

## AGENDA

**April 6, 2006**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 6, 2006**, 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	3rd	27040 Dim Var <i>Dismissal</i>	Alana Yates Wright, Prospective Buyer  Request to construct an attached garage without the minimum required rear setback	2416 E. Webster Pl.
2	6th	27387 Special Use <i>Dismissal</i>	Community Relations Social Development Commission, Property Owner  Request to occupy the premises as a secondary/elementary school	606 W. Concordia Av.
3	7th	26754 Dim Var/ Special Use <i>Dismissal</i>	Henry L. Watson Sr., Property Owner  Request to continue occupying the premises as a religious assembly without the required parking	3300 W. Burleigh St.

Board of Zoning Appeals, Hearing on Thursday, April 6, 2006

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**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.

4	8th	27254 Dim Var. <i>Dismissal</i>	Extendicare Health Services Inc., Property Owner	2731 W. Mitchell St.
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Request to erect a (4 ft. X 8 ft.) freestanding sign that is over the maximum allowed sign area for the existing nursing home

5	8th	26943 Special Use <i>Dismissal</i>	Yulonda Rodriguez, Property Owner	2132 S. Layton Bl.
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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)

6	10th	27108 Use Variance <i>Dismissal</i>	Deborah Robinson, Lessee	2512 N. 53rd St.
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Request to continue occupying the premises as a 24 hr. day care center for 8 children infant to 12yrs of age, Monday-Friday

**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.

7	12th	27398 Dimensional Variance	J. Dain Maddox, Property Owner	806 S. 3rd St.
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Request to allow a detached garage without the minimum required side setback (previously, a deed restriction with the property at 810 S. 3rd St allowed the garage to be in code compliance)

**Board of Zoning Appeals, Hearing on Thursday, April 6, 2006**

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**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.

8	12th	27399 Dimensional Variance	J. Dain Maddox, Property Owner	810 S. 3rd St.
			Request to allow a detached garage without the minimum required side setback (previously, a deed restriction with the property at 806 S. 3rd St allowed the garage to be in code compliance)	
9	12th	27406 Special Use	Waldemar Rivera, Prospective Buyer	630 W. National Av.
			Request to occupy the premises as a motor vehicle repair towing facility	
10	15th	27355 Dim Var/ Special Use	Ellis Murchison, Property Owner	2331 W. Center St.
			Request to construct an addition to the existing religious assembly hall without the minimum required primary and secondary street glazing and without the minimum required number of parking spaces	
11	15th	27405 Dim Var/ Special Use	God's Pleasant Community Church Inc. Property Owner	1806 W. Center St.
			Request to occupy the premises as a religious assembly hall	

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**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.

- |    |     |                       |                                                                                                                                                                                                            |                         |
|----|-----|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 12 | 1st | 27332<br>Special Use  | Anthony E. Porter, Lessee                                                                                                                                                                                  | 5240 N. 35th St.        |
|    |     |                       | Request to occupy the premises as a religious assembly hall                                                                                                                                                |                         |
| 13 | 1st | 27415<br>Use Variance | Arester Young, Lessee                                                                                                                                                                                      | 4860 N. 50th St.        |
|    |     |                       | Request to continue occupying the premises as a day care center for 8 children infant to 12 yrs of age, Monday-Friday 5:00 a.m. - 11:00 p.m.                                                               |                         |
| 14 | 1st | 27416<br>Special Use  | Joe's Salvage, LLC, Lessee                                                                                                                                                                                 | 6159 N. Teutonia Av.    |
|    |     |                       | Request to allow for one parking space in the existing parking lot for the parking of a tow truck in conjunction with ground transportation service (no salvaged vehicle will be brought to this location) |                         |
| 15 | 2nd | 27302<br>Special Use  | Tammy Campbell<br>Tammy's Tots Child Care Center; Lessee                                                                                                                                                   | 7625 W. Fond du Lac Av. |
|    |     |                       | Request to occupy the premises as a day care center for 80 children (40 per shift), ages 4 weeks to 12 years old, Sunday-Saturday, 6AM to midnight                                                         |                         |

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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16	2nd	27366 Special Use	Titilola Salako, Property Owner	7110 W. Fond Du Lac Av.
			Request to add a secondary/elementary school to the existing day care center for 65 children, infant to 12 yrs. of age, from 6:00 a.m. to 6:00 p.m. Monday thru Friday	
17	4th	27408 Special Use	Buddy R. Short B & C Citgo LLC.; Lessee	405 N. 27th St.
			Request to continue occupying the premises as a motor vehicle filling station	
18	4th	27413 Special Use	PK Ware Inc., Lessee	648 N. Plankinton Av.
			Request to expand to a portion of the street level area for general office space	
19	5th	27386 Special Use	Vernestine Carr, Lessee	7968-70 W. Appleton Av.
			Request to increase the number of children from 39 to 60 children per shift of the existing day care center infant to 12yrs of age, Monday - Friday 6:00AM - 10:00PM	
20	5th	27395 Special Use	Thomas P. Manske, Lessee	7808 W. Congress St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

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

Items Scheduled for approval on the Consent Agenda

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|----|-----|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 21 | 6th | 27270<br>Special Use             | Rev. Lee Ross Shack, Lessee<br><br>Request to occupy a portion of the premises as a religious assembly                                                       | 3610 N. Teutonia Av.    |
| 22 | 6th | 27324<br>Special Use             | Lula Robinson, Property Owner<br><br>Request to occupy the premises as a 24hr day care center for 6-8 children infant to 12yrs of age, Monday-Sunday         | 3309 N. 11th St.        |
| 23 | 7th | 27396<br>Special Use             | Steven L. Warren<br>New Horizons Word of Faith Church; Lessee<br><br>Request to continue occupying the premises as a religious assembly facility             | 4514 W. Burleigh St.    |
| 24 | 8th | 27393<br>Use Var/<br>Special Use | Miguel & Norma Herrera, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle sales facility and body shop facility (painting) | 2301 W. Forest Home Av. |
| 25 | 8th | 27412<br>Special Use             | Carmen Velasquez, Property Owner<br><br>Request to occupy the premises as a day care center for 25 children infant to 12yrs of age 6:00AM - 6:00PM           | 1829 S. 25th St.        |

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**2:00 p.m. – Consent Agenda (continued)**

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26	10th	27348 Special Use	Mary S. Reid, Property Owner	5836 W. Appleton Av.
			Request to occupy the premises as a day care center for 75 children infant to 12 yrs of age, Monday-Friday 6:00AM to Midnight	

27	10th	27380 Special Use	Mr. Jim Wheat, Lessee	112 S. 68th St.
			Request to continue occupying the premises as a motor vehicle repair facility and car wash	

**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.

28	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	

**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.

29	11th	27325 Dim Var/ Special Use	David Gray & Mark Schwebke Property Owner	6800 W. Oklahoma Av.
			Request to raze the existing structure and construct a motor vehicle filling station, car wash, convenience store (with food service), and to allow two off-premise signs to be located on site and within 500 ft. of one another	

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

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30	13th	27337 Dimensional Variance	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)

31	13th	27304 Dim Var	Juan A. Lugo, Property Owner	1736 W. Grange Av.
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Request to park a recreational vehicle in excess of the maximum vehicle length allowed

32	14th	27287 Special Use	Donald Michals, Lessee	3902 S. Whitnall Av.
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Request to add a motor vehicle sales facility (motorized bicycles) to the existing vehicle repair facility (motorcycles)

33	14th	27367 Use Variance	Lamar Outdoor Advertising Mr. Kurt Weis; Lessee	302 W. Rosedale Av.
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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

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

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34	15th	27350 Dimensional Variance	City of Milwaukee Redevelopment Authority James Sayers; Property Owner	1329 W. Lloyd St.
			Request to divide the parcel and construct a single-family residential dwelling without the minimum required front facade width	
35	15th	27197 Dim Var/ Special Use	Mohammad Rafiq, Lessee	2651 W. Fond Du Lac Av.
			Request to continue occupying the premises as a fast-food/carry-out restaurant without the required landscaping	
36	2nd	27162 Special Use	Edward L. Jankowski Jr., Lessee	6502 W. Fond Du Lac Av.
			Request to add motor vehicle repair and to continue occupying the premises as a motor vehicle sales and detailing facility	
37	2nd	27294 Special Use	Katherine Zaid, Lessee	5230 W. Villard Av.
			Request to add a motor vehicle repair facility to the existing non-conforming motor vehicle sales facility	

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

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38	2nd	27300 Use Variance	Gwendolyn Jackson, Property Owner	9336 W. Birch Av.
			Request to occupy the premises as a day care center for 5 children infant to 12yrs of age, Monday-Sunday 6:30AM - 12:30AM	

**3:00 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.

39	2nd	27322 Use Variance	T.B.M. Materials / Jim Smith Property Owner	7240 W. Douglas Av.
			Request to occupy the premises for the processing or recycling of mined materials (concrete crushing facility) (limestone)	

40	2nd	27343 Dimensional Variance	Meinecke Holding's LLC, Property Owner	5020 W. Fond Du Lac Av.
			Request to add an additional wall sign to the existing sign (existing sign is 130sqft.) over the maximum allowed sign area	

41	2nd	27281 Special Use	Only God Can Children's Academy Prospective Buyer	7626 W. Florist Av.
			Request to occupy the premises as day care center for 80 children per shift infant to 12yrs of age, Monday-Friday 6:00AM - Midnight & Saturday 6:00AM - 3:00PM	

42	2nd	27299 Special Use	Tanya Coleman & Charles Jordan Prospective Buyer	8301 W. Silver Spring Dr.
			Request to occupy the premises as a 24hr day care center for 60 children infant to 12yrs of age, Monday-Saturday	

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

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

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| 43 | 2nd | 27239<br>Special Use          | Rashinder Lal & Harshinder P. Bhatia<br>Property Owner<br><br>Request to continue occupying the premises as a motor vehicle filling station and convenience store                                                                                                                                                            | 6727 W. Villard Av.  |
| 44 | 3rd | 27321<br>Use Variance         | Timothy J. Brophy Jr., Property Owner<br><br>Request to occupy a portion of the premises as general office                                                                                                                                                                                                                   | 1681 N. Prospect Av. |
| 45 | 4th | 27378<br>Special Use          | Milwaukee County<br>Scott Smith; Property Owner<br><br>Request to occupy the premises as a surface parking lot                                                                                                                                                                                                               | 907 N. 10th St.      |
| 46 | 4th | 27373<br>Dimensional Variance | London Square Apartment Homes LLC<br>Property Owner<br><br>Request to erect 3 internally illuminated freestanding sign that are over the maximum allowed display area and over the maximum allowed number of freestanding signs per site                                                                                     | 2101 W. Galena St.   |
| 47 | 5th | 27177<br>Special Use          | Donald Stark<br>Northwest Asphalt Products, Inc.; Property Owner<br><br>Request to continue occupy the premises the processing or recycling of mined materials (concrete crushing facility which includes stock piling of reclaimed road building materials in conjunction with crushing operation & hot asphalt production) | 11802 W. Hampton Av. |

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

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48	5th	27107 Use Variance	Community Financial Service Center Corp. Lessee	10400 W. Silver Spring Dr.
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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

49	5th	27141 Special Use	Super Hook Fish & Chicken LLC., Lessee	7601 W. Hampton Av.
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Request to occupy the premises as a fast-food/carryout restaurant

50	5th	27260 Special Use/ Use Variance	Mazen Jaber, Property Owner	8332 W. Appleton Av.
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Request to continue occupying the premises as a motor vehicle filling station, convenience store, and currency exchange facility within 150 ft. of a one or two family residential district (currency exchange open 9:00 a.m. - 7:00 p.m. Monday - Saturday), and to allow an additional sign for the currency exchange facility (signage was previously denied)

**4:00 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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51	6th	26762 Special Use	Bulk Petroleum, Property Owner	1909 W. Hopkins St.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

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**4:00 p.m. – Public Hearing (continued)**

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52	6th	27012 Special Use	Tearman Spencer, Lessee	3030 N. Martin L King Jr. Dr.
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Request to occupy the southern portion of the premises as a motor vehicle sales facility (separate vehicle repair facility located on the northern portion of the premises)

53	6th	27096 Use Variance	Asha Family Services, Inc. Antonia A. Vann, Lessee	3406 N. 22nd St.
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Request to occupy the premises as a transitional living facility for 7-9 women (women in transitioning from prison)

54	7th	27323 Use Variance	Brian Harvey, Property Owner	4722 N. 44th St.
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Request to occupy the premises as multi-family residential dwelling for 3 units (to legalize the conversion of the basement space into a third unit)

55	7th	27331 Special Use	Thelma L. Quinn Aka Thelma L. Jones; Property Owner	2778 N. 27th St.
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Request to occupy the premises as a rooming house (5 bedrooms)

56	7th	27265 Dimensional Variance/ Special Use	Christ Kingdom Missionary Baptist Church Rev. Robert Redd; Property Owner	3926 W. Burleigh St.
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Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces

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**4:00 p.m. – Public Hearing (continued)**

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57	9th	27298 Special Use	Lillie M. Key, Prospective Buyer	6935 N. 76th St.
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Request to occupy the premises as a day care center for 9 children infant to 12yrs of age, Monday-Friday 6:00AM - 10:00PM (operator would not live on site)

58	9th	27345 Dimensional Variance	Emma M. Erdmann, Property Owner	6930 N. 76th St.
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Request to erect an additional sign that is over the maximum allowed sign area (additional sign to existing legal nonconforming freestanding sign will be increasing the nonconforming sign area)

59	9th	27342 Special Use	Demetria Perkins, Lessee	9155 N. 76th St.
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Request to add a day care center for 30 to 45 children infant to 12 yrs. of age (total number of children for the school & day care is 130), 5:30 a.m. - 11:00 p.m. Monday thru Saturday to the existing school (elementary or secondary)

60	10th	26898 Dim Var/ Special Use	Dwayne Toliver, Lessee	2571 N. 55th St.
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Request to continue occupying the premises as a hand car wash without the minimum required landscaping and screening

61	10th	27210 Special Use	Earl & Michele Turner, Prospective Buyer	3942 N. 76th St.
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Request to occupy the premises as a day care center for 75 children infant to 12 yrs. of age, Monday - Friday 5:30 a.m. to 1:00 a.m.

**Board of Zoning Appeals, Hearing on Thursday, April 6, 2006**

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**5:00 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.

62	13th	27255	James N. Barbian; Property Owner	6245 S. 6th
		Use Variance		

Request to occupy the premises as a processing and or recycling of mined materials facility (concrete and asphalt storage and crushing)

**5:30 p.m. – Public Hearing (Contested)**

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63	4th	27318	Shangrila Enterprises, Ltd., Dba J. R. News; Lessee	831 N. 27th St.
		Appeal of an Order		

Request to appeal an order issued by the Department of Neighborhood Services determining that the premises is being occupied by an adult retail establishment without a certificate of occupancy

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

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64	8th	27134	Platinum Motors LLC.	3822 W. National Av.
		Special Use	Rigoberto Arteaga; Prospective Buyer	

Request to occupy the premises as a motor vehicle repair facility and body shop

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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.