

AGENDA

March 22, 2007

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 22, 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	9th	27976 Special Use <i>dismissal</i>	Marva Nash & Shawna Whitehead Lessee Request to occupy a portion of the premises as a 24 hr. day care center for 50 children infant to 12 yrs. of age, operating Monday - Friday and 6:00 am. to 10:00 pm. Saturday	8316 N. Steven Rd.
2	11th	28035 Special Use <i>dismissal</i>	Ronald Edmiston, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	3869 S. 84th St.
3	12th	27679 Dimensional Variance <i>dismissal</i>	Hispanic Chamber of Commerce of Wisconsin Property Owner Request to erect a wall sign that is over the maximum allowed square footage	1021 W. National Av.

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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

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| 4 | 1st | 27738
Special Use
<i>dismissal</i> | Carl Nembhard, Prospective Buyer

Request to occupy the premises as a motor vehicle repair facility (brakes, transmissions, oil changes, tune ups) | 5003 N. Teutonia Av. |
| 5 | 6th | 28068
Use Variance
<i>dismissal</i> | Brian Miracle, Lessee

Request to operate a portion of the premises as a fast-food restaurant (cafe kiosk located on within the previously Board approved community center for the selling of coffee, bottle beverages, prepackaged foods and other retail merchandise) | 1319 N. Martin L King Jr. Dr. |
| 6 | 6th | 27675
Special Use
<i>dismissal</i> | Golden Rule C.O.G.I.C., Property Owner

Request to add a social service facility (storing and distributing donated items within the parking lot) to a site that also contains a board approved day care center | 2430 W. Hopkins St. |

4:00 p.m. - Consent Agenda

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|---|-----|----------------------|--|------------------|
| 7 | 7th | 28064
Special Use | Wisconsin Community Services Inc.
Lessee

Request to reduce the number of clients from 37 to 34 and continue occupying the premises as a community based residential facility | 2930 N. 25th St. |
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4:00 p.m. - Consent Agenda (continued)

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8	8th	28106 Dimensional Variance	Cingular Wireless, Lessee	555 S. Layton Bl.
			Request to construct a new equipment shelter for the existing transmission tower that does not have the minimum required front setback	
9	9th	28113 Special Use	Herrera Sure Seal Roofing, Lessee	9442 N. 107th St.
			Request to occupy a portion of the premises as a contractors shop (office & indoor storage of materials for a roofing company)	
10	9th	28062 Special Use	Harry Kaufmann, Lessee	5744 W. Good Hope Rd.
			Request to continue occupying a portion of the premises a motor vehicle sales facility	
11	9th	28067 Special Use	Early View Academy of Excellence Property Owner	7132 W. Good Hope Rd.
			Request to construct an addition to expand the existing Board approved school (this addition will house a gymnasium / multi-purpose room, locker rooms, kitchen & cafeteria, library, and teachers lounge)	

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

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12	9th	28092 Special Use	Isaiah's Barbeque, Lessee	7272 N. 76th St.
			Request to occupy the premises as a fast-food/carryout restaurant (previously approved by the Board for a fast-food restaurant)	
13	10th	28087 Special Use	Bottomless Closet, Lessee	6040 W. Lisbon Av. 101
			Request to continue occupying a portion of the premises as a social service facility (provides women work attire, workshops & mentoring for professional development)	
14	10th	28073 Special Use	Developing Unity in the Community, Lessee	6815 W. Capitol Dr. 306
			Request to occupy a portion of the premises as a social service facility (providing clients with parenting assistance, housing assistance, home management, and supervised visitation)	
15	12th	28117 Special Use	Oscar Basurto, Property Owner	1724 W. Forest Home Av.
			Request to continue occupying the premises as a motor vehicle repair facility	

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

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16	12th	27970 Special Use/ Dim. Var.	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 required number of parking spaces

17	14th	28132 Use Variance	Dan Druml, Property Owner	2156 S. 4 th St.
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Request to occupy the 1st and 2nd floors of the premises as secondary school (high school with maritime curriculum, includes small wooden boat building)

18	15th	28048 Use Variance	Roosevelt Fisher, Property Owner	1739 N. 35th St.
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Request to continue occupying the premises as a motor vehicle repair facility operating Monday - Friday 9:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m.

19	15th	28053 Dimensional Variance	Cindy Kuhs, Prospective Buyer	1735 W. Wright St.
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Request to construct a single family residential dwelling without the minimum required facade width

20	15th	28063 Special Use	Wisconsin Community Services Inc. Lessee	2404 N. 50th St.
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Request to increase the number of clients from 32 to 35 and continue occupying the premises as a community based residential facility

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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

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21	15th	28123 Special Use	Holy Hill C.O.G.I.C., Other	2823 W. Fond Du Lac Av.
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Request to occupy the premises as a religious assembly (previously approved for a religious assembly by the board, but the petitioner did not receive their occupancy permit)

22	15th	28112 Use Variance	Divine Temple Church, Inc., Other	2754 N. 30th St.
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Request to continue occupying the premises as religious assembly hall

23	1st	28059 Special Use	Janel Garrison, Lessee	6001 N. Teutonia Av.
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Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. Monday - Friday to 6:00 a.m. - Midnight Monday - Friday and continue occupying a portion of the premises as a day care center for 45 children infant to 12 yrs. of age

24	1st	28043 Special Use	Mohammad Amer, Lessee	5003 N. Teutonia Av.
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Request to occupy the premises as a motor vehicle repair and sales facility

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25	1st	27990 Special Use	Latasha Jackson, Property Owner	2400 W. Capitol Dr.
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Request to increase the hours of operation from 6:00 a.m. to 11:30 p.m. Monday - Friday to 6:00 a.m. to 11:30 p.m. Monday - Sunday and continue occupying the premises as a day care center for 134 children infant to 12 yrs. of age

26	2nd	27969 Use Variance	Earline Owens, Lessee	6514 W. Carmen Av.
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Request to continue occupying the premises as a day care center for 8 children (per shift), infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight

27	3rd	28088 Special Use	Pamela Kohlheim, Lessee	1811 N. Humboldt Av.
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Request to continue occupying the premises as a 24 hr. family day care home for 8 children infant to 12yrs of age, operating Monday - Sunday

28	4th	28122 Special Use	David Leszczynski, Lessee	626 W. Wisconsin Av.
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Request to continue occupying the premises as a parking lot

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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

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29	5th	28104 Dimensional Variance	Stevan Rajak, Property Owner	11330 W. Florist Av.
			Request to construct a single-family residential dwelling without the minimum required lot width	
30	5th	28107 Special Use/ Dim. Var.	Kensington Management, LLC, Property Owner	5441 N. Lovers Lane Rd.
			Request to raze the existing restaurant and construct a new fast-food/carryout restaurant with a drive through facility that exceeds the maximum allowed side street setback (the applicant is proposing the same type of restaurant)	
31	5th	28050 Special Use	Maksim Tuzhilkov, Property Owner	11840 W. Hampton Av.
			Request to add motor vehicle sales to the existing Board approved salvage yard with used part sales and motor vehicle repair facility	
32	5th	28058 Special Use	Community Center for Milwaukee, Inc. Property Owner	3750 N. 92nd St.
			Request to continue occupying the premises as a community center and religious assembly hall	

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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33	5th	28022 Dimensional Variance	Primeco Personal Communications, Lessee	7007 N. 115th St.
			Request to continue to allow the operation of a telecommunications tower on the premises that is over the maximum allowed tower height	
34	6th	28047 Use Variance	The School Factory, Inc., Prospective Buyer	1319 N. Martin L King Jr. Dr.
			Request to continue to occupy the premises as a community center and to expand the services onto the second floor of the premises (adding additional office & studio space)	
35	6th	28039 Special Use	Lula Robinson, Property Owner	3307 N. 11th St.
			Request to continue occupying the premises as a 24 hr. day care center for 6 - 8 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday (moving existing day from 2nd floor to 1st floor)	
36	6th	28090 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3229 N. 6th St.
			Request to construct a single-family dwelling without the minimum required front facade width	

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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37	6th	28091 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3142 N. 6th St.
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Request to construct a single-family dwelling without the minimum required front facade width

38	6th	28093 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3118 N. 7th St.
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Request to construct a single-family dwelling without the minimum required front facade width

39	6th	28094 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3112 N. 7th St.
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Request to construct a single-family dwelling without the minimum required front facade width

40	6th	28096 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3106 N. 7th St.
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Request to construct a single-family dwelling without the minimum required front facade width

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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41	6th	28080 Special Use	John Weise, Prospective Buyer	3830 N. Fratney St.
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Request to add motor vehicle sales (1-2 vans with carriers) to the existing light manufacturing facility (manufactures of glazing bodies & carriers for flat glass and stone industries)

42	6th	28083 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3122 N. 6th St.
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Request to construct a single-family dwelling without the minimum required front facade width

43	6th	28086 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3260 N. 7th St.
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Request to construct a single-family dwelling without the minimum required front facade width

44	6th	28111 Special Use	Murrel Hart Jr.	2925 N. Holton St.
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Request to continue occupying the premises as a day care center for 25-35 children infant to 12 yrs. of age, Monday-Friday 6:00a.m. - 10:00 pm

45	6th	28098 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3134 N. 6th St.
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Request to construct a single-family dwelling without the minimum front facade width

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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46	6th	28100 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3128 N. 6th St.
			Request to construct a single-family dwelling without the minimum required front facade width	
47	6th	28101 Dimensional Variance	Milwaukee Habitat for Humanity, Other	3276 N. 7th St.
			Request to construct a single-family dwelling without the minimum required front facade width	
48	6th	28120 Special Use	Glenda Hampton, Lessee	2319 W. Capitol Dr.
			Request to continue occupying the premises as a social service facility (outpatient clinic)	
49	6th	28121 Special Use	Alex White, Property Owner	1654 W. Hopkins St.
			Request to occupy the premises as a day care center for 35 children infant to 6 yrs. of age, operating Monday-Friday 6:00 AM - 3:30 PM	

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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.

50	11th	28014 Special Use	Audrey Jolly, Lessee	6724 W. Morgan Av.
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Request to occupy a portion of the premises as a day care center for 40 children (per shift) infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. to Midnight

51	15th	27955 Special Use	LaTisha Little, Property Owner	2606 N. 19th St.
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Request to occupy the premises as a transitional living facility for 6 individuals (adults with substance abuse disorder, co-occurring substance abuse and mental health disorder)

4:15 p.m. – Public Hearing

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52	7th	28021 Special Use	Carlotta Pritchett, Lessee	2715 W. Townsend St.
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Request to occupy the premises as an elementary /secondary school

53	8th	28041 Special Use	Milwaukee Fence Inc., Prospective Buyer	1630 S. 38th St.
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Request to occupy the premises as a contractor's yard (installing fences for residential and commercial properties)

54	9th	27999 Special Use	Julette Francis-Wade, Property Owner	6442 N. 91st St.
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Request to occupy the premises as a group home with a maximum of 5 female clients 12 to 17 yrs. of age (previously approved to occupy the premises as a group home for 3 girls ages 12-17 with children (maximum of 6 clients)

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

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55	9th	28020 Special Use	Asif Rana, Property Owner	5990 W. Good Hope Rd.
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Request to raze the existing motor vehicle filling station and convenience store, and construct a new motor vehicle filling station and convenience store (car wash, dry cleaning drop-off center, and salon will be on the premises as permitted uses) on the premises

56	9th	28015 Special Use/ Dim. Var.	McDonald's Corp., Lessee	7130 N. 76th St.
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Request to construct a fast-food/carryout restaurant with a 24 hrs. drive through facility (restaurant hours are Monday-Sunday 5:00 a.m. - 11:00 p.m.) without the minimum required front setback

57	10th	27984 Special Use/ Dim. Var.	Mandeep Dhawan, Prospective Buyer	5204 W. Center St.
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Request to raze the existing structure and construct a new motor vehicle filling station with a convenience store that the glazing is over the maximum allowed sill height, and without the required screening around the dumpster

58	10th	27939 Special Use	Teddy Bear Child Care, LLC, Property Owner	5202 W. Lisbon Av.
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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)

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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

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59	10th	28006 Special Use	Detra Ferguson, Lessee	2707 N. 54th St.
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Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. Monday - Friday and 8:00 a.m. - 2:00 p.m. on Saturday to 6:00 a.m. - Midnight Monday - Saturday and continue occupying the premises as a day care center for 35 children infant to 12 yrs. of age

60	10th	27883 Special Use	Steps Forward ECAC, LLC. Property Owner	411 S. Hawley Rd.
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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

61	12th	28070 Special Use/ Use Variance	Matthew Shilts, Property Owner	1430 S. 1st St.
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Request to combine the parcels and construct a multi-tenant structure that will house general retail and a fast food/carryout restaurant with a drive through facility

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.

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62	13th	28116 Special Use	Gregory Schaal	5223 S. 9th St.
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Request to occupy the premises as a heavy motor vehicle parking lot and heavy motor vehicle outdoor storage facility (both parcels are proposed to operate together as one entity)

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

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

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63	13th	28008 Special Use	Greg Solfest, Property Owner Request to add a motor vehicle sales facility (used cars) to the existing heavy motor vehicle repair and leasing facility	5467 S. 9th St.
64	14th	28033 Special Use	Zigg Enterprises LLC., Lessee Request to occupy the premises as a motor vehicle repair and detailing facility	2804 S. 13th St.
65	14th	28054 Use Variance	David Brazeau, Prospective Buyer Request to occupy the 1st floor of the premises as a personal service facility (beauty salon)	3128 S. Kinnickinnic Av.
66	14th	28066 Special Use	James Valona, Property Owner Request to occupy a portion of the premises as a social service facility (providing outpatient counseling)	350 E. Ward St.
67	15th	28071 Dimensional Variance	Housing Authority of the City of Milwaukee Property Owner Request to split the lot and construct a single-family residential dwelling without the minimum required on-site parking	1654 N. 27th St.

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

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68	15th	28079 Special Use	Wisconsin Credit Union Shared Service Centers Inc. Prospective Buyer	3701 W. North Av.
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Request to combine the parcels (4) and construct a bank/financial institution (bank is a permitted) with a drive through facility that is within 150 ft. of a residential use (the parcel at 2233 N. 37th St. will also be used in conjunction with the bank to accommodate accessory parking)

69	15th	28097 Use Variance	Karen Dotson, Prospective Buyer	2440 N. 35th St.
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Request to occupy the premises as a specialty/personal instruction school (training for general welding & metal fabrication)

70	15th	27967 Use Variance	Chad Carroll, Lessee	2806 W. Lisbon Av.
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Request to occupy the premises as a day care center for a maximum of 75 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 3:00 a.m.

6:00 p.m. – Public Hearing

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71	15th	28105 Special Use	Gestra Engineering Inc., Property Owner	1626 W. Fond Du Lac Av.
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Request to occupy the premises as a contractor's shop, contractor's yard, and a research and development facility (facility will be used for soil and concrete testing, and storage of drill rigs and pick-up trucks)

72	1st	28069 Special Use	Angelia Langston, Property Owner	4835 N. 44th St.
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Request to occupy the premises as a 24 hr. family day care home for 8 children (per shift) infant to 12 yrs. of age, operating Monday - Friday

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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6:00 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.

73	2nd	28000 Special Use	Bessie Williams, Lessee Request to occupy a portion of the premises as a 24 hr. day care center for 35 children infant to 12 yrs. of age, operating Monday - Sunday	4405 N. 60th St.
74	4th	27750 Special Use	Michelle Griffin, Lessee Request to continue occupying the premises as a bed and breakfast with 5 guest rooms	743 N. 25th St.
75	5th	28027 Special Use	Tracy Adams & Myeosha Shaw Bland Lessee Request to occupy a portion of the premises as a community center	2669 N. 92nd St.
76	5th	28019 Use Variance	Robin Bennett, Lessee Request to occupy the premises as a day care center for 28 children 2yrs. to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight	7980 W. Appleton Av.
77	5th	28074 Special Use	Asir Rana, Property Owner Request to modify the previous Board approved plans to include a new curb-cut off of W. Burleigh St. and modify the previous condition of approval indicating that the filling station, store, and fast-food restaurant to be closed at 10:00 (new proposed hours will be 5:00 a.m. - 11:00 p.m. weekdays and 5:00 a.m. - Midnight weekends)	9109 W. Burleigh St.

Board of Zoning Appeals, Hearing on Thursday, March 22, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
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6:00 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.

78	6th	28032 Special Use	Shawn Nash, Lessee	3418 N. 12th St.
			Request to increase the hours of operation from 6:00 a.m. - 5:30 p.m. Monday - Friday to 24 hrs. Monday - Sunday and increase the number of children from 30 to 70 (maximum of 30 per shift) infant to 13 yrs. of age, and continue occupying the premises as a day care center	
79	6th	28077 Dim. Var.	S&J Properties Inc., Property Owner	2826 N. Martin Luther King Jr. Dr.
			Request to raze a portion of the building and occupy the premises as a personal service facility (salon) and a general retail establishment (both uses are permitted) that is over maximum allowed front setback	

7:30 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.

80	4th	28158 Appeal of a DNS order	Tri-Corp Housing, Inc., Property Owner	2713 W. Richardson Pl.
			Request to appeal an order issued by the Department of Neighborhood Services determining that the premises has failed to comply with its approved plan of operation regarding BOZA case No. 26203 (this is a revocation proceeding)	

PLEASE NOTE:

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.