

AGENDA

February 23, 2006

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 23, 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	10th	26765 Special Use <i>dismissal</i>	Dorothy Abdul-Haqq, Lessee Request to occupy the premises as a community living arrangement for 4 to 5 clients	5557 W. Roosevelt Dr.
2	13th	26903 Dim. Var <i>dismissal</i>	Houlihan's, Tom;Other Request to erect a second freestanding sign (on the same street frontage as an existing freestanding sign) on the premises	6331 S. 13th St.
3	15th	26682 Special Use <i>dismissal</i>	Ronald Ransaw, Lessee Request to add a car wash facility to the existing motor vehicle repair facility	2940 W. Fond Du Lac Av.

Board of Zoning Appeals, Hearing on Thursday, February 23, 2006

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p><u>4:00 p.m. Administrative Consent Agenda (continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	3rd	26941 Special Use <i>dismissal</i>	Shalanda Green We R Family Inc.; Lessee Request to occupy the premises as a group home for 8 children 12yrs - 17 yrs of age (Down Syndrome, explosive disorder, bipolar, mid autism, and physical disabled)	700 E. Meinecke Av.
5	3rd	26951 Use Variance <i>dismissal</i>	Milwaukee Campus Ministry Beacon Center Ministry; Prospective Buyer Request to occupy a portion of the existing religious assembly as a sit-down restaurant (coffee shop)	3073 N. Farwell Av.
6	6th	26939 Special Use <i>dismissal</i>	Shalanda Green We R Family Inc.; Lessee Request to occupy the premises as a group home for 8 girls 12yrs - 17 yrs of age (mentally or non wheel chair medically disabled)	2045 N. Hubbard St.
7	7th	26958 Special Use <i>dismissal</i>	Pamela McNealy, Lessee Request to occupy the premises as a group home for 8 adolescent males (abused & neglected) ages 12 - 17	4521 N. Sherman Bl.
8	7th	26625 Use Variance <i>dismissal</i>	Adam Hampton, Lessee Request to occupy a portion of the premises as a general retail establishment (grocery store)	4201 W. Bonny Pl.

Board of Zoning Appeals, Hearing on Thursday, February 23, 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.

9	8th	26778 Special Use <i>dismissal</i>	Jose J. Hernandez, Prospective Buyer	2300 W. Lincoln Av.
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Request to add a motor vehicle sales facility, and continue occupying the premises as a repair facility

4:00 p.m. - Consent Agenda

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10	9th	27301 Other	Love to Care Child Care Center Inc. Wanda Hudson;Lessee	9171 N. 76th St.
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Request to modify the hours of operation from 6:00AM - 6:00PM Monday-Friday to 5:30AM - Midnight Monday-Sunday of the existing day care center and reducing the number of children from 150 to 106 infant to 13yrs of age

11	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 99 children infant to 12 yrs. of age, Monday - Friday 5:30 a.m. to 1:00 a.m

12	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

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

Items Scheduled for approval on the Consent Agenda

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|----|------|----------------------|--|----------------------|
| 13 | 10th | 27290
Special Use | Grisby's Child Development Center
Property Owner | 5301 W. Burleigh St. |
| | | | Request to increase the hours of operation from
6:00AM - 12:30AM Monday-Friday to 6:00AM -
1:00AM Monday-Sunday for the existing day care
center for 39 children infant to 12yrs of age | |
| 14 | 10th | 27293
Special Use | Grisby's Child Development Center
Property Owner | 5455 W. Burleigh St. |
| | | | Request to increase the hours of operation from
6:00AM - 12:30AM Monday-Friday to 6:00AM -
1:00AM Monday-Sunday for the existing day care
center for 40 children infant to 12yrs of age | |
| 15 | 11th | 27267
Special Use | Milwaukee Mudd
dba Mountian Mudd; Lessee | 6901 W. Oklahoma Av. |
| | | | Request to occupy a portion of the parking lot as a
drive through facility (coffee kiosk w/ drive through)
without the minimum required 200ft. of queuing lane
(proposes 80 ft.) | |
| 16 | 11th | 26767
Special Use | Daniel Woda & Robert Kulinski
Property Owner | 3634 W. Lincoln Av. |
| | | | Request to continue occupying the premises as a
motor vehicle repair facility | |
| 17 | 12th | 27262
Special Use | Anthony A. LaCroix, Property Owner | 620 S. 6th St. |
| | | | Request to continue occupying the premises as a
motor vehicle sales facility (classic & used cars) | |

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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.

18	12th	27284 Special Use	Anthony D'Acquisto, Property Owner	112 E. Mineral St.
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Request to occupy a portion of the 2nd floor as a second-hand store (this is an expansion of the antique store on the 1st floor)

19	12th	27303 Special Use	Positive Real Estate LLC., Property Owner	1021 W. Grant St.
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Request to occupy the 1st floor as a general office (real estate)

20	14th	27256 Special Use	Nara Colton, Property Owner	2340 S. 6th St.
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Request to occupy the premises as a day care center for 49 children, infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to midnight (was previously approved for 25 children, but never obtained an occupancy permit)

21	14th	27280 Dim Var	Mary Ellen O'Donnell, Property Owner	3302 S. Illinois Av.
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Request to construct an enclosed patio to the existing single-family residential dwelling without the minimum required rear setback

22	14th	27296 Special Use	Mohammed Ali Bhimani N & K of Wis. LLC;Property Owner	1213 E. Howard Av.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store, operating from 5:00 a.m. to 10:00 p.m

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

Items Scheduled for approval on the Consent Agenda

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23	15th	27269 Special Use	Tamerah Geter, Property Owner	2854 N. 28th St.
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Request to continue occupying the premises as a day care center for 8 children, 3wks-12yrs, Monday-Friday 6:00AM - 12:30AM

24	15th	27276 Special Use	Shirley Quinn, Lessee	2812 W. Lisbon Av.
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Request to continue occupying the premises as a day care center for 24 children infant to 12 yrs. of age, Monday - Friday 6:00 a.m. - 12:00 a.m

25	1st	27274 Special Use	Lorese Howard, Property Owner	5235 N. Hopkins St.
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Request to increase the hours of operation from 5:30 a.m. - 1:30 a.m. to 24 hrs. Sunday thru Sunday, and decrease the number of children from 50 to 25 infant to 12 yrs. of age to the existing day care center

26	1st	27289 Special Use	Gwen L. Webb, Property Owner	5760 N. 42nd St.
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Request to continue occupying the premises as an adult family home for 4 female adults with developmental disabilities

27	1st	27291 Special Use	Deborah & Andre Crowley The Esther House 2;Property Owner	7057 N. 44th St.
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Request to continue occupying the premises as an adult family home for 4 individuals (developmentally disabled, functional impaired elderly, ambulatory, nonambulatory, semi-ambulatory)

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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.

28	1st	27305 Special Use	Avenue Car Wash Inc. d/b/a Octopus Car Wash; Lessee	4519 N. Green Bay Av.
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Request to continue occupying the premises as a car wash facility

29	1st	27308 Special Use	Lawrence Orr, Property Owner	4236 N. Teutonia Av.
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Request to occupy the premises as a religious assembly hall and community center (after school tutoring)

30	1st	27025 Special Use	Bonnie Gray, Property Owner	4034 N. 18th St.
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Request to occupy the premises as an adult family home for 3 individuals total (cognitively disabled adults)

31	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)

32	2nd	27273 Use Variance	Kabao Yang, Property Owner	7805 W. Bender Av.
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Request to amend the hours of operation from 7:00 a.m. - 7:00 p.m. to 5:30 a.m. - 12:00 a.m. and continue occupying the premises as a day care center for 8 children infant to 12 yrs. of age, Monday - Friday

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

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| 33 | 2nd | 27281
Special Use | Only God Can Children's Academy
Prospective Buyer

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 | 7626 W. Florist Av. |
| 34 | 2nd | 27299
Special Use | Tanya Coleman & Charles Jordan
Prospective Buyer

Request to occupy the premises as a 24hr day care center for 60 children infant to 12yrs of age, Monday-Saturday | 8301 W. Silver Spring Dr. |
| 35 | 2nd | 27316
Special Use | Aurora Medical Group, Lessee

Request to continue occupying the premises as a health clinic with modified hours of Monday through Friday, 7:00 a.m. to 10:00 p.m. and Saturday, 8:00 to 6:00 p.m (Previous hours were 8:30 a.m. to 9:30 p.m. on Monday, Tuesday, & Thursday and 8:30 a.m. to 6:00 p.m. on Wednesday and Friday.) | 8200 W. Silver Spring Dr. |
| 36 | 2nd | 27317
Use Var./
Special Use | American Stores Properties, Inc.
Property Owner

Request to continue occupying the premises as a general retail establishment with a drive through facility | 7511 W. Mill Rd. |

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

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37	4th	27250 Dim Var	Ole Ratsimeuang, Property Owner	2130 W. Mc Kinley Av.
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Request to construct a detached garage on the premises without the minimum side street setback and north side setback

38	6th	27230 Dim Var.	Milwaukee LGBT Community Center Lessee	315 W. Court St.
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Request to erect 6 projecting signs (mounted banners) on the premises that are over the total maximum allowed number of projecting signs and over the total maximum allowed sign area

39	6th	27286 Special Use	Lee Anna Jarrett, Lessee	3221 N. 12th St.
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Request to continue occupying the premises as a group home for 8 teens 12yrs to 17yrs of age

40	6th	27320 Special Use	Art In Motion, Lessee	2437 N. Holton Av.
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Request to occupy the premises as a specialty/personal instruction school (dance studio/ artistic & technical education programs)

41	7th	27178 Special Use	Pearline Williams, Property Owner	2834 N. 24th Pl.
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Request to occupy the premises as an adult family home for 4 adults (elderly & disabled)

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

Items Scheduled for approval on the Consent Agenda

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42	7th	27249 Use Variance	Shawna K. Whitehead, Prospective buyer	4317 N. 38th St.
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Request to continue occupying the premises as a 24hr day care center for 8 children infant to 12 yrs of age, Monday-Sunday

43	7th	27265 Diml Var/ 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

44	8th	27191 Dim Var	Osamah Alshelleh, Property Owner	2940 S. 35th St.
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Request to construct a 2 car detached garage without the minimum required north side setback (garage to be constructed 1.5 ft. over the north property line)

45	8th	27219 Special Use	Vince Ferrera, Property Owner	2727 S. 27th St.
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to continue occupying the premises as a motor vehicle repair and sales facility (with an increase in the total number of display vehicles on the premises)

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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.

46	1st	27059 Use Variance	Aldi Inc. Prospective Buyer	5301 N. Hopkins St.
Request to occupy the premises as general retail establishment (grocery store)				

47	5th	27036 Special Use	Michael Landry Area Rental;Property Owner	8712 W. Lisbon Av.
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				

4:15 p.m. – Public Hearing

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

48	9th	27224 Dim Var	Michael A. Evens Sr. & Emma Elisa Evans Property Owner	6101 W. Spokane St.
Request to erect a fence on the premises that is over the maximum allowed height along a side street				

49	9th	27023 Use Variance	Leonard F. Dziuble & Donald R. Fnitz Property Owner	7229 W. Brentwood Av.
Request to occupy the premises as a community living arrangement for 8 adult individuals (previously applied for a transitional living facility)				

50	10th	27031 Special Use	Mr. Robert Harris, Lessee	2674 N. 53rd St.
Request to occupy the premises as a motor vehicle repair facility and body shop				

Board of Zoning Appeals, Hearing on Thursday, February 23, 2006

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

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|----|------|----------------------------------|---|---------------------|
| 51 | 11th | 27200
Special Use | Alverno College
Attn. Jim Oppermann; Property Owner

Request to construct an accessory parking structure
for the adjacent college | 3400 S. 43rd St. |
| 52 | 12th | 27070
Dim Var. | Maria F. & Norma A. Ramos
Property Owner

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 | 1412 S. 15th St. |
| 53 | 12th | 27251
Dim Var/
Special Use | Nidia Soto, Lessee

Request to occupy the premises as a religious
assembly hall without the minimum required number
of parking spaces | 524 W. National Av. |
| 54 | 13th | 27215
Special Use | Randall Schlinke, Lessee

Request to occupy the premises as a second-hand
store (liquidation of surplus goods with outdoor
storage) | 5311 S. 9th St. |
| 55 | 13th | 27182
Special Use | Milwaukee Mudd
d/b/a Mountain Mudd Espresso; Lessee

Request to modify the location within the parking lot
of the Board approved drive through facility (coffee
kiosk w/ drive through) without the minimum
required 200ft. of queuing lane | 835 W. Layton Av. |

Board of Zoning Appeals, Hearing on Thursday, February 23, 2006

Item	Ald	Case No.	Case Information.	Location.
No.	Dist.	Type.		

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

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56	13th	27223 Dim Var	Gregory & Donnalyne Habeck Prospective Buyer	2034 W. Birchwood Av.
			Request to divide the existing lot into two separate parcels and construct a single family residential dwelling without the minimum required lot area, lot width, and front setback (result of lot split at 5752 S. 21st St.)	
57	13th	27222 Dim Var.	Kenneth & Shelby Fritsch, Property Owner	5752 S. 21st St.
			Request to divide the existing lot into two separate parcels without the minimum required lot area (creates a separate lot at 2034 W. Birchwood)	
58	14th	27111 Use Variance	Julio & Gonzalo Puma, Property Owner	2900 S. 9th St.
			Request to convert a two-family residential dwelling into a Multi-family residential dwelling (3 units)	
59	14th	27081 Dim Var	John Lemley, Property Owner	316 E. Stewart St.
			Request to construct a multi-family residential dwelling without the primary entrance door on the front facade, and without the minimum required glazing on the primary and secondary street facades	

Board of Zoning Appeals, Hearing on Thursday, February 23, 2006

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5:15 p.m. – Public Hearing

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60	15th	27063 Special Use	Metroplex Auto LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility and to add motor vehicle repair	3302 W. Center St.
61	15th	27211 Special Use	Kathleen Herd, Property Owner Request to occupy the 2nd floor as a rooming house for 4 individuals	2133 N. 24th Pl.
62	15th	26705 Special Use	Mrs. Cheryl Banks, Property Owner Request to occupy the premises as a community living arrangement for 7 residents (developmental disabled adults)	2466 N. Teutonia Av.
63	15th	26838 Special Use	Antonia A. Vann Asha Family Services, Inc.; Lessee Request to occupy the premises as a social service facility	4738 W. Lisbon Av.
64	1st	26960 Special Use	Charlotte Mayfield, Lessee Request to occupy the premises as a community based residential facility for 8 individuals (mental & developmental disabilities)	4633 N. 24th Pl.
65	1st	27154 Special Use	Euranna Odom, Property Owner Request to occupy the premise as a 24hr family day care home for 8 children infant to 12yrs of age, Monday - Friday	5822 N. 35th St.

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5:15 p.m. – Public Hearing (continued)

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66	1st	27277 Use Var/ Special Use	Christopher L. Tolbert & Kim D. Tolbert Prospective Buyer Request to occupy the premises as a religious assembly hall and social service facility	4001 W. Mill Rd.
67	1st	26061 Special Use	Jimmy & Iola McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 males	4355 N. 27th St.
68	1st	26060 Special Use	Jimmy McClendon, Property Owner Request to occupy the premises as a transitional living facility for 16 female clients	4339 N. 27th St.
69	1st	26877 Use Variance	Thomas H. Wynn, Jr., Property Owner Request to occupy the premises as a contractor's yard	5023 N. Green Bay Av.
70	1st	26997 Special Use	Mary Ann Dawson, Lessee Request to occupy the premises as a 24 hrs. day care center for a maximum of 36 children per shift infant to 12 yrs. of age, Monday - Friday	2825 W. Atkinson Av.
71	2nd	27135 Special Use	Bridgeman Foods II, Inc. Ulysses Bridgeman Jr.;Property Owner Request to continue to occupy the premise as a fast-food/carryout restaurant with a drive through facility	6223 W. Capitol Dr.

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6:15 p.m. – Public Hearing

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72	3rd	26917 Special Use	Austin Hill, Property Owner Request to occupy the premises as a transitional living facility for 8 clients and one live in counselor (recovering drug and alcohol abusers)	2658 N. Bremen St.
73	3rd	27194 Appeal of an Order	Miriam M. Porush & Mardechai Porush Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that the premises is being utilized as a rooming house, that the third floor is being illegally occupied and that the premises is being used as a three-family residential dwelling without the proper Board approvals (this is a revocation of occupancy proceeding)	3285 N. Shepard Av.
74	4th	27005 Special Use/ Dim Var.	U.S. Bank National Association Corporate Real Estate Dept.;Property Owner Request to construct a mixed-use(residential, commercial, office) high-rise building, (41 to 45 stories) with a helicopter landing facility on site, that is over the maximum allowed floor area ratio permitted by code	815 E. Michigan St.
75	4th	27180 Use Variance	Lonnie Green, Property Owner Request to occupy the premises as a 24hr family day care center for 5 children per shift infant to 12yrs of age, Monday-Sunday	2501 W. Mc Kinley Av.
76	5th	27173 Special Use	Southeastern Youth & Family Services, Inc. Property Owner Request to increase the hours of operation from 6:00AM - 6:00PM to 6:00AM - Midnight of the existing day care center for 102 children infant to 13 yrs. of age, Monday-Friday	7918 W. Capitol Dr.

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6:15 p.m. – Public Hearing (continued)

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77	6th	27164 Special Use	Emma Allen-Green & Earnestine Allen-Miliken Lessee	3763 N. 10th St.
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Request to occupy the premises as a community living arrangement for a maximum of 8 adults (emotional & behavior disorders)

78	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)

7:00 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.

79	6th	26956 Special Use	Tajiri Kwasi, Lessee	1654 W. Hopkins St.
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Request to occupy the premises as a day care center for 35 children infant to 6 yrs. of age, Monday-Friday 6:00 AM - 3:30 PM

80	6th	27186 Special Use	Euranna Odom, Property Owner	3703 N. 15th St.
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Request to occupy the premises as an adult family home for 4 adults (elderly, mentally/physically disabled)

81	6th	27213 Dim.Var./ Special Use	Gregory A. Moss, Property Owner	600 W. Burleigh St.
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Request to occupy the premises as fast-food/carry-out restaurant without the minimum required number of parking spaces

Board of Zoning Appeals, Hearing on Thursday, February 23, 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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7:00 p.m. – Public Hearing (continued)

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

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

82	7th	26805 Special Use	Renee Prophet, Property Owner	4856 W. Fond Du Lac Av.
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Request to occupy the premises as a religious assembly hall and day care center for 25 children infant to 12 yrs. of age, 6:00 a.m. to 6:00 p.m. Monday thru Friday

83	8th	27029 Appeal of an Order	Raymond F. Strehlow, Property Owner	1801 W. Forest Home Av.
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Request to appeal an order issued by the Department of Neighborhood Services determining that the landscaping and screening plans were not implemented per conditions of case No. 25664

84	8th	27225 Special Use	DCS Sanitation Management Inc. Lessee	3642 W. Lapham St.
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Request to occupy a portion of the 1st floor as a general office

85	8th	26629 Special Use	Alejandro Mora Mora's Auto Sales Ltd.;Property Owner	3120 W. Burnham St.
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Request to occupy the premises as a motor vehicle sales and repair facility (tire installation)

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.