

AGENDA

May 10, 2007

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 10, 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	15th	27867 Use Variance <i>dismissal</i>	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.
2	15th	27375 Special Use <i>dismissal</i>	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.

Board of Zoning Appeals, Hearing on Thursday, May 10, 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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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	2nd	27839 Special Use <i>dismissal</i>	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 including a light motor vehicle body shop and by constructing a new sales building, adding additional parking spaces for customer parking, vehicle sales display, and occupying a portion of the premises as an outdoor salvage facility (vehicle storage for cars to be repaired, this storage is located in the rear of the premises)	6300 N. 76th St.
4	4th	27914 Special Use <i>dismissal</i>	Stella LeFlore, Prospective Buyer Request to occupy the premises as a day care center 60 children infant to 12yrs of age, operating 6:00AM-1:00AM Monday-Sunday	1901 W. Galena St.
5	4th	27916 Use Variance <i>dismissal</i>	Nikiasha Coats, Lessee Request to occupy the premises as a day care center for 50 children infant to 12yrs of age, operating 6:00AM-10:00PM Monday-Sunday	1801 W. Galena St.
6	6th	28240 Extension of Time	Intercession, Inc., Prospective Buyer Request for an extension of time to comply with conditions of case No. 26963	3276 N. 7th St.

Board of Zoning Appeals, Hearing on Thursday, May 10, 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.

7	6th	27836 Special Use <i>dismissal</i>	Susan Watkins, Property Owner	2216 N. 1st St.
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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.

8	8th	27875 Dimensional Variance <i>dismissal</i>	Arthur Khachaturov, Property Owner	817 A S. 23rd St.
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Request to split the parcel and allow parking within the front-yard of the premises

9	8th	27876 Dimensional Variance <i>dismissal</i>	Arthur Khachaturov, Property Owner	817 S. 23rd St.
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Request to split the parcel without the minimum required interior lot rear setback

10	8th	27877 Dimensional Variance <i>dismissal</i>	Arthur Khachaturov, Property Owner	823 S. 23rd St.
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Request to split the parcel without the minimum required north side setback, and to allow parking within the front-yard of the premises

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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4:00 p.m. - Consent Agenda

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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.

11	9th	28052 Dimensional Variance	River View Development, LLC., Property Owner	7870 N. Granville Rd.
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Request to erect a freestanding sign within the vision triangle setback of the premises (this is an entry sign for the entrance of a subdivision)

12	9th	28220 Special Use Dim. Var.	Erv Martens, Property Owner	7420 W. Bradley Rd.
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Request to continue occupying the premises as an indoor storage facility (mini-warehouses) without the minimum required landscaping and over the maximum allowed front setback

13	9th	28222 Special Use	Erv Martens, Property Owner	8010 N. 76th St.
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Request to continue occupying a portion of the premises as an indoor storage facility (mini-warehouses)

14	9th	28213 Use Variance	Dan Mikolajczak, Property Owner	9459 N. Swan Rd.
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Request to continue occupying the premises as an accessory structure to provide storage (parking limousines) for the ground transportation service

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

Items Scheduled for approval on the Consent Agenda

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15	11th	28179 Special Use	Ernesto Castillo, Prospective Buyer	6223 W. Forest Home Av.
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Request to occupy the premises as a motor vehicle repair facility

16	14th	28115 Special Use	Michael Marx, Property Owner	2534 S. Kinnickinnic Av.
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Request to occupy a portion of the premises as an indoor storage facility (an indoor storage facility is limited to 3600 sq. ft., and the petitioner is proposing to use 9000 sq. ft.)

17	14th	28126 Special Use	Philip Lewis, Lessee	2665 S. Howell Av.
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Request to occupy the premises as a second-hand store (furniture, household items, clothing, commercial/office furniture, and home/garden accessories)

18	15th	28155 Special Use	United Methodist Children's Services of WI., Inc. Lessee	3832 W. Lisbon Av.
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Request to occupy the premises as a social service facility (emergency food & clothing pantry)

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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19	1st	28223 Special Use	Grace Land Church in Christ, Property Owner	5174 N. 35th St.
			Request to continue occupying the premises as a religious assembly hall	
20	1st	28228 Special Use	Stephen & Karen Jones, Property Owner	4230 W. Good Hope Rd.
			Request to continue occupying the premises as a light motor vehicle repair facility, motor vehicle filling station, and convenience store	
21	1st	28211 Special Use	Tammie Anderson-Taylor, Lessee	4240 N. Green Bay Av.
			Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Saturday 24 hrs. and continue occupying the premises as a day care center for 90 children infant to 12 yrs. of age	
22	2nd	28190 Dimensional Variance	Teen Challenge, Property Owner	5319 N. 91st St.
			Request to erect a fence that is over the maximum allowed width (allowed 6ft., proposed 24ft., excess 18ft.) and over the maximum allowed height (allowed 4ft., proposed 6ft., excess 2ft.)	

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

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23	2nd	28191 Dimensional Variance	Teen Challenge, Property Owner	9236 W. Appleton Av.
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Request to erect a fence that is over the maximum allowed width (allowed 6ft., proposed 24ft., excess 18ft.) to the existing Board approved rooming house

24	2nd	28192 Dimensional Variance	Teen Challenge, Property Owner	9246 W. Appleton Av.
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Request to erect a 6ft. fence along the street that is over the maximum allowed height, and without the minimum required fencing along the parking lot

25	4th	28243 Special Use	Honeys Child Care & Learning Center Lessee	2939 W. Kilbourn Av.
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Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m. Monday-Sunday of the existing day care center for 80 children infant to 12yrs of age

26	5th	28244 Special Use	Walgreens #4254, Property Owner	5201 N. 91st St.
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Request to continue occupying the premises as a retail establishment (pharmacy) with a drive-through facility

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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27	6th	28230 Special Use	Matthew Johnson, Property Owner	1818 N. Martin L King Jr. Dr.
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Request to occupy the premises as a school (private high school for up to 120 students)

28	6th	28217 Special Use	Clarindria White, Property Owner	3442 N. 14th St.
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Request to continue occupying the premises as a group home for 5 teenage mothers 12 to 17 yrs. of age (maximum of 1 child per mother)

29	6th	28218 Use Variance	Samih Omari, Prospective Buyer	3872 N. Fratney St.
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Request to continue occupying the premises as a general retail facility (furniture sales) and wholesale furniture store (the retail facility is before the Board, the wholesale store is a permitted use)

30	6th	28219 Special Use	Paula Lampley, Property Owner	2801 N. Martin L King Jr. Dr.
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Request to continue occupying the premises as a day care center for 57 children (per shift) infant to 12 yrs. of age, operating Monday - Saturday 5:30 a.m. to 12:30 a.m. (closed Sunday)

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

Items Scheduled for approval on the Consent Agenda

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31	6th	28031 Special Use/ Dimensional Variance	Sajin Lee, Property Owner	2477 N. Holton St.
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Request to occupy the premises as a motor vehicle repair facility without the minimum required landscaping

32	6th	28238 Special Use	Joan Love, Property Owner	2978 N. 6th St.
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Request to continue occupying the premises as a retail establishment (grocery store)

33	7th	27954 Special Use	Murrel Hart, Property Owner	3124 N. 46th St.
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Request to continue occupying the premises as a 24 hrs. family day care home for 24 children (8 per shift) infant to 12 yrs. of age, operating Monday - Sunday

34	8th	28237 Special Use	All Bible Baptist Church, Property Owner	2935 W. Greenfield Av.
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Request to occupy a portion of the existing religious assembly hall as a secondary/elementary school (Christian based school for church members only)

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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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.

35	9th	27905 Other	Direct Supply, Inc. & KJ Greentree LLC	6760 N. Industrial Rd.
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Request to appeal the issuance of construction permits issued by the City of Milwaukee Development Center

36	4th	27585 Dimensional Variance	Clear Channel Outdoor aka Eller Media Co.; 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.

37	9th	28145 Dimensional Variance	Seek Careers/Staffing Inc., Property Owner	7645 N. 76th St.
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Request to erect a freestanding sign (double sided) that is over the maximum allowed height and display area

38	9th	28108 Use Variance	Cynthia Black, Lessee	5225 W. Mill Rd.
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Request to occupy the premises as a day care center for 84 children infant to 12 yrs. of age, operating Monday - Sunday 6:00 a.m. - Midnight (the facility is located within 300 ft. of an establishment that possesses an alcohol beverage license)

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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39	9th	27999 Special Use	Julette Francis-Wade, Property Owner	6442 N. 91st St.
			Request to occupy the premises as a group home for a maximum of 5 female clients 12 to 17 yrs. of age (previously approved for a combination of 3 clients and 3 children - maximum)	
40	10th	27614 Special Use	Sajan Makbul, Property Owner	5100 W. Burleigh St.
			Request to remodel the existing motor vehicle filling station (eliminating the overhead service doors to expand the convenience store, building footprint will remain)	
41	11th	27874 Special Use	Ibrahim Issa, Lessee	5160 W. Forest Home Av.
			Request to add a heavy motor vehicle rental facility to the existing (permitted) general retail establishment	
42	12th	28178 Dimensional Variance	David Donahue, lessee	1201 W. Canal St.
			Request to occupy a portion of the premises as a ground transportation facility (outdoor storage of light motor vehicles) without the minimum required landscaping	

Board of Zoning Appeals, Hearing on Thursday, May 10, 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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4:15 p.m. – Public Hearing (continued)

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43	12th	27942 Use Variance	Pascual Flores, Lessee	1504 W. Cleveland Av.
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Request to occupy a portion of the premises as a motor vehicle sales facility (2 vehicles parked inside the garage)

44	15th	28119 Special Use	Agape Love Deliverance Church, Property Owner	4716 W. Lisbon Av.
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Request to add a religious assembly hall to the existing Board approved elementary/secondary school

45	15th	28099 Special Use	Keisha Jordan, Lessee	2577 N. 28th St.
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Request to occupy the premises as a day care center for 8 children infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. – Midnight (operator does not live on site)

46	15th	28212 Special Use	Tracy Laster, Lessee	4734 W. Lisbon Av.
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Request to occupy the premises as an elementary/secondary school

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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47	15th	28075 Dimensional Variance	Bassam Al-Ramahi, Property Owner	3500 W. Vliet St.
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Request to allow the existing general retail establishment to exceed the maximum allowed number of wall signs on the premises

48	15th	28081 Special Use	Audrey White, Property Owner	2470 N. 22nd St.
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Request to occupy the premises as a 24 hr. day care center for 8 children (per shift) infant to 12 yrs. of age, operating Monday – Sunday (operator does not live on site)

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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49	15th	27734 Dimensional Variance	Auto Parts Service, Inc., Lessee	1832 W. North Av.
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Request to remove the existing fence on site, (previously approved by the Standards and Appeals Commission) and construct a new fence on the premises that is over the maximum height permitted by code and is affixed with barbed wire

50	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. (located within 300 ft. of a liquor establishment).

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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51	1st	28109 Special Use	Clifton Smith, Property Owner	2729 W. Atkinson Av.
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Request to occupy the premises as a fast-food/carryout restaurant with a drive through facility

52	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

53	1st	27878 Special Use/ Dimensional Variance	Jeff Hoover, Property Owner	4915 N. Hopkins St.
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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

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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54	2nd	28082 Special Use	Bessie Peavy, Lessee	6107 W. Fond Du Lac Av.
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Request to occupy the premise as a day care center for 40 children (20 per shift) infant to 12 yrs. of age, operating 6:00 a.m. - 10:00 p.m. Monday-Friday

55	2nd	28085 Dimensional Variance	Warren Real Estate Venture Inc. Property Owner	4021 N. 52nd St.
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Request to erect a fence with barbed wire in the rear portion of the premises for the existing permitted medical office

56	2nd	28051 Special Use	Praise Temple Inc., Property Owner	6103 W. Capitol Dr.
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Request to continue occupying a portion of the premises as a religious assembly hall

57	2nd	28055 Special Use	Focus Academy, Lessee	6103 W. Capitol Dr.
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Request to occupy a portion of the premises (basement or lower level) as a school (high school for 150 at risk students, the school will be used in conjunction with the church on site as a separate entity)

58	2nd	27884 Dimensional Variance	Athen Laboratories, Lessee	6161 N. 64th St.
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Request to occupy a portion of the premises as a permitted light manufacturing facility with proposed signage that exceeds what is allowed by code (1 free standing sign permitted, 3 proposed)

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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59	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.
60	3rd	28061 Special Use	Vicky Quick Mart, LLC., Lessee Request to raze the existing motor vehicle filling station and construct a new motor vehicle filling station and convenience store	2426 N. Farwell Av.
61	5th	28074 Special Use	Asir Rana, Property Owner Request to modify the existing Board approved site plan to include a new curb-cut off of W. Burleigh St. (hours for the facility will remain 5:00 a.m. - 10:00 p.m.)	9109 W. Burleigh St.
62	6th	28095 Special Use	Winfrid T. & Judy L. Finkley, Property Owner Request to occupy the premises as a social service facility (serves families in need of guidance and support for any crisis, training/education through various types of informational meetings, and program/information referral services)	2463 N. 1st St.
63	6th	28124 Special Use	Nzingha Institute of Creative Learning for Living Lessee Request to occupy a portion of the premises as a school (high school 9th - 12th grades for 100 students)	1747 N. 6th St.

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

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64	6th	28128 Special Use	Catherine Wendorf, Property Owner	324 W. North Av.
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Request to continue occupying the premises as a second-hand store (sales of used furniture, appliances, used clothing, and household items)

65	6th	28152 Special Use	Thomas Smith, Property Owner	1102 W. Atkinson Av.
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Request to continue occupying the premises as a car wash facility and to add a motor vehicle repair facility (repair includes light auto mechanic work, brake jobs, radiator repair, tire changes, fix flats, & minor engine repair)

66	6th	27450 Special Use	Kalim M Beg c/o KAL Services, Inc.; Property Owner	232 W. Locust St.
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Request to add a car wash to the existing board approved motor vehicle filling station and convenience store

67	7th	28208 Special Use	Rolanda Cornelius, Lessee	4006 W. Burleigh St.
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Request to occupy the premises as a day care center for 50 children (25 children per shift) infant-12 yrs of age, operating Monday-Sunday 6:00 a.m. - Midnight (a day care center was previously approved at this location)

68	7th	28204 Special Use	The Life House, LLC, Angela Sheats, Lessee	3431 N. 44 th St.
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Request to occupy the premises as a group home for a maximum of 8 children (boys & girls) ages 12 - 17

Board of Zoning Appeals, Hearing on Thursday, May 10, 2007

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

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69	8th	28040 Dimensional Variance	Robert Siewaert, Property Owner	2817 W. Lincoln Av.
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Request to allow a dormer expansion to both the side walls of the existing garage (dormers must be no wider than half of the length of the roof)

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.

70	4th	28158 Modification/ Reasonable Accommodation	Tri-Corp Housing, Inc., Property Owner	2713 W. Richardson Pl.
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Request to petition the Board to accept a revised plan of operation for the facility and/or be afforded a reasonable accommodation to continue to occupy the premises as a transitional living facility (this is a continuation of the revocation proceeding initiated by the Department of Neighborhood Services order dated, March 2, 2007, determining that the facility had failed to operate in accordance with the Board approved plan of operation)

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.