

AGENDA

June 7, 2007

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 7, 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	12th	28241 Special Use <i>dismissal</i>	Richard McGinn, Property Owner Request to continue occupying the premises as a tavern	338 S. 1st St.
2	15th	28198 Special Use <i>dismissal</i>	Beverly Townsend, Lessee Request to occupy the premises as a tavern	1376 W. Wright St.
3	1st	27944 Special Use <i>dismissal</i>	The Turning Point Ministries Inc., Lessee Request to continue occupying the premises as a social service facility and a religious assembly	5239 N. 35th St.
4	2nd	28257 Special Use <i>dismissal</i>	Betty Ramsey, Lessee Request to occupy a portion of the premises as a school (elementary or secondary) for 85 children grades k4 - 3rd	6424 W. Fond Du Lac Av.

Board of Zoning Appeals, Hearing on Thursday, June 7, 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.

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| 5 | 6th | 28095
Special Use
<i>dismissal</i> | Winfrid T. & Judy L. Finkley, Property Owner | 2463 N. 1st St. |
| | | | 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) | |
| 6 | 7th | 28262
Dimensional Variance/
Special Use
<i>dismissal</i> | Ranch Retail Centre, Property Owner | 4610 W. Fond du Lac Av. |
| | | | Request to construct a retail establishment (permitted) that is over the maximum allowed side street setback, and that has parking between the street facade of the principal building and the street lot line | |

4:00 p.m. - Consent Agenda

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.

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|---|------|---|---|------------------------|
| 7 | 10th | 28276
Special Use | J & P Motors, Inc., Lessee | 5813 W. Blue Mound Rd. |
| | | | Request to occupy the premises as a motor vehicle sales & repair facility (previously approved for motorcycle sales & repair) | |
| 8 | 11th | 28163
Special Use/
Dimensional Variance | New Song Christian Fellowship, Other | 9931 W. Oklahoma Av. |
| | | | Request to occupy the premises as a surface parking lot (parking lot will be used in conjunction with the religious assembly located across the street at 3131 S. 100th St., which is within the city of Greenfield) without the minimum required landscaping along the street edge | |

Board of Zoning Appeals, Hearing on Thursday, June 7, 2007

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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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9	12th	28251 Special Use	Donna Szweda, Lessee	1730 S. 13th St.
			Request to continue occupying the premises as a second-hand sales facility	
10	12th	28255 Dimensional Variance	Badger Mutual Insurance, Property Owner	834 S. 17th St.
			Request to construct a detached garage without the minimum north side setback (2 car garage that will be shared with 828 S. 17th St.)	
11	12th	28256 Dimensional Variance	Badger Mutual Insurance, Property Owner	828 S. 17th St.
			Request to construct a detached garage without the minimum required south side setback (2 car garage will be shared with 834 S. 17th St.)	
12	14th	28265 Dimensional Variance	David Purpora, Property Owner	4030 S. Nevada St.
			Request to raze the existing garage and construct a new garage without the minimum required front and side yard setback	
13	14th	28295 Dimensional Variance	Owen and Christine Mielcarek, Property Owner	2006 E. Estes St.
			Request to erect a shed on site without the code required side street setback (previously approved with a 10 ft. setback, now proposing 6.5 ft.)	

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

Items Scheduled for approval on the Consent Agenda

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14	14th	28236 Special Use	Dale Trostoff, Property Owner	3000 S. 13th St.
			Request to continue occupying the premises as a tavern and assembly hall (dance hall)	
15	15th	28252 Special Use	Emily Cole, Lessee	2300 W. Clarke St.
			Request to occupy the premises as a day care center for a maximum of 16 children (no more than 8 per shift) infant to 12 yrs. of age, operating Sunday - Saturday 6:00 a.m. to Midnight	
16	15th	28272 Special Use	Albert Lue-Hing, Property Owner	1710 N. 24th St.
			Request to increase the hours of operation from 5:00 a.m. to 9:00 p.m. Monday - Saturday to 24 hrs. Monday - Saturday, and continue occupying the premises as a day care center for 85 children infant to 12 yrs. of age	
17	15th	28281 Special Use	Christina Mitchell, Property Owner	3511 W. Lisbon Ave.
			Request to continue occupying the premises as a 24 hr. day care center for 50 children infant to 12 yrs. of age operating Monday - Sunday, and as an adult day care center for 20 individuals operating Monday - Sunday 8:00 a.m. to 6:00 p.m.	
18	15th	28280 Special Use	SOS Center, Dr. Harvey Lange, President; Property Owner	4620 W. North Ave.
			Request to continue occupying the premises as a social service facility	

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

Items Scheduled for approval on the Consent Agenda

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19	2nd	28284 Special Use	New Creatures in Christ, Lessee	6114 W. Capitol Dr.
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Request to continue occupying a portion of the premises as social service facility

20	2nd	28227 Special Use	Only God Can Children's Academy Inc. Lessee	7626 W. Florist Av.
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Request to continue occupying the premises as a day care center for 80 children per shift infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to Midnight & Saturday 6:00 a.m. to 3:00 p.m

21	3rd	28271 Special Use	St. Paul's Church, Property Owner	914 E. Knapp St.
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Request to continue to allow a changeable letter sign with an illuminated background on the premises

22	4th	28249 Dimensional Variance Fence	Jaime & Cindy Medina, Property Owner	1413 N. 26th St.
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Request to erect a 6ft. fence in the front yard of the premises that is over the maximum allowed fence height without a 5ft. setback

23	5th	28248 Special Use	Lloyd Waters Jr., Property Owner	9119 W. Burleigh St.
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Request to continue occupying the premises as a motor vehicle repair and sales facility

24	5th	28287 Special Use	Ray & Tiscia Fitzgerald, Property Owner	8320 W. Lisbon Ave.
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Request to continue occupying the premises as a day care center for 30 children, infant to 12 yrs. of age, Monday - Friday, 7:00 a.m. - 6:00 p.m.

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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.

25	6th	28254 Use Variance	Eula Jones, Property Owner	3951 N. 20th St.
			Request to continue occupying the premises as a day care center for 15 children infant to 6 yrs. of age, operating Monday - Friday	
26	6th	28283 Dimensional Variance	Milwaukee Habitat for Humanity Property Owner	540 W. Concordia Av.
			Request to construct a single - family dwelling without the minimum required front facade width	
27	7th	28282 Special Use	Walid Mousa, Property Owner	3823 W. Fond Du Lac Av.
			Request to continue occupying the premises as a motor vehicle sales and as a hand car wash facility	
28	9th	28260 Dimensional Variance	Jeff Munson, Prospective Buyer	6444 N. 55th St.
			Request to construct a single-family dwelling without the minimum required facade width and without an entrance door that faces a street	

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.

29	2nd	28082 Special Use	Bessie Peavy, Lessee	6107 W. Fond Du Lac Av.
			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	

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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.

30	2nd	28000 Special Use	Bessie Williams, Lessee	4405 N. 60th St.
			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	

31	3rd	28273 Rehearing Request	Daniel & Linda Wilhelms, Property Owner	1681 N. Prospect Av.
			Request for a rehearing to occupy the premises as a general office	

4:00 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.

32	10th	28201 Special Use	Mirza Beg, Property Owner	7110 W. Lisbon Av.
			Request to construct a new motor vehicle filling station, convenience store, and car wash (previously approved by the Board in 2002, but the plans were not executed in the allocated time)	

33	10th	27950 Special Use	Amazing Ministries Worship Center Property Owner	5412 W. Burleigh St.
			Request to continue occupying the premises as a religious assembly hall	

34	10th	27594 Special Use	Amazing Ministries Worship Center Property Owner	5506 W. Burleigh St.
			Request to continue occupying the premises as a principal parking lot	

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4:00 p.m. – Public Hearing (continued)

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35	11th	28179 Special Use	Ernesto Castillo, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility	6223 W. Forest Home Av.
36	13th	28242 Special Use	Verizon Wireless Personal Communication LP, d/b/a Verizon Wireless; Lessee Request to erect a transmission tower (flagpole telecommunications tower) on a portion of the premises	5476 S. 13th St.
37	14th	28132 Use Variance	Dan Druml, Property Owner Request to occupy the 1st and 2nd floors of the premises as secondary school (high school with maritime curriculum, includes small wooden boat building)	2156 S. 4th St.
38	15th	28246 Use Variance	Jeff Simms & Ida Williams, Property Owner Request to occupy the premises as a day care center for 45 children per shift infant to 12yrs of age, operating 6:00 a.m. - 11:00 p.m. Monday -Friday (located within 300 ft. of a liquor establishment)	3929 W. North Av. 1
39	15th	28212 Special Use	Tracy Laster, Lessee Request to occupy the premises as an elementary/secondary school	4734 W. Lisbon Av.

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4:45 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.

40	15th	27734 Dimensional Variance	Auto Parts Service, Inc., Lessee 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	1832 W. North Av.
41	1st	27973 Special Use	Surit Toor, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	5016 N. Hopkins St.
42	1st	27932 Special Use	Asad Elwir, Prospective Buyer Request to add a motor vehicle sales facility (used cars) to the existing non-conforming motor vehicle repair facility	4957 N. Teutonia Av.
43	2nd	28143 Dim Var.	Richard Harris, Property Owner Request to remodel the existing garage by constructing a second floor with a gambrel roof that is over the maximum lot coverage (second floor to use as a wood working shop)	5428 N. 92nd St.
44	2nd	28216 Use Variance	Martha Parker, Property Owner Request to occupy the premises as a day care center for 8 children infant to 10 yrs. of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m	4334 N. 49th St.

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4:45 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.

45	2nd	28141 Special Use	Joseph Tajnai, Lessee	5572 N. 76th St.
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Request to occupy the premises as a day care center for 80 children per shift infant to 12 yrs. of age, operating 24 hrs. Monday-Friday and 8:00 a.m. - 6:00 p.m. Saturday & Sunday (the Board previously approved a day care center under a different operator)

46	3rd	28292 Dim. Var.	Christopher J. Gruenewald, Property Owner	2546 N. Pierce St.
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Request to construct a second principal building on the premises without the minimum required north side setback from the property line (required 1.5 ft., proposed 0.5 ft., short 1 ft. - site previously approved for not possessing the required lot area per dwelling unit and exceeding the number of permitted principal buildings per lot)

47	3rd	28061 Special Use	Vicky Quick Mart, LLC., Lessee	2426 N. Farwell Av.
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Request to raze the existing motor vehicle filling station and construct a new motor vehicle filling station and convenience store

5:30 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.

48	5th	28169 Special Use	LaShawnda Davis, Lessee	3953 N. 76th St.
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Request to occupy a portion of the premises as a social service facility (providing therapy and counseling for foster care children and families)

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5:30 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.

49	6th	28215 Special Use/ Dimensional Variance	Kanwar Gill, Property Owner	1845 W. Burleigh St.
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Request to construct an addition to the existing structure adding a convenience store and continue occupying the premises as a hand car wash within 150 ft. of a residential use, without an entrance door within 20 ft. of the front facade, without the minimum required glazing on the front facade, without the minimum required glazing on the side facade, and without the minimum required queue lane length (the hand car wash was previously a non-conforming use)

50	6th	28278 Special Use/ Use Variance	3500 N. Holton St., LLC, Prospective Buyer	514 E. Keefe Av.
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Request to construct a two story building and occupy the premises as a bank (1st floor), general retail establishment (1st floor), and as a general office (2nd floor, - offices are permitted)

51	6th	28203 Special Use/ Dimensional Variance	Syed Hasan Turab, Property Owner	307 E. Center St.
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Request to raze the existing structure and construct a new motor vehicle filling station, convenience store, and fast-food/carryout restaurant without the minimum required glazing on the secondary street facade

52	6th	28138 Rehearing Request	Earl Hines, Lessee	3128 N. 7th St.
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Request for a rehearing to occupy the premises as a rooming house for 5 residents without the minimum required number of parking spaces

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5:30 p.m. – Public Hearing (continued)

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

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53	9th	28220 Special Use/ Dimensional Variance	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

54	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) without the minimum required landscaping and over the maximum allowed front setback

6:15 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.

55	11th	27874 Special Use	Ibrahim Issa, Lessee	5160 W. Forest Home Av.
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Request to add a heavy motor vehicle rental facility to the existing (permitted) general retail establishment

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6:45 p.m. – Public Hearing (Contested)

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56	9th	28209 Dimensional Variance	L.C. Whitehead, Property Owner	9433 N. Michael Ct.
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Request to modify a previous Board approval to construct a single-family residential dwelling without the minimum required front set back (the petitioner proposes to modify the location of the dwelling unit, constructing it closer to the lot line because of an utility easement on site)

PLEASE NOTE:

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