dwelling without the minimum lot area per dwelling unit | |

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.

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| 31 | 14th | 27434
Special Use | Dale Bluvstein, Property Owner | 2742 S. 9th Pl. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 32 | 14th | 27287
Special Use | Donald Michals, Lessee | 3902 S. Whitnall Av. |
| | | | Request to add a motor vehicle sales facility (motorized bicycles) to the existing vehicle repair facility (motorcycles) | |

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4:15 p.m. – Public Hearing (continued)

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| 33 | 14th | 27367
Use Variance | Lamar Outdoor Advertising
Mr. Kurt Weis;Lessee

Request to replace the existing off-premise sign with a new off-premise changeable messages/Digital LED sign that changes faster than every 60 seconds | 302 W. Rosedale Av. |
| 34 | 15th | 27197
Dim Var/
Special Use | Mohammad Rafiq, Lessee

Request to continue occupying the premises as a fast-food/carry-out restaurant without the required landscaping | 2651 W. Fond Du Lac Av. |
| 35 | 15th | 27063
Special Use | Metroplex Auto LLC, Property Owner

Request to continue occupying the premises as a motor vehicle sales facility and to add motor vehicle repair (discontinuing the car wash facility) | 3302 W. Center St. |
| 36 | 1st | 27498
Special Use | Michael Hutchinson
Knowledge is Power Christian Leadership Academy;Property Owner

Request to increase the hours of the existing 2nd floor elementary/secondary school to allow hours from 4:00PM-10:00PM (existing hours 7:00AM - 5:00PM, this will provide hours for an educational program for students/teen parents in grades 7-12) | 5226 W. Hampton Av. |
| 37 | 1st | 27297
Special Use | Sharon Riley, Property Owner

Request to occupy the premises as a group home for 5 males, ages 12 - 17 | 5025 N. Hopkins St. |
| 38 | 1st | 27429
Special Use | Ferlisha Ivy, Lessee

Request to occupy a portion of the premises as a 24 hr day care center for 150 children (50 per shift) infant to 12yrs of age, Monday-Friday | 1935 W. Silver Spring Dr. |

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4:15 p.m. – Public Hearing (continued)

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39	3rd	27460 Special Use	John Plitcha, HACM - A&E Services	403 E. Ogden St.
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Request to occupy a portion of the premises with an accessory parking lot and social service facility (for residents only) for the new 120 unit residential high rise (parking lot does not meet the limited use standard of the requirement for 10 acres of redevelopment project area)

40	4th	27452 Special Use/ Use Var	Kirby G. Shoaf Community Care Organization;Prospective Buyer	3220 W. Vliet St.
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Request to occupy the premises as an adult day care center and health clinic (additional permitted accessory uses within the development are general offices and indoor storage, and a ground transportation service facility that provides van and bus services)

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.

41	4th	27385 Use Var/ Dim Var	Andrew Sitarski Atty. Jacques Condon;Property Owner	2436 W. Kilbourn Av.
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Request to convert the existing apartment building into a multi-family residential dwelling (12 unit condominiums) without the minimum lot area per dwelling unit

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5:00 p.m. – Public Hearing (continued)

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42	4th	27192 Use Variance	Clear Channel Outdoor, Property Owner Request to reduce the height of the existing off premise sign and add another sign face on the east side of the structure	1701 W. State St.
43	5th	27107 Use Variance	Community Financial Service Center Corp. Lessee Request to continue occupying a portion of the premises as a currency exchange facility that is located within 1500ft. of another like facility and within 150 ft. of a one or two family residential district	10400 W. Silver Spring Dr.
44	6th	26396 Special Use /Dim. Var.	Charnit Kaur, Stark Foods, Other Request to combine the parcels and construct a retail establishment without the minimum percentage of the building within the setback range and parking between the street and the front facade of the building	1301 W. Atkinson Ave.
45	6th	27493 Use Variance	Capitol Crossing, LLC., Other Request to occupy the premise as an elementary/secondary school	225 W. Capitol Dr.
46	6th	27468 Use Variance	Michael A. Olson, Prospective Buyer Request to occupy the premises as 19 live-work units (1st floor is work area, 2nd floor is living area)	3707 N. Richards St.

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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.

47	6th	27450 Special Use	Kalim Beg KAL Service, Inc.;Property Owner Request to add a car wash to the existing board approved motor vehicle filling station and convenience store	232 W. Locust St.
48	7th	27433 Special Use	Judith Jackson, Property Owner Request to occupy the premises as a day care center for 25 children infant to 12yrs of age Monday-Friday 6:00AM - 6:00PM	3924 W. Fond Du Lac Av.
49	7th	27444 Special Use	Amit Ray, Property Owner Request to occupy the premises as a day care center for 60 children 2 yrs. - 12 yrs. of age, Monday - Friday 6:30 a.m. to 6:00 p.m. & Saturday 9:00 a.m. to 5:00 p.m.	5209 W. Hampton Av.
50	7th	27331 Special Use	Thelma L. Quinn aka Thelma L. Jones; Property Owner Request to occupy the premises as a rooming house (5 bedrooms)	2778 N. 27th St.

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5:45 p.m. – Public Hearing

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51	8th	27393 Special Use	Miguel & Norma Herrera, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and body shop facility (painting)	2301 W. Forest Home Av.
52	9th	26280 Dim. Var./ Special Use	Continental A1 Corporation, Property Owner Request to construct a motor vehicle filling station and convenience store without the required residential buffer on the premises	6418 W. Mill Rd.
53	10th	27497 Dimensional Variance	Mt. Calvary Lutheran Church, Property Owner Request to raze the residential dwelling to combine the lots (adjacent to the existing church) and construct an addition to the existing school without the required rear setback, south side setback, and over the maximum allowed lot coverage	2846 N. 53rd St.
54	11th	27500 Dimensional Variance	Patrick Laughrin & Dennis Laughrin Property Owner Request to allow the existing residential dwelling without the minimum required front and east side setbacks caused by the land division of the existing parcel which creates a new street front lot line off of W. Crawford Ave	8820 W. Crawford Av.

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<u>5:45 p.m. – Public Hearing (continued)</u>				
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55	12th	25959 Other	Mauricio Arenzon Wisconsin Knitwear;Property Owner Request to modify the conditions of the previous approval of case 21490 (regarding the front windows)	1111 W. Lincoln Av.
56	12th	27495 Dimensional Variance	John Vincent Navarro & Melissa L Navarro Property Owner Request to occupy the premises as a two-family dwelling without the minimum allowed on site parking per unit (a second unit was added to the single-family dwelling which requires an off-street parking space)	1589 S. Muskego Av.
57	12th	27344 Special Use	National Real Estate Investment Mickey Govani;Property Owner Request to modify the Board approved case No. 25139 by not constructing the corner building which housed the filling station and to continue occupying a portion of the premises as a motor vehicle repair facility, creating a special use for an accessory parking lot located between the street facade of the principal building and a street lot line	1614 W. National Av.
58	12th	27190 Special Use	Abel A. Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1601 W. Becher St.
59	12th	27406 Special Use	Waldemar Rivera, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility (with towing)	630 W. National Av.

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5:45 p.m. – Public Hearing (continued)

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60	13th	27337 Dim Var.	Rose K. McGinnis, Property Owner	182 W. Howard Av.
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Request to allow a parking area in the front yard of the premises (driveway is an existing drive)

6:45 p.m. – Public Hearing (Contested)

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

61	2nd	26803 Special Use	Steven R. Tenley, Property Owner	9111 W. Silver Spring Dr.
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Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility

7:15 p.m. – Public Hearing (Contested)

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

62	3rd	26917 Special Use	Austin Hill, Property Owner	2658 N. Bremen St.
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Request to occupy the premises as a transitional living facility for 8 clients and one live in counselor (recovering drug and alcohol abusers)

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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.