

AGENDA

July 6, 2006

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

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	15th	27195 Special Use <i>Dismissal</i>	House of David, Inc., Lessee Request to occupy the 1st floor of the premises as a social service facility and a transitional living facility located on the 2nd floor	4415 W. North Av.
2	4th	27346 Special Use <i>Dismissal</i>	American Red Cross Greater Milwaukee Chapter Lessee Request to occupy a portion of the premises as a transitional living facility for homeless individuals with mental illness (eligible for Social Security Benefits)	2713 W. Richardson Pl.
3	4th	26556 Special Use <i>Dismissal</i>	Bruce Croatt & Wayne Croatt, Lessee Request to occupy a portion of the premises as a health clinic (mental health clinic)	2801 W. Wisconsin Av.

Board of Zoning Appeals, Hearing on Thursday, July 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	5th	27553 Special Use <i>Dismissal</i>	Mattie L. Gray, Lessee	4240 N. 78th St.
Request to increase the number of children from 40 to 76 and continue occupying a portion of the premises as a day care center for children, infant to 12yrs. of age, operating Monday - Friday 5:30 a.m. to 6:30 p.m				

5	5th	27033 Dim. Var. <i>Dismissal</i>	Fabco Cat Tom Suetnicka;Property Owner	11200 W. Silver Spring Rd.
Request to erect a wall sign that is over the maximum allowed sign area and 2 freestanding signs on the premises that are over the maximum number of signs per site, maximum height of a freestanding sign, and maximum display area				

6	6th	27536 Use Variance <i>Dismissal</i>	Carmen M. Saygo, Property Owner	3656 N. 13th St.
Request to occupy the premises as a day care center for 8 children infant to 12yrs. of age, Monday - Friday 5:00 a.m. to Midnight				

2:00 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.

7	15th	27482 Special Use	Mike Malatesta Advanced Waste Services, Inc.	3801 W. Mc Kinley Av.
Request to occupy a portion of the premise as an outdoor storage facility of heavy motor vehicles				

8	15th	27421 Special Use	Michelle M. Evans, Lessee	2546-A W. Medford Av.
Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, Monday-Sunday				

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

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9	15th	27600 Dim Var.	Neighborhood Improvement Development Corporation, Property Owner	2202 N. 51 st St.
			Request to construct a single-family residential dwelling on the premises without minimum required side street and combine side setbacks (modification of BOZA case No. 26683)	
10	15th	27560 Dim. Var.	Academy of Learning and Leadership M. Camille Mortimore, Ph. D.;Property Owner	1510 W. Center St.
			Request to combine the parcels and construct an elementary/secondary school without the minimum required front setback	
11	1st	27327 Special Use	Robert Binsfeld, Lessee	4110 N. Green Bay Av.
			Request to occupy a portion of the existing car wash facility as a motor vehicle sales facility	
12	1st	27559 Special Use	Mary Smith-Reid, Lessee	4260 N. 27th St.
			Request to increase the hours of operation from Monday thru Friday 6:00 a.m. - 6:00 p.m. to Monday thru Friday 6:00 a.m. to Midnight and reduce the number of children on site from 67 to 55 (infant to 12 yrs. of age) per shift, of the existing day care center	
13	1st	27573 Special Use	LaBrew Troopers, Inc Lessee	4055 N. 34th St.
			Request to add a day care center for 50 children infant to 12yrs. of age, Monday - Friday 6:30 a.m. to 6:30 p.m. to the existing board approved elementary/secondary school (200 students K4-8th grade)	

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

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14	1st	27580 Special Use	Teutonia Gas, LLC, Lessee	4295 N. Teutonia Av.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store	
15	1st	27593 Special Use	Ben Kienbaum, Property Owner	3800 W. Mill Rd.
			Request to continue occupying the premises as an outdoor salvage yard (junk yard)	
16	2nd	27569 Special Use	Teen Preneur #2, Lessee	4248 N. 76th St.
			Request to add a day care center for 65 children infant to 12yrs. of age, Monday - Friday 6:30 a.m. to 5:30 p.m., to the existing board approved school for 145 students (k4 - 8th grade)	
17	2nd	27571 Special Use	Stacey McKay, Property Owner	6342 W. Fond Du Lac Av.
			Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Friday 6:00 a.m. - Midnight and increase the number of children from 15 to 25 (infant to 12 years of age) on site of the existing day care center	
18	2nd	27481 Special Use	Nivram LLC, Property Owner	6230 N. 76 th St.
			Request to continue occupying the premises as a motor vehicle repair facility (quick lube) and car wash	

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

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19	4th	27472 Special Use	EPA, LLC, Property Owner	511 N. Broadway
			Request to continue occupying the premises as a parking lot	
20	4th	27473 Special Use	Uihlein Properties LLC, Property Owner	503 N. Broadway
			Request to continue occupying the premises as a parking lot	
21	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 that is located within 1500ft. of another like facility and within 150 ft. of a one or two family residential district	
22	5th	27551 Dim. Var.	Terry W. Lintonen, Property Owner	6839 N. 99 th St.
			Request to construct a detached garage in the front yard of the premises	
23	6th	27496 Special Use	Love At First Site LLC Mayfield Manangement Group;Lessee	1718 N. 1st St.
			Request to occupy a portion of the premises as a day care center for 100 children (100 first shift, 50 second shift) infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight	

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

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24	6th	27522 Special Use	Diane Stowers Jimmy's Amoco;Prospective Buyer	807 W. Atkinson Av.
			Request to continue occupying the premises as a motor vehicle filling station with an expansion of the convenience store by eliminating the auto repair bays (expansion was approved in 2003 but not executed)	
25	6th	27545 Special Use	Marie Stokes, Lessee	2378 N. Martin L King Jr Dr.
			Request to continue occupying the premises as a day care center for 52 children 4yrs. to 12yrs. of age, Monday - Friday 6:00 a.m. to 11:30 p.m	
26	6th	27566 Special Use	Nzingha Institute of Creative Learning for Living Lessee	1747 N. 6th St.
			Request to occupy a portion of the premises as a school (secondary, grades 9th - 12th)	
27	6th	27576 Special Use	Boys & Girls Club of Greater Milwaukee Courtney Hunt;Lessee	611 W. Cherry St.
			Request to occupy the premises as a community center	
28	6th	27587 Special Use	Carolyn Outlaw, Property Owner	1444 W. Hadley St.
			Request to continue occupying the premises as a day care center for 8 children infant to 7 yrs of age, Monday - Friday 6:30 a.m. to 5:30 p.m	

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29	7th	27484 Special Use	LaPricia Hooks, Property Owner	4544 N. 38th St.
			Request to occupy the premise as a 24hr family day care home for 8 children infant to 12yrs of age, Monday-Sunday	
30	7th	27561 Special Use	M & R Land Company, LLC Richard S. Mechanic;Property Owner	3033 W. Burleigh St.
			Request to continue occupying the premises as a material reclamation and outdoor storage facility	
31	7th	27568 Special Use	Tina F. Williams, Property Owner	4710 N. 42nd St.
			Request to occupy the premises as a 24hr. family day care home for 8 children, infant to 12yrs. of age, operating Sunday - Saturday	
32	7th	27584 Special Use	Agape Love LLC., Property Owner	3958 N. 51st Bl.
			Request to continue occupying the premises as a day care center for 70 children, infant to 12yrs. of age, 6:00 a.m. - Midnight	
33	8th	27555 Use Variance	SRN Real Estate Prospective Buyer	1502 S. Layton Bl.
			Request to occupy the premises as a medical office	

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34	9th	27548 Dimensional Variance	Darin Leveraus, Property Owner	11505 W. County Line Rd.
			Request to construct a detached garage on the premises that is over the maximum building area and over the sidewall height	
35	9th	27565 Special Use	Barb Lucas QSR;Prospective Buyer	8030 W. Brown Deer Rd.
			Request to construct a fast-food carryout restaurant	
36	9th	27577 Special Use/Use Var.	Homer D. Schultz, Lessee	10542 W. Donges Ct.
			Request to occupy the premises as a light and heavy motor vehicle sales and repair facility, and a light motor vehicle outdoor storage facility	
37	12th	27479 Special Use	St. Anthony Congregation Lessee	929 W. Historic Mitchell St.
			Request to occupy the premise as a secondary/elementary school	

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

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| 38 | 12th | 27578
Dimensional
Variance | Horner Sod Farm
Michael Sanfelippo;Property Owner | 605 S. 1st St. |
| | | | Request to erect an additional freestanding sign that is over the maximum allowed sign area and over the maximum allowed number of freestanding signs per site, to the Board approved filling station, car wash, convenience store, and fast-food restaurant | |
| 39 | 12th | 27579
Special Use | Efren & Ramiro Gonzalez, Property Owner | 2201 S. 13th St. |
| | | | Request to occupy the premises as a motor vehicle sales facility (used cars, body bumping & detailing), discontinuing the board approved repair facility | |
| 40 | 14th | 27582
Dim. Var. | Douglas Persich, D.D.S. | 3380 S. Kinnickinnic Ave. |
| | | | Request to remodel the front facade of the existing dental office without the minimum required glazing that meets the transparency standard of code (petitioner is providing glazing panels with opaque inside surfaces) | |

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.

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| 41 | Proposed modifications to various sections of the Board's Rules and Procedure regarding the number of votes required to carry a motion. | | | |
| 42 | 1st | 27588
Resubmission
Request | Euranna Odom, Property Owner | 5822 N. 35th St. |
| | | | Request for a resubmission to occupy the premises as a 24hrs. family day care home for 8 children infant to 12yrs. of age, operating Monday - Friday | |

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2:00 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.

43	2nd	26803 Special Use	Steven R. Tenley, Property Owner Request to raze the existing structure and construct a motor vehicle filling station, convenience store, and car wash facility	9111 W. Silver Spring Dr.
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44	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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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.

45	15th	27371 Special Use	Cleotha Ward, Property Owner Request to continue occupying the premises as a motor vehicle repair facility (towing & repair)	2450 W. Center St.
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46	15th	27464 Special Use	House of David Inc., Lessee Request to occupy the premises as a transitional living facility for 8 adult men (AODA, homeless, mental illness, & transitioning from incarceration)	2650 N. 18th St.
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47	15th	27554 Special Use	Christ Presbyterian Church, Property Owner Request to occupy the premises as a community center	1910 W. Walnut St.
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2:15 p.m. – Public Hearing (continued)

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48	15th	27381 Special Use	George Noble, Property Owner	1036-38 W. Wright St.
			Request to continue occupying the premises as both a general retail facility (1st floor) and day care center for 8 children, 6 wks. to 12 yrs. of age, operating Sunday thru Saturday from 6 a.m. to 10 p.m	

49	1st	27549 Use Variance	Tameka Lockett, Prospective Buyer	1941 W. Hope Av.
			Request to occupy the 1st floor of the premises as a day care center for 54 children infant to 12yrs. of age, operating Monday - Friday, 6:00 a.m. to Midnight	

50	1st	27556 Special Use	Brogall Holdings LLC., Prospective Buyer	6333 N. Teutonia Av.
			Request to occupy the premises as an outdoor salvage operation (motor vehicle recycler & vehicle parts retailer)	

51	1st	26877 Use Variance	Thomas H. Wynn, Jr., Property Owner	5023 N. Green Bay Av.
			Request to occupy the premises as a contractor's yard	

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

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52	3rd	27610 Dim. Var.	Randy Bryant, Property Owner Request to re-affirm the approval for case No. 26640 (same proposal, but a citing was omitted)	2022 E. Lafayette Pl. aka 2026 E. Lafayette P.
53	3rd	27460 Special Use Dim. Var.	John Plichta HACM - A&E Services;Property Owner Request to occupy a portion of the premises with an accessory parking lot without the code required number of parking stalls 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 encompassing 10 acres of redevelopment project area)	403 E. Ogden St.
54	3rd	27557 Special Use Dim. Var.	Oakland Avenue Associates, LLC., Property Owner Request to raze the existing structure, while combining the parcels, and constructing a general retail establishment with a drive-through facility and residential apartments above that is over the maximum allowed building height (both uses are permitted, the drive-through requires Board approval because it is located within 150 ft. of residential uses)	2914-38 N. Oakland Ave.
55	4th	26760 Dim Var./ Special Use	Larry Lococo & Kathleen D'Acquisto Irrevocable Trust;Property Owner Request to continue occupying the premises as a parking lot without the minimum required landscaping	417 E. Chicago St.

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

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56	4th	27492 Dim. Var.	Rev. Barbara Rasmussen, Property Owner	3022 W. Wisconsin Ave.
			Request to erect a freestanding sign for the existing religious assembly hall that is over the maximum allowed sign display area	

57	5th	27451 Special Use	Hussain LLC., Property Owner	8210 W. Capitol Dr.
			Request to construct an addition to the existing motor vehicle filling station to expand the convenience store	

3:15 p.m. – Public Hearing

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58	5th	27574 Special Use	Felicia Blunt, Lessee	7802 W. Potomac Av.
			Request to occupy the premises as a 24hr. family day care home for 8 children (per shift) infant to 12yrs. of age, operating Monday - Friday	

59	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	

60	5th	27436 Dimensional Variance	James R. Blau, Property Owner	12000 W. Silver Spring Dr.
			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	

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3:15 p.m. – Public Hearing (continued)

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61	6th	27471 Special Use	Geneka Walton, Lessee Request to occupy the premises as a 24 hrs. day care center for 8 children (per shift) infant to 12 yrs. of age, Monday - Saturday	3244 N. 7th St.
62	6th	27501 Use Variance	Gwen Moore & Ingrid Moreland, Other Request to occupy a portion of the premises for outdoor merchandise sales (soda vending machine at the front of the house)	3716 N. 24th Pl.
63	7th	27463 Special Use	Homer Baylor, Property Owner Request to occupy the premises for outdoor merchandise sales (selling of watermelons & peanuts)	5854 W. Fond Du Lac Av.
64	7th	27489 Dim Var	Eugene Smith, Property Owner Request to construct a 16 ft. x 30 ft. addition to the existing tavern over the maximum allowed front setback	3910 W. Fond Du Lac Av.
65	7th	27502 Special Use	John H. Gibson, Prospective Buyer Request to occupy the premises as a day care center for 50 children (25 per shift, 2 shifts total) infant to 12yrs of age, operating 6:00AM - Midnight, Monday-Sunday	3106 N. 40th St.

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3:15 p.m. – Public Hearing (continued)

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66	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.
67	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.
68	8th	27010 Dim Var./ Special Use	Edmund G. Pohl, Property Owner Request to occupy the premises as an outdoor salvage facility (vehicles, equipment) without the minimum code required landscaping	2738 S. 29th St.
69	9th	27264 Dimensional Variance	Mark Cook, Property Owner Request to construct a building addition and attached garage to the existing residential dwelling without the minimum required front setback, and without the minimum north side setback	7743 N. 51st Bl.
70	9th	27505 Use Variance	Decosa Hobson, Lessee Request to occupy the premises as a day care center for 8 children per shift (1st & 2nd shift) infant to 13 yrs. of age, Monday - Sunday 6:00 a.m. to Midnight	5459 N. 53rd St.

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4:15 p.m. – Public Hearing

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71	9th	27506 Dimensional Variance	David Jasenski, Lessee Request to construct a free standing off premise sign to the existing board approved motor vehicle filling station & convenience store that is over the maximum allowed sign display area	5909 W. Good Hope Rd.
72	10th	27470 Special Use	Jewel C. Barrow & Jose H. Santos Lessee Request to occupy the premises as a motor vehicle body shop	5401 W. Lisbon Av.
73	10th	27537 Special Use	Regina Hughes, Lessee Request to occupy a portion of the premises (1st floor & basement) as day care center for 50 children infant to 12yrs. of age, operating Monday - Friday, 6:00 a.m. to 6:00 p.m	7251 W. Appleton Av.
74	11th	27432 Special Use	Steven Skalecki, Property Owner Request to allow a transmission tower (50 ft. flag pole for weather observation) on the residential premises	9026 W. Burdick Av.
75	11th	27509 Special Use	LaToya Bates, Lessee Request to occupy the premises as a secondary school (all girl high school)	3924 S. 51st St.

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

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76	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

77	12th	27513 Dim Var./ Special Use	Jose A Santiago Iglesia de Dios Pentecostal M.I.;Property Owner	1717 W. Mitchell St.
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Request to occupy the premises as a religious assembly hall without the code required number of parking spaces

78	12th	27340 Use Variance	John Lemley, Property Owner	2465 S. 13th St.
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Request to occupy the premises as an indoor storage facility (lumber, hardware, stored in garage) and to allow an accessory structure to be located on a lot not containing a principal building

79	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 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

80	12th	27564 Special Use	CR-SDC Head Start Mitchell Lessee	1717 S. 12th St.
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Request to occupy the premises as a day care center for 142 children infant to 5yrs of age Monday-Friday 7:30AM - 5:30PM

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

<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.

81	13th	27462 Dim. Var.	Nijmeh M. Hamad, Property Owner	800 W. Grange Av.
			Request to allow a 7th unit (constructed in basement) in the existing multi-family (6-unit) residential dwelling without the minimum required lot area per dwelling unit	
82	13th	27504 Special Use	Rory Oppenheimer Layton Avenue LLC.;Property Owner	1010 E. Layton Av.
			Request to occupy the premises as a motor vehicle sales facility	
83	14th	27466 Use Variance	Micaela Mendez, Property Owner	3000 S. 12th St.
			Request to occupy the premise as a day care center for 8 children infant to 12yrs of age, Monday-Friday 6:00AM to Midnight	

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.