

**AGENDA**  
**January 18, 2007**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 18, 2007**, 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	7th	27207 Special Use <i>dismissal</i>	Jacklyn Gordon, Lessee  Request to occupy the premises as a family day care home for 8 children, infant to 12 yrs. of age, Sunday - Saturday 6:00 a.m. to 10:00 p.m.	3206 N. 45th St.
2	10th	27497 Dimensional Variance <i>dismissal</i>	Mt. Calvary Lutheran Church, Property Owner  Request to raze the residential dwelling to combine the lots (adjacent to the existing church) and construct an addition to the existing school without the required rear setback, south side setback, and over the maximum allowed lot coverage	2846 N. 53rd St.

**Board of Zoning Appeals, Hearing on Thursday, January 18, 2007**

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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	12th	27958 Extension of Time	Dagoberto & Aide G. Ibarra Property Owner	1937 S. 13th St.
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Request for an extension of time to comply with conditions of case No. 27092

4	15th	27195 Special Use <i>dismissal</i>	House of David, Inc., Lessee	4415 W. North Av.
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Request to occupy the 1st floor of the premises as a social service facility and a transitional living facility located on the 2nd floor

5	1st	27240 Special Use <i>dismissal</i>	Jerry J. Luckett, Property Owner	3412 W. Rohr Av.
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Request to continue occupying the premises as a community based residential facility and reducing the number of clients from 8 to 6 adults (developmentally disabled)

**4:00 p.m. - Consent Agenda**

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6	5th	27871 Special Use	Javier Johnson, Lessee	4735 N. 76th St.
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Request to occupy the premises as a motor vehicle repair facility (oil changes, window tinting tire rotating, repair), car wash (auto detailing/washing), and motor vehicle sales facility (vehicles & scooters)

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

Items Scheduled for approval on the Consent Agenda

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7	5th	27951 Dimensional Variance	Bharat Patel, Property Owner	5601 N. Lovers Lane Rd.
			Request to continue the use of two on-premise signs without the minimum required landscaping, over the maximum allowed sign display area and the sign oriented to US Hwy 45 is over the maximum allowed sign height	
8	6th	27949 Special Use	Mike Loos, Lessee	324 W. Cherry St.
			Request to continue occupying a portion of the premises as a motor vehicle repair facility	
9	6th	27953 Special Use	Kalim Beg, Property Owner	406 W. Center St.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store	
10	6th	27956 Special Use	Connie & Roderick Johnson, Lessee	3444 N. Port Washington Av.
			Request to occupy the premises as a 24 hrs. day care center for 60 children, infant to 12 yrs. of age, operating Monday - Sunday	

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

Items Scheduled for approval on the Consent Agenda

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11	6th	27957 Special Use	Duane Gladney, Lessee	2044 N. Martin L King Jr. Dr.
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Request to continue occupying the premises as a day care center for 72 children, infant to 12 yrs. of age, operating from 6:00 a.m. to 11:00 p.m. Monday-Friday

12	6th	27963 Special Use	Social Development Commission Property Owner	606 W. Concordia Av.
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Request to continue occupying the premises as a day care center (head start program) for 320 children (160 children 8:00 a.m. - 11:30 a.m., 160 children 12:30 p.m. - 4:00 p.m.) 3 to 5 yrs. of age, operating Monday - Thursday

13	7th	27988 Special Use	James & Andre Carter, Lessee	3936 W. Fond Du Lac Av.
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Request to continue occupying the premises as a day care center for 25 children, infant to 12 yrs. of age, operating 6:00 am. - 10:00 pm. Monday-Friday and an elementary school for 21 children

14	7th	27829 Special Use	Daphne Eiland, Property Owner	3526 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

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

Items Scheduled for approval on the Consent Agenda

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15	8th	27979 Special Use	Dilheet Singh Khahra, Property Owner	1901 S. 35th St.
			Request to continue occupying the premises as a motor vehicle filling station with a convenience store	
16	8th	27940 Use Variance	Mark von Hagke, Lessee	2045 W. St Paul Av.
			Request to continue occupying the premises as a second-hand store (antique store)	
17	9th	27975 Special Use	Kurt Bechthold, Property Owner	7460 N. 60th St.
			Request to continue occupying the premises as processing or recycling of mined materials (stockpiling and crushing of concrete and asphalt)	
18	10th	27962 Dim. Var.	Jason Wolff, Property Owner	1546 N. 48th St.
			Request to allow the use of a third unit that will be over the maximum allowed number of units in the existing residential dwelling (minimum lot area requirment is not meet as well)	
19	10th	27939 Special Use	Teddy Bear Child Care, LLC, Property Owner	5202 W. Lisbon Av.
			Request to occupy the 1st of the premises as an adult day care center (the board approved religious assembly hall is located on the 2nd floor)	
20	11th	27841 Special Use	Armen Parker, Lessee	3334 S. 27 <sup>th</sup> St.
			Request to raze the existing structure and construct a fast-food/carryout restaurant with a drive through facility	

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

Items Scheduled for approval on the Consent Agenda

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21	11th	27968 Special Use	Nicholas & Nancy Talkowski Property Owner	6225 W. Nebraska Av.
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Request to continue occupying the premises as a transitional living facility for 8 tenants (some of which may have disabilities and require physical assistance)

22	12th	27970 Special Use/ Dimensional Variance	Luis Vergara, Property Owner	1729 S. 11th St.
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Request to continue occupying a portion of the premises as a rooming house for 5 residents without the minimum code required parking

23	12th	27978 Dimensional Variance/ Special Use	BRIC (15th/Burnham) Associates, Prospective Buyer	1425 W. Burnham St.
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Request to construct a general retail establishment that is over the maximum side street setback permitted by code and has parking between the building and the street lot line

24	12th	27959 Special Use	Jill Lackey, Lessee	707 W. Lincoln Av.
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Request to continue occupying the premises as a cultural institution (settlement museum, room replication of early settlement of Polish & Latinos)

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

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25	14th	27941 Dimensional Variance	Raymond Otto, Property Owner	2909 S. 10th St.
			Request to allow a wheel chair ramp on the premises without the minimum required south side setback (ramp is closer to the lot line)	
26	15th	27943 Special Use	Faith Temple Pentecostal, Property Owner	2416 W. Lisbon Av.
			Request to occupy the premises as a 24 hr. day care center for 30 children, infant to 12yrs of age, operating Monday-Friday (school will discontinue)	
27	15th	27946 Special Use	Laura Wyse, Property Owner	2746 N. 25th St.
			Request to continue occupying the premises as a 24 hr day care facility for 8 children per shift, infant to 12yrs of age, operating Monday-Sunday	
28	1st	27944 Special Use	The Turning Point Ministries Inc., Lessee	5239 N. 35th St.
			Request to continue occupying the premises as a social service facility and a religious assembly	

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

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29	1st	27973 Special Use	Surit Toor, Property Owner	5016 N. Hopkins St.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store	
30	1st	27878 Special Use/ Dimensional Variance	Jeff Hoover, Property Owner	4915 N. Hopkins St.
			Request to construct a fast-food/carryout restaurant with a drive through facility that is over the maximum allowed front setback, without the minimum required landscaping and parking between the street facade of the principal building and street lot line	
31	2nd	27971 Special Use	Freewill Church of God in Christ, Property Owner	9220 W. Silver Spring Dr.
			Request to construct a religious assembly hall with an accessory parking lot located between the street facade of the principal building and a street line (this request was previously approved by the Board, the petitioner is seeking to comply with all previous conditions and to reaffirm the Boards previous decision)	
32	2nd	27969 Use Variance	Earline Owens, Lessee	6514 W. Carmen Av.
			Request to continue occupying the premises as a 24 hr. day care center for 8 children (per shift), infant to 12 yrs. of age, operating 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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33	3rd	27977 Special Use	Council for the Spanish Speaking, Inc. Lessee	2611 N. Weil St.
Request to continue occupying the 1st & 2nd floor of premises as a day care center (head start preschool program) for 132 children, 2 1/2 yrs. to 5 yrs. of age, operating 7:00 am. to 5:30 pm. Monday-Friday				

34	4th	27925 Special Use	Regency House Condominium Association, Ltd. Other	929 N. Astor St.
Request to add a new concrete approach to the existing accessory parking lot				

35	4th	27960 Special Use	Lance Lichter, Property Owner	316 W. State St.
Request to continue occupying the premises as a parking lot				

**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.

36	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)				

37	1st	27534 Special Use	Nina M. Evans, Property Owner	5515 N. 32nd St.
Request to occupy the premises as a group home for 8 girls 12 to 17yrs. of age				

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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.

38	4th	27585 Dimensional Variance	Clear Channel Outdoor, Property Owner	2455 W. Clybourn St.
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Request to modify the height of this board approved off-premise sign (sign height is 35 ft/proposed modification to 50 ft) and request an exemption from the minimum required setback from the street

**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.

39	5th	27927 Dimensional Variance	Harbhajan Singh, Property Owner	11840 W. Silver Spring Dr.
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Request to erect a freestanding sign that is both over the maximum allowed height and sign area permitted by code

40	6th	27822 Special Use/ Dimensional Variance	Earl Hines, Lessee	3128 N. 7th St.
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Request to occupy the premises as a rooming house for 5 residents

41	6th	27952 Special Use/ Dimensional Variance	Pamela Blossom, Lessee	2201 N. Martin L King Jr Dr.
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Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (26 spaces required)

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

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42	6th	27769 Special Use	Will Gibson, Property Owner  Request to continue occupying a portion of the first floor as a grocery store	128 E. Burleigh St.
43	6th	27541 Special Use	Syed Hasan Turab, Property Owner  Request to continue occupying the premises as a fast-food carryout restaurant	307 E. Center St.
44	6th	27709 Special Use	Earl Grunwald, Property Owner  Request to occupy the premises as a motor vehicle repair facility	4105 N. Richards St.
45	6th	27450 Special Use	Kalim M Beg c/o KAL Services, Inc.; Property Owner  Request to add a car wash to the existing board approved motor vehicle filling station and convenience store	232 W. Locust St.
46	6th	27910 Special Use	Candace Pointer, Lessee  Request to occupy a portion of the premises as a second-hand sales facility (used furniture)	3611 N. Martin L King Jr. Dr.

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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.

47	7th	27934 Appeal of an Order	Sammie Glass, Property Owner	3302 N. 29th St.
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Request to appeal an order issued by the Department of Neighborhood Services determining that no certificate of occupancy or certificate of zoning as a material reclamation facility exist for the premises

48	8th	27776 Special Use/ Dimensional Variance	Max Motors & Body Shop Inc., Lessee	2550 S. 30th St.
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Request to occupy the premises as an outdoor storage facility (motor vehicle storage)

**5:15 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.

49	9th	27923 Special Use	Follow Your Dreams, Lessee	8225 N. 107th St.
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Request to reduce the hours of operation from 24 hrs. to 6:00 a.m. to 11:00 p.m. and continue occupying the premises as a day care center for 120 children (40 per shift), infant to 12 yrs. of age, operating Monday - Sunday

50	9th	27928 Special Use	Brown Deer Sales, Lessee	7440 W. Brown Deer Rd.
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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.)

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**5:15 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.

51	9th	27563 Special Use	Willye Banks Alphabet Street Learning Center; Prospective Buyer  Request to occupy the premises as a day care center for 200 children, infant to 12yrs. of age, Sunday - Saturday 6:00 a.m. to Midnight	8940 N. 85th St.
52	10th	27789 Special Use	Jacqueline Shellaugh, Lessee  Request to occupy the premises as a day care center for 90 children, infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	5324 W. Center St.
53	10th	27883 Special Use	Steps Forward ECAC, LLC. Property Owner  Request to occupy the premises as a day care center for 50 children, infant to 12yrs of age, operating 6:00AM - 6:00PM Monday-Friday	411 S. Hawley Rd.
54	10th	27872 Dimensional Variance	Cynthia Gunnarson, Property Owner  Request to construct a single-family dwelling without the minimum required side-yard setback	232 S. 65th St.
55	10th	27833 Special Use	Mary Reid, Property Owner  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 infant-12yrs of age to the previous Board approved day care center	5836 W. Appleton Av.

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

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56	11th	27874 Special Use	Ibrahim Issa, Lessee	5160 W. Forest Home Av.
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Request to allow a heavy motor vehicle rental facility to operate in conjunction with the existing general retail establishment on site

57	12th	27961 Dimensional Variance	Timothy Dixon, Property Owner	500 W. Florida St.
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Request to allow two temporary banner signs (promotion for grand opening, requesting 433 days) over the maximum allowed display time period of 60 days

58	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)

59	14th	27767 Special Use	Bridgeman Foods II, Inc./ J.B. Properties Property Owner	3050 S. Chase Av.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility

**6:15 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.

60	15th	27840 Special Use	Azie Bonds, Lessee	2720 N. 36th St.
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Request to occupy a portion of the premises as a day care center for a maximum of 100 children, infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.

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

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61	15th	27867 Special Use	Joye Peterson, Property Owner  Request to occupy the premises as a day care center for 48 children, infant to 12yrs of age, operating 6:00AM-Midnight Monday-Friday	3922 W. Vliet St.
62	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.
63	1st	27852 Use Variance	Shawna Whitehead, Prospective Buyer  Request to continue occupying the premises as a 24 hrs. day care center for 8 children, infant to 12 yrs. of age, operating Monday - Friday	4616 N. 30th St.
64	1st	27815 Special Use	Shirley Howard, Property Owner  Request to continue occupying the premises as a day care center for 98 children, infant to 13yrs of age, with increased operating hours of 24 hrs. per day, 7 days per week (previous hours and days were 5:30 a.m. - 9:00 p.m./ Monday - Friday)	4919 W. Good Hope Rd.

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

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65	1st	27327 Special Use	Robert Binsfeld, Lessee  Request to occupy a portion of the existing car wash facility as a motor vehicle sales facility	4110 N. Green Bay Av.
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66	2nd	27839 Special Use	Sims Quality Parts & Service, Lessee  Request to continue occupying the premises 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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67	3rd	27855 Appeal of an order	Michael Bashaw, Lessee  Request to appeal an order issued by the Department of Neighborhood Services determining that an off-premise sign has been erected without obtaining the necessary Board approval	2403 N. Maryland Av.
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**7:15 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.

68	9th	27905 Other	Direct Supply, Inc. & KJ Greentree LLC  Request to appeal the issuance of construction permits issued by the City of Milwaukee Development Center	6760 N. Industrial Rd.
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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.