

AGENDA

May 18, 2006

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 18, 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	13th	27181 Use Variance <i>dismissal</i>	Nevin Mseitif, Lessee Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, 6:00AM - 6:00PM Monday-Friday	641 W. Maplewood Ct.
2	4th	27145 Dim Var. <i>dismissal</i>	Mr. Humphrey, Property Owner Request to erect 2 wall signs that are over the maximum allowed display area	2300 W. Highland Av.
3	4th	27372 Special Use <i>dismissal</i>	Michael Rice Rice Motors LLC; Lessee	2330 W. Clybourn St.
			Request to occupy the premises as a motor vehicle sales facility (indoor display and sales)	

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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	8th	27410 Special Use <i>dismissal</i>	Rafael Lopez Property Owner	2911 W. Burnham St.
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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)

5	9th	27420 Dim Var. <i>dismissal</i>	Mark Gramz B&G Realty, Inc. n/k/a B&G Realty LLC.;Property Owner	7440 N. 76th St.
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Request to erect a wall sign (mural sign 10.6 ft. x 37 ft.) that is over the maximum sign display area for the existing theater

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.

6	15th	27476 Special Use	Thelma L Quinn, Property Owner	1801 W. North Av.
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Request to continue occupying the premises as a rooming house for 10 individuals

7	15th	27483 Use Var./ Dim Var.	John F. Andes, Prospective Buyer	2135 N. 18th St.
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Request to construct an indoor storage facility (for the adjacent cleaners located at 1844 W. Fond Du Lac Ave.) without the minimum required building height, and without an entrance door that faces a street

8	15th	27490 Special Use	Calvin Coleman, Lessee	3716 W. North Av.
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Request to continue occupying a portion of the premises as a detailing and hand car wash facility

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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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9	15th	27491 Dimensional Variance	Willie J. Ellis, Prospective Buyer	2245 W. Walnut St.
			Request to construct a single-family residential dwelling without the minimum front facade width	
10	1st	27422 Special Use	Mary Orr, Other	6737 N. Teutonia Av.
			Request to occupy the premises as an Assembly hall (facility that houses seminars, conferences, & fundraisers)	
11	1st	27498 Special Use	Michael Hutchinson, Property Owner	5226 W. Hampton Av.
			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)	
12	2nd	27486 Dim Var.	Balm In Gilead for All People Ministries, Inc. Property Owner	6200 N. 84th St.
			Request to construct a religious assembly hall on the premises with parking in the front yard setback	
13	4th	27452 Special Use/ Use Var	Kirby G. Shoaf Community Care Organization;Prospective Buyer	3220 W. Vliet St.
			Request to occupy the premises as an adult day care center, health clinic, and a ground transportation service facility that provides van and bus services (additional permitted accessory uses within the development are general offices and indoor storage)	

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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.

14	4th	27461 Special Use	Doris J. Pinkney, Lessee	1420 N. 33rd St.
			Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - 10:00PM Monday-Friday of the existing day care center for 20 children infant to 12yrs of age	
15	6th	27468 Use Variance	Michael A. Olson, Prospective Buyer	3707 N. Richards St.
			Request to occupy the premises as 19 live-work units (1st floor is work area, 2nd floor is living area)	
16	6th	27478 Dim Var.	Faithful Mission Pentecostal Church of Holiness 2 Pastor Eddie Smith;Property Owner	935 W. Keefe Av.
			Request to allow the permitted religious assembly hall without the required residential buffer (fence)	
17	8th	27480 Special Use	James Podewils, Prospective Buyer	2500 W. Lincoln Av.
			Request to allow a drive through facility for the proposed mixed use building (which houses a permitted bank, retail, and residential uses)	

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

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18	9th	27477 Special Use	Mara Bakke, Property Owner	9530 N. 107th St.
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Request to construct an addition to the existing non-conforming contractor's shop (storage of construction equipment & dump trucks)

19	10th	27467 Dim Var	Michael R. Collins, Property Owner	151 S. 72nd St.
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Request to allow a 5 ft. 4 in. fence to be erected along the side street property line that is closer than 5 ft. from the sidewalk

20	10th	27487 Dim Var	Jean L. Lehman-Yaros, Property Owner	5502 W. Martin Dr.
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Request to construct an addition to the existing detached garage that is located closer to the side street lot line than the existing principal building

21	10th	25352 Special Use	John Andrews Milwaukee Front Row Restaurant Joint Venture, LLC; Lessee	201 S. 46th St.
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Request to construct a sign on the premises that is not attached to a flat opaque wall surface (on top of glass)

22	12th	27499 Special Use	Rafael Gandia, Lessee	600 S. 5th St.
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Request to continue occupying the premises as a motor vehicle repair facility

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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.

23	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

24	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)

25	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

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.

26	14th	27409 Special Use/ Dim Var	Schneider Excavating, Inc., Other	1225 S. Carferry Dr.
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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

27	14th	27020 Use Variance	Francisco Hernandez, Property Owner	2567 S. Howell Av.
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Request to allow parking in the front yard of premises

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

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28	15th	27421 Special Use	Michelle M. Evans, Lessee Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, Monday-Sunday	2546-A W. Medford Av.
29	15th	27370 Special Use	The American Dream, Donna Martinez; Lessee Request to occupy the premises as a transitional living facility for 7 men (homeless men or individuals from a correctional institution)	2523 N. 27th St.
30	15th	27375 Special Use	Donna Martinez The American Dream;Property Owner Request to occupy the premises as a transitional living facility for 6 women (homeless, correctional institution)	1024 W. Hadley St.
31	1st	27407 Special Use	Bobby & Frances Sanford, Prospective Buyer Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces	4108 W. Villard Av.
32	1st	27441 Special Use	Linda Jackson, Property Owner Request to occupy the premises as a 24 hr family day care home for 8 children per shift infant to 12yrs of age, Monday-Sunday	1405 W. Congress St.
33	1st	27448 Special Use	Logistics Plus Transportation, Lessee Request to occupy the premises as a truck freight terminal	1700 W. Cornell St.

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

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34	3rd	27430 Dimensional Variance	David Schulte, Property Owner	2757 N. Downer Av.
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Request to remodel the 3rd floor attic to be use in conjunction with the 2nd floor dwelling unit by building out the north and south side dormers without the minimum north side setback (building will remain a two-family dwelling)

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.

35	4th	27443 Special Use	Peter Hansen Hansen Storage; Property Owner	518-38 E. Erie St.
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Request to combine the parcels and raze the existing structures to create a principal parking lot

36	5th	27436 Dimensional Variance	James R. Blau, Property Owner	12000 W. Silver Spring Dr.
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Request to remove a portion of the existing freestanding sign and erect a changeable message board (below the existing sign) that is over the maximum sign display area

37	5th	26720 Special Use	Jay Shambeau, Property Owner	8522 W. Hampton Av.
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Request to continue occupying the premise as a motor vehicle repair and sales facility

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

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

38	6th	26690 Dimensional Variance	Integrated Mail Industries, Lessee Request to allow an additional sign on the existing freestanding sign that exceeds the maximum required sign area	208 E. Capitol Dr.
39	7th	27103 Special Use	Linda Rogers, Property Owner Request to occupy the premises as a group home for 6-8 girls 12yrs-17yrs of age	4532 N. 45th St.
40	7th	27401 Special Use	Ronald Gaston, Lessee Request to occupy the premises as a motor vehicle sales facility and car wash	3823 W. Fond Du Lac Av.
41	7th	26625 Use Variance	Adam Hampton, Lessee Request to occupy a portion of the premises as a general retail establishment (grocery store)	4201 W. Bonny Pl.
42	8th	27424 Use Variance	Patti A. Jump, Property Owner Request to expand the existing multi-family (4 unit) residential dwelling into a 5 unit multi-family residential dwelling	2100-04 S. 32nd St.

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5:45 p.m. – Public Hearing

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43	8th	27442 Special Use	Guillermo Picado, Property Owner	2320 W. Greenfield Av.
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Request to occupy the premises as a motor vehicle sales facility, (used cars) repair facility, (body bumping & detailing) and hand car wash

44	8th	27412 Special Use	Carmen Velasquez, Property Owner	1829 S. 25th St.
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Request to occupy the premises as a day care center for 25 children infant to 12yrs of age 6:00AM - 6:00PM

45	8th	27010 Dim Var/ Special Use	Edmund G. Pohl, Property Owner	2738 S. 29th St.
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Request to occupy the premises as an outdoor salvage facility (vehicles, equipment) without the minimum code required landscaping

46	11th	27325 Dim Var/ Special Use	David Gray & Mark Schwebke, Property Owner	6800 W. Oklahoma Av.
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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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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.

47	12th	27418 Dim Var	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	
48	12th	27097 Special Use	Saleh Bazzar, Property Owner	2000 S. 14th St.
			Request to continue occupying the premises as a general retail establishment (grocery store)	
49	12th	27070 Dim Var	Maria F. & Norma A. Ramos Property Owner	1412 S. 15th St.
			Request to allow an attached stairway addition in the rear portion of the residential dwelling that extends over the north side lot line and convert the existing single family dwelling into a two-family residential dwelling without the minimum required lot area per dwelling unit	
50	12th	27406 Special Use	Waldemar Rivera, Prospective Buyer	630 W. National Av.
			Request to occupy the premises as a motor vehicle repair facility (with towing)	

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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.

51	4th	26203 Special Use (Reasonable Accommodation)	Tri-Corp Housing Mike Brever; Property Owner	2713 W. Richardson Pl.
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Request to continue occupying the premises as a transitional facility for 92 clients (this is a reasonable accommodation proceeding)

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.