

## AGENDA

**April 27, 2006**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 27, 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.

<b>Item No.</b>	<b>Ald Dist</b>	<b>Case No. Type</b>	<b>Case Information</b>	<b>Location</b>
1	4th	26630 Extension of Time <i>dismissal</i>	Bulk Petroleum Corp., Property Owner  Request for an extension of time to comply with conditions of case No.24018 to construct a motor vehicle filling station and convenience store	1932 W. State St.
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.

**Board of Zoning Appeals, Hearing on Thursday, April 27, 2006**

<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>		

**4:00 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.

- |   |      |                                   |  |                         |
|---|------|-----------------------------------|--|-------------------------|
| 3 | 14th | 27409<br>Special Use<br>Dim. Var. | Schneider Excavating, Inc., Other  | 1225 S. Carferry Dr.    |
|   |      |                                   | Request to occupy the premises for the processing or recycling of mined materials (concrete recycling facility) without the code required landscaping and with stock pile heights that exceed code |                         |
| 4 | 15th | 27394<br>Special Use              | Renaissance Food Court LLC., Prospective Buyer   | 2236 N. 37th St.        |
|   |      |                                   | Request to occupy the premises as a principal parking lot (parking lot is for the adjacent restaurant at 3617 W. North Ave.)   |                         |
| 5 | 15th | 27456<br>Special Use              | Sandhar Corporation, Lessee  | 905 W. Center St.       |
|   |      |                                   | Request to continue occupying the premises as a motor vehicle filling station and convenience store  |                         |
| 6 | 15th | 27457<br>Special Use              | Faith Temple Pentecostal, Property Owner   | 2460 W. Fond Du Lac Av. |
|   |      |                                   | Request to continue occupying the premises as a day care center for 8 children ages infant to 12 yrs of age, Monday-Friday 6:00AM to Midnight  |                         |

**Board of Zoning Appeals, Hearing on Thursday, April 27, 2006**

<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>		

**4:00 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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- |    |     |                                  |  |                           |
|----|-----|----------------------------------|--|---------------------------|
| 7  | 1st | 27425<br>Special Use             | Cheryl Mayes, Lessee   | 6067 N. Teutonia Av.      |
|    |     |                                  | Request to continue occupying a portion of the premises as a religious assembly hall   |                           |
| 8  | 1st | 27429<br>Special Use             | Ferlisha Ivy, Lessee   | 1935 W. Silver Spring Dr. |
|    |     |                                  | 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 |                           |
| 9  | 1st | 27440<br>Dimensional<br>Variance | Patricia White, Property Owner   | 2022 W. Neil Pl.          |
|    |     |                                  | Request to construct a rear addition to the existing residential dwelling without the minimum required rear setback                          |                           |
| 10 | 1st | 27453<br>Special Use             | David Cunningham<br>Northland Companies; Property Owner  | 6041 N. Teutonia Av.      |
|    |     |                                  | Request to occupy a portion of the freestanding building on the premises as a fast-food carryout restaurant with a drive through facility    |                           |

**Board of Zoning Appeals, Hearing on Thursday, April 27, 2006**

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<b>No.</b>	<b>Dist.</b>	<b>Type.</b>	_____	_____

**4:00 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.

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|----|-----|----------------------|--|--------------------------|
| 11 | 2nd | 27419<br>Special Use | Teen Challenge, Lessee<br><br>Request to occupy the premises as a second-hand store (clothing, house wares, & furniture)   | 9014 W. Appleton Av.     |
| 12 | 4th | 27428<br>Special Use | Thanks A-lot, LLC<br>Bonnie Bockl Joseph; Property Owner<br><br>Request to continue occupying the premises as a surface parking lot  | 843-63 N. Plankinton Av. |
| 13 | 4th | 27445<br>Other       | Clear Channel Outdoor, Lessee<br><br>Request to modify the height of the board approved off premise sign from 60 ft. to 95 ft. due to a change in grade                          | 431 N. 5th St.           |
| 14 | 4th | 27449<br>Special Use | Laytoya Kim-Knighton, Property Owner<br><br>Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday 7:00 a.m. to 10:00 p.m. | 332 N. 30th St.          |

**Board of Zoning Appeals, Hearing on Thursday, April 27, 2006**

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**4:00 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.

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|----|-----|-----------------------------------|---|-------------------------|
| 15 | 4th | 27458<br>Dimensional<br>Variance  | Milwaukee County<br>Scott Smith; Property Owner   | 907 N. 10th St.         |
|    |     |                                   | Request to allow the Board approve parking lot without the minimum landscaping and screening requirements, without the minimum front setback of the principal building, and a fence that is over the maximum allowed height     |                         |
| 16 | 5th | 27382<br>Dim Var./<br>Special Use | Kalim Beg<br>KAL Service; Property Owner  | 11728 W. Hampton Av.    |
|    |     |                                   | Request to remodel the existing motor vehicle filling station by eliminating the motor vehicle repair facility to expand the convenience store without the minimum required south elevation glazing and add a car wash facility |                         |
| 17 | 5th | 27400<br>Special Use              | Punit Jaiswal, Lessee   | 5401 N. Lovers Lane Rd. |
|    |     |                                   | Request to occupy a portion of the parking area of the existing motor vehicle filling station for heavy motor vehicle rental facility (3 parking spaces for rental trucks)  |                         |
| 18 | 6th | 27427<br>Special Use              | Hannah's Development & Learning Center<br>Property Owner  | 412 E. Burleigh St.     |
|    |     |                                   | Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 30 to 50 children infant to 12yrs of age, Monday-Friday  |                         |

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**4:00 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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19	6th	27439 Special Use	Churches of the First Born A Rock Foundation, Inc. Property Owner	3338 N. Martin L King Jr. Dr.
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Request to continue occupying the premise as a religious assembly hall

20	6th	27446 Special Use	Sheila Jordan Lessee	2850 N. Teutonia Av.
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Request to occupy the premises as a day care center for 150 children (75 per shift) infant to 12 yrs. of age, Monday - Friday 6:00 a.m. to 11:00 p.m.

21	6th	27450 Special Use	Kalim Beg KAL Service, Inc.; Property Owner	232 W. Locust St.
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Request to add a car wash to the existing board approved motor vehicle filling station and convenience store

22	7th	27433 Special Use	Judith Jackson, Property Owner	3924 W. Fond Du Lac Av.
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Request to occupy the premises as a day care center for 25 children infant to 12yrs of age Monday-Friday 6:00AM - Midnight

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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.

23	7th	27444 Special Use	Amit Ray, Property Owner	5209 W. Hampton Av.
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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.

24	10th	27447 Special Use	Upper Iowa University Fritz Oppenlander; Lessee	620 S. 76th St.
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Request to occupy a portion of the premises as a college

25	11th	27437 Special Use	McDonald's Corporation, Property Owner	3137 S. 76th St.
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Request to amend the hours of operation from 5:00 a.m. - 11:00 p.m. Sunday thru Thursday, to 5:00 a.m. - Midnight Monday thru Sunday and continue occupying the premises as a fast-food/carry-out restaurant with a drive thru facility

26	11th	27459 Dim. Var.	St. John Evangelical Lutheran Church & School, Property Owner	4001 S. 68 <sup>th</sup> St.
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Request to replace the existing sign (school sign) with a new monument sign that is over the maximum allowed sign area and over the maximum numbers of signs per site (received separate Board approval for a new sign for the religious assembly hall located on the same parcel)

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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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| 27 | 13th | 27255<br>Use Variance         | James N. Barbian, Property Owner  | 6245 S. 6th St.      |
|    |      |                               | Request to occupy the premises as a processing and or recycling of mined materials facility (concrete and asphalt storage and crushing)   |                      |
| 28 | 3rd  | 27123<br>Dimensional Variance | Farwell-Cramer, LLC.<br>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 |                      |
| 29 | 8th  | 27134<br>Special Use          | Platinum Motors LLC.<br>Rigoberto Arteaga; Prospective Buyer  | 3822 W. National Av. |
|    |      |                               | Request to occupy the premises as a motor vehicle repair facility and body shop   |                      |
| 30 | 9th  | 27298<br>Special Use          | Lillie M. Key<br>Prospective Buyer  | 6935 N. 76th St.     |
|    |      |                               | 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)                                     |                      |

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**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.

31	12th	27344 Special Use	National Real Estate Investment Mickey Govani; Property Owner	1614 W. National Av.
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Request to modify the Board approved case No. 25139 by not constructing the corner building which housed the filling station and to continue to occupy 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

32	12th	27262 Special Use	Anthony A. LaCroix, Property Owner	620 S. 6th St.
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Request to continue occupying the premises as a motor vehicle sales facility (classic & used cars)

33	13th	27417 Special Use	Mariann Noyes D/B/A Noyes Performance; Prospective Buyer	5801 S. 27th St.
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Request to occupy the premises as a motor vehicle repair and sales facility (motorcycle sale & repair and the sale of accessories)

34	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)

35	14th	27383 Dimensional Variance	Rhonda J. & Matthew J. Burger Property Owner	2607-09 S. Logan Av.
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Request to occupy the 1st floor of the existing residential dwelling as a general retail establishment (frame shop) that does not meet the home occupation standards

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

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36	15th	27370 Special Use	The American Dream, Donna Martinez; Lessee	2523 N. 27th St.
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Request to occupy the premises as a transitional living facility for 7 men (homeless men or individuals from a correctional institution)

37	15th	27375 Special Use	Donna Martinez The American Dream; Property Owner	1024 W. Hadley St.
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Request to occupy the premises as a transitional living facility for 6 women (homeless, correctional institution)

38	15th	27377 Use Variance	Jimmy McClendon, Property Owner	2811 N. 34th St.
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Request to occupy the premises as a transitional living facility for men ages 18 & older (homeless, substance abuse)

39	1st	27297 Special Use	Sharon Riley, Property Owner	5025 N. Hopkins St.
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Request to occupy the premises as a group home for 5 males, ages 12 - 17

40	2nd	27266 Special Use	Moses Zakhriants Lessee	5839 N. 94th St.
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Request to continue occupying the premises as an assembly hall (recreational facility/social hall for dinners, dances, receptions & other social gatherings)

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

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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.

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42	3rd	27454 Appeal of an Order	Sanford Parsons, Property Owner	3242 N. Shepard Av.
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Request to appeal an ordered issued by the Department of Neighborhood Services determining that the premises is occupied as a rooming house

43	3rd	27321 Use Variance	Timothy J. Brophy Jr., Property Owner	1681 N. Prospect Av.
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Request to occupy a portion of the premises as general office

44	4th	27384 Special Use	Pastor Anthony N. Nash, Lessee	510 N. 27th St.
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Request to occupy the premises a religious assembly hall

45	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

46	4th	26760 Dim Var/ Special Use	Larry Lococo & Kathleen D'Acquisto Irrevocable Trust; Property Owner	417 E. Chicago St.
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Request to continue occupying the premises as a parking lot without the minimum required landscaping

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

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47	6th	27334 Special Use	Quincy Johnson, Property Owner	3780 N. 10th St.
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Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, 6:00AM - Midnight Monday-Friday

48	6th	27352 Special Use	Clarindria White & Aisha Barkow Property Owner	3442 N. 14th St.
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Request to occupy the premises as a group home for 5 teenage mothers (12yrs-17yrs of age mothers and with a maximum of 1 child each)

49	6th	27423 Special Use	Priya Corp. Andy's On Capitol; Prospective Buyer	275 E. Capitol Dr.
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Request to occupy the premises as a motor vehicle filling station, car wash, convenience store and a dry cleaning establishment

50	6th	26796 Special Use	Boykin Blackman, Lessee	3854 N. Teutonia Av.
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Request to continue occupying the premises as car wash, and a motor vehicle repair and sales facility (tires)

**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.

51	6th	27328 Use Variance	Darlene Holmes, Property Owner	3001 N. Richards St.
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Request to occupy the premises as an assembly hall (Christian social club)

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

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52	6th	27286 Special Use	Lee Anna Jarrett, Lessee  Request to continue occupying the premises as a group home for 8 teens 12yrs to 17yrs of age	3221 N. 12th St.
53	7th	27249 Use Variance	Shawna K. Whitehead, Prospective Buyer  Request to continue occupying the premises as a 24hr day care center for 8 children infant to 12 yrs of age, Monday-Sunday	4317 N. 38th St.
54	8th	27411 Special Use	Rafael Lopez, Property Owner  Request to occupy a portion of the existing limited wholesale facility as a car wash and auto detail facility	2934 W. Burnham St.
55	8th	27410 Special Use	Rafael Lopez, Property Owner  Request to occupy the premises as an accessory parking lot which is located between the street facade of a principal building and a street lot line (employee parking lot for 2934 W. Burnham)	2911 W. Burnham St.
56	9th	26948 Special Use	SF&S Petroleum Inc., Prospective Buyer  Request to occupy the premises as a motor vehicle filling station with a convenience store	4235 W. Silver Spring Dr.

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

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57	10th	27268 Special Use	ABC Day Care, Jan Schmitt; Lessee	5920 W. Center St.
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Request to continue occupying the premises as a day care center reducing the number of children from 120 to 91 infant to 12yrs of age, Monday-Friday  
6:30AM-11:30PM

58	10th	27348 Special Use	Mary S. Reid, Property Owner	5836 W. Appleton Av.
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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 6:00AM to Midnight

59	10th	27336 Special Use	Deanna Lyles & Anthony Moss, Lessee	5611 W. Lisbon Av.
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Request to occupy the premises as a day care center for 50 children infant to 12 yrs. of age, Monday - Friday 7:00 a.m. to 10:00 p.m.

60	10th	26623 Special Use	Shawn Weaver, Lessee	5100 W. Center St.
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Request to occupy the premises as a 24 hr day care center for 100 children infant to 13 yrs of age, Monday-Sunday

**6:30 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.

61	5th	27036 Special Use	Michael Landry Area Rental; Property Owner	8712 W. Lisbon Av.
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Request to add two additional pumps and continue occupying the premises as motor vehicle filling station in conjunction with the existing equipment rental facility on site

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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.