

AGENDA

December 7, 2006

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 7, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	6th	27618 Dimensional Variance <i>dismiss</i>	Santino L. Bando, Property Owner	2001 N. Holton St.
			Request to raze the existing structure and to construct a mixed-use building (retail & residential) that is over the maximum number of dwelling units allowed based on lot area per dwelling unit	
2	10th	27562 Use Variance <i>dismiss</i>	Danielle Chelese McClendon Property Owner	2621 N. 53rd St.
			Request to occupy the premises as a rooming house for 12 residents	

Board of Zoning Appeals, Hearing on Thursday, December 7, 2006

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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.

3	10th	27920 Special Use <i>dismiss</i>	Donnie Wellington, Property Owner	2506 N. 56th St.
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Request to continue occupying the premises as an adult family home for 4 individuals (developmentally disabled/mentally challenged)

4	15th	27828 Special Use/ Dimensional Variance <i>dismiss</i>	Lisbon Avenue Neighborhood Development (no interest in land)	3631 W. Lisbon Av.
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Request to occupy the premises as a parking lot (used for clients and employees located at 3701 W. Lisbon Av.) with an alley relied upon for vehicular circulation, located on a corner lot, and without the minimum required landscaping

4:00 p.m. - Consent Agenda

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5	5th	27891 Dimensional Variance	IBEXX II, LLC, Property Owner	8333 W. Appleton Av.
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Request to continue to allow a pylon sign on site that is over the maximum allowed height

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

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6	6th	27899 Use Variance	Tammy Campbell, Lessee	3355 N. 20th St.
			Request to continue occupying the premises as a 24 hrs. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday	
7	6th	27900 Special Use	Betty Pryor, Property Owner	1026 W. Atkinson Av.
			Request to continue occupying the premises as a day care center for 40 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 5:30 p.m	
8	6th	27910 Special Use	Kenneth Bieck, Lessee	3611 N. Martin L. King Jr. Dr.
			Request to occupy a portion of the premises as a second-hand sales facility (used furniture)	
9	6th	27931 Special Use	Milwaukee Health Services, Property Owner	2579 N. Martin L. King Jr. Dr.
			Request to occupy the premises as a temporary principal parking lot	
10	6th	27836 Special Use	Susan Watkins, Property Owner	2216 N. 1st St.
			Request to occupy the premises as a day care center for 35 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to 10 p.m.	

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

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11	6th	27848 Special Use	Milwaukee Health Services, Inc. Property Owner	2523 N. Martin L. King Jr. Dr.
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Request to occupy the premises as a principal parking lot (temporary)

12	7th	27829 Special Use	Daphne Eiland, Property Owner	3518 - 26 W. Capitol Dr.
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Request to occupy the premises as a day care center for 100 children per shift (1st & 2nd shift) infant to 12 yrs. of age, operating 6:00 a.m. to Midnight

13	7th	27903 Use Variance	Irena Moore, Lessee	3120 N. 37th St.
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Request to continue occupying the premises as a 24 hrs. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday

14	7th	27895 Special Use	Steps of Milwaukee, Lessee	3735 N. 35th St.
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Request to continue occupying the premises as a day care center for 100 children (50 children per shift) infant to 12 yrs. of age, increasing the hours of operation from 6:30AM-11:30PM to 6:00-Midnight Monday - Saturday

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

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15	7th	27896 Use Variance	Rashell Gladney, Property Owner	4649 N. 52nd St.
			Request to continue occupying the lower unit of premises as 24hr day care center for 8 children per shift infant to 12yrs of age, Monday-Sunday	
16	8th	27913 Special Use	Cassandra Holley Enterprise Inc. Lessee	3109 W. Burnham St.
			Request to continue occupying the premises as a day care center for 65 children infant to 12yrs of age, operating 6:00AM-6:00PM Monday-Friday	
17	8th	27860 Special Use	Irma S. & Cesar Esparza Property Owner	2047 S. 26th St.
			Request to occupy the premises as a day care center for 8 children infant to 12yrs of age, operating 6:00AM - 6:00PM Monday-Friday	
18	9th	27847 Special Use	Faith Temple Pentecostal Church Property Owner	5000 W. Villard Av.
			Request to continue occupying the premises as a religious assembly hall	
19	9th	27923 Special Use	Follow Your Dreams, Lessee	8225 N. 107th St.
			Request to continue occupying the premises as a 24 hrs. day care center for 120 children (40 per shift) infant to 12 yrs. of age, operating Monday - Sunday	

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

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20	9th	27928 Special Use	Brown Deer Sales, Lessee	7440 W. Brown Deer Rd.
			Request to occupy a portion of the premises (repair bays) as a motor vehicle repair facility (repair facility is use in conjunction with the petitioners sales facility located at 8975 W. Brown Deer Rd.)	
21	9th	27901 Dimensional Variance	Jamila McLaurin, Property Owner	9433 N. Michael Ct.
			Request to construct a single-family residential dwelling without the minimum required set back (proposing to be closer to the front lot line)	
22	10th	27902 Special Use	Edward McMahon, Property Owner	5602 W. Vliet St.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store	
23	10th	27911 Special Use	Thomas Dunham, Lessee	5101 W. North Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
24	11th	27922 Special Use	WE Energies, Property Owner	2425 S. 35th St.
			Request to continue occupying as an intense manufacturing facility (the dispensing of compressed natural gas for motor vehicles from above ground pumps)	

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25	13th	27918 Special Use	Budget Rent-A-Car System Inc. Property Owner	550 W. Grange Av.
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Request to continue occupying the premises as a rental facility (cars & trucks)

26	14th	27933 Dimensional Variance	Elden Molter, Other	2220 E. Bennett Av.
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Request to construct a detached garage without the minimum required rear setback

27	14th	27858 Special Use	Kenneth Gebhard, Property Owner	2929 S. 13th St.
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Request to occupy a portion of the premises as a second-hand store (used mattresses & bed frames)

28	15th	27917 Dimensional Variance	Ezekiel Community Development Corporation Property Owner	1636 N. 17th St.
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Request to construct a single-family residential dwelling without the minimum front facade width

29	15th	27924 Special Use	Only God Can House of Peace Inc. Lessee	2035 N. 39th St.
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Request to continue occupying the premises as a group home for a maximum of 8 girls ages 12 to 17

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

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30	15th	27897 Special Use	Michelle Evans-Williams Lessee	3805 W. Center St.
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Request to occupy the premises as a 24hr day care center for 150 children (50 children per shift) infant to 12yrs of age, operating 24hrs Monday-Friday and 6:00AM - 6:00PM Saturday

31	1st	27919 Special Use	Deborah Allen, Franchisee	2700 W. Capitol Dr.
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Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility

32	1st	27929 Use Variance	United Migrant Opportunity Services, Inc. Lessee	4030 N. 29th St.
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Request to continue occupying the premises as a social service facility

33	3rd	27845 Special Use	Joseph Fix Property Owner	631 E. Center St.
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Request to add a motor vehicle sales facility to the existing motor vehicle repair facility

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

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34	4th	27859 Special Use	Learn the Seas America, Lessee	2210 W. Clybourn St.
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Request to occupy a portion of the premises as a specialty school (training high school students in wood manufacturing & maintaining outdoor adventure gear)

35	4th	27857 Special Use	Larry Lococo & Kathleen D'Acquisto Property Owner	417 E. Chicago St.
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Request to continue occupying the premises as a parking lot

36	4th	27904 Special Use	Omar Barkhadle, Property Owner	2715 W. Clybourn St.
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Request to continue occupying the premises as a motor vehicle repair and second-hand sales facility (used parts)

37	4th	27898 Special Use	CPS Parking of Wisconsin, Inc. Lessee	751 N. Plankinton Av./ Aka 738-40 N. 2 nd St.
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Request to continue occupying the premises as a parking lot

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38	4th	27926 Special Use	Milwaukee City Center, LLC. Property Owner	509 W. Wisconsin Av.
Request to continue occupying the premises as an 8-level parking structure without providing by permitted uses or uses approved by the board at the street level				

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.

39	9th	27806 Dimensional Variance	Nicolas Gamero, Property Owner	6942 W. Bradley Rd.
Request to construct a second detached garage (30ft x 33ft) that has sidewalls over the maximum allowed sidewall height (existing 18.8ft x 22.9ft garage to remain)				

40	11th	27725 Special Use	Dwight MacKinney, Lessee	3161 S. 76th St.
Request to construct a drive through facility to the existing fast-food/carryout restaurant (restaurant is permitted)				

41	12th	27647 Special Use	Daniel Mora, Property Owner	2690 S. 16th St.
Request to occupy the premises as a motor vehicle sales facility (includes hand washing, detailing, & minor repairs for vehicles being sold only)				

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4:00 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.

42	15th	27650 Special Use/ Dimensional Variance	Cloyee & Deborah Atkins, Property Owner	1128 W. Wright St.
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Request to occupy the premises as a rooming house for 7 residents without the minimum required number of parking spaces

43	3rd	27752 Special Use	Seidel Tanning Corporation Property Owner	1306 E. Meinecke Av.
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Request to construct an addition to the north side of the building for the existing heavy manufacturing facility (leather drying, dyeing and finishing facility)

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.

44	10th	27837 Dimensional Variance	Laverne Hayes, Property Owner	1903 N. 47th St.
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Request to allow a deck without the minimum required front setback, without the minimum required side street setback, and to allow a fence over the maximum allowed height

45	10th	27833 Special Use	Mary Reid, Property Owner	5836 W. Appleton Av.
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Request to increase the hours of operation from Monday-Friday 6:00AM to Midnight to 24hrs Monday-Sunday and increase the number of children from 75 to 95 per shift infnat-12yrs of age to the previous Board approved day care center

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

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46	10th	27827 Dimensional Variance	John Ginderske, Property Owner Request to allow parking within the front yard of the premises	2849 N. 58th St.
47	10th	27870 Special Use	Linda Gaskin, Lessee Request to occupy a portion of the premises as a social service facility (learning academy for youth)	7127 A W. Lisbon Av.
48	10th	27863 Special Use	Children's Service Society of Wisconsin Lessee Request to occupy a portion of the premises as offices (child welfare agency)	620 S. 76th St.
49	10th	27728 Special Use	Deborah Robinson, Property Owner Request to occupy the premises as a 24 hrs. family day care home for 8 children infant to 12 yrs. of age, operating Monday - Sunday	2937 N. 50th St.

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

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50	10th	27754 Special Use	Lisa Reed, Property Owner	3619 N. 63rd St.
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Request to occupy the premises as a 24hr family day care home for 8 children infant to 12yrs of age, operating Monday-Sunday (currently operating until Midnight as a permitted family day care home increasing hours)

51	12th	27831 Special Use/ Dimensional Variance	BRIC (15th/Burnham) Associates Prospective Buyer	1433 W. Burnham St.
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Request to raze the existing structure and construct a general retail establishment(retail drug/convenience store) with a drive through facility without the minimum required glazing, an accessory parking lot located between the street facade of the principal building and the street lot line, over the maximum allowed front setback, and a drive through facility without the minimum required queue lane and located within 150ft from residential uses

5:00 p.m. – Public Hearing

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52	12th	27666 Special Use	161 First, LLC. c/o Vetter Denk Properties;Lessee	122 W. Pittsburgh Av.
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Request to occupy the premises as a principal parking lot

53	12th	27824 Special Use	Luis Sanchez, Property Owner	1202 W. Greenfield Av.
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Request to continue occupying the premises as a motor vehicle repair facility, sales facility, and body shop

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

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54	14th	27846 Special Use/ Dimensional Variance	Jorge Alvarez, Lessee Request to add a body shop (custom body painting & body kits) to the non-conforming motor vehicle repair and sales facility	3229 S. 13th St.
55	14th	27809 Dimensional Variance	Cheryl & Randy Kernats, Lessee Request to erect a fence on the premises without the minimum required setback	3475 S. 10th St.
56	1st	27534 Special Use	Nina M. Evans, Property Owner Request to occupy the premises as a group home for 8 girls 12 to 17yrs. of age	5515 N. 32nd St.
57	2nd	27839 Special Use	Sims Quality Parts & Service, Lessee Request to continue occupying the premise as a motor vehicle repair and sales facility (sales of vehicles & parts) and to expand these facilities by constructing a new sales building and adding additional parking spaces for customer parking, vehicle sales display, and vehicle storage for cars to be repaired (storage located in the rear of the premises)	6300 N. 76th St.

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58	4th	27849 Dimensional Variance	Select Property Group, LLC. Property Owner	506 N. 18th St.
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Request to convert the existing structure into a multi-family residential dwelling (44 unit studio apartments) without the minimum required number of parking spaces

PLEASE NOTE:

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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.