

AGENDA

November 15, 2007

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 15, 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	28071 Dimensional Variance <i>Dismissal</i>	Frank Steeves, Lessee Request to split the lot and construct a single-family residential dwelling without the minimum required on-site parking	1654 N. 27 th St.
2	4th	27591 Dimensional Variance <i>Dismissal</i>	Frank Steeves, Lessee Request to allow a wall sign that is over the maximum allowed sign display area for the permitted cultural institution (Discovery World Educational Center) that is located in a lakefront overlay zone	530 N. Harbor Dr.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p>4:00 p.m. Administrative Consent Agenda (continued) <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
3	6th	28110 Other <i>Dismissal</i>	Ajit Singh, Property Owner Request to modify condition No. 1 of the Boards decision for case No. 27843 (regarding the implementation of landscaping and screening improvement within 120 days)	1909 W. Hopkins St.
4	9th	28172 Special Use <i>Dismissal</i>	Vincent Wilkerson, Lessee Request to occupy a portion of the 1st floor of the premises as a secondary/elementary (k4- 8th grade) school (a previous school was approved by the Board for suite 210)	8634 W. Brown Deer Rd. 100
5	10th	27950 Special Use <i>Dismissal</i>	Amazing Ministries Worship Center Property Owner Request to continue occupying the premises as a religious assembly hall	5412 W. Burleigh St.
6	10th	27594 Special Use <i>Dismissal</i>	Amazing Ministries Worship Center, Property Owner Request to continue occupying the premises as a principal parking lot	5506 W. Burleigh St.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p>4:00 p.m. Administrative Consent Agenda (continued) <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
7	10th	27614 Special Use <i>Dismissal</i>	Sajan Makbul, Property Owner Request to remodel the existing motor vehicle filling station (eliminating the overhead service doors to expand the convenience store, building footprint will remain)	5100 W. Burleigh St.
8	12th	28070 Special Use/ Use Variance <i>Dismissal</i>	Matthew Shilts, Property Owner 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	1430 S. 1st St.
9	12th	27961 Dimensional Variance <i>Dismissal</i>	Timothy Dixon, Property Owner Request to allow two temporary banner signs (promotion for grand opening, requesting 433 days) over the maximum allowed display time period of 60 days	500 W. Florida St.
10	13th	28114 Special Use <i>Dismissal</i>	Mandeep Dhawan, Property Owner Request to reaffirm the Boards previous decision to raze the existing structure and construct a motor vehicle filling station and convenience store	1605 W. Oklahoma Av.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

11	15th	28570 Special Use <i>Dismissal</i>	Francisco Sanchez, Property Owner	1829 W. Center St.
----	------	--	-----------------------------------	--------------------

Request to continue to occupy a portion of the premises (west portion of building) as a motor vehicle body shop

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.

12	14th	28594 Special Use	General Capital Group, Property Owner	2625 S. Greeley St.
----	------	----------------------	---------------------------------------	---------------------

Request to occupy the premises as a multi-use assembly hall (wedding receptions, art exhibits, private parties or functions, fundraisers, etc.)

13	15th	28551 Special Use	Rafik Imseitef, Lessee	1400 W. North Av.
----	------	----------------------	------------------------	-------------------

Request to continue occupying the premises as a motor vehicle repair and sales facility (installation of tires, and electronic sound equipment)

14	15th	28554 Special Use	Latasha Hines, Lessee	3825 W. Center St.
----	------	----------------------	-----------------------	--------------------

Request to occupy the premises as a used appliance store

15	15th	28575 Special Use	Darnita Fulbright, Lessee	2135 W. North Av.
----	------	----------------------	---------------------------	-------------------

Request to occupy the premises as a second-hand store (used furniture and appliances)

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

16	1st	28552 Special Use	Robert Sinclair, Lessee Request to continue occupying the premises as a car wash facility	4900 N. Hopkins St.
17	1st	28573 Special Use	Caprice Mathies, Lessee Request to occupy the premises as a day care center for 80 children (40 children per shift), ages 6 wks. to 12 yrs., operating Monday through Friday from 6 a.m. to midnight	3727 W. Villard Av.
18	1st	28577 Use Variance	Christ Child Society, Lessee Request to continue occupying the premises as a second-hand store (resale boutique)	4033 W. Good Hope Rd.
19	1st	28590 Use Variance	Katherine Handy, Property Owner Request to increase the number of children per shift from 5 children to 8 children and to increase the days of operation to include weekends (Saturday and Sunday) operating from 6:00 a.m. to midnight for a previously Board approved day care center	4620 N. 27th St.
20	1st	28595 Special Use	Grace Family Day Care, Property Owner Request to extend the hours of operation from 7:00 a.m. - 6:00 p.m. to 7:00 a.m. - 12:30 a.m. for the existing Board approved day care center accommodating 99 children, ages 6 wks. to 12 yrs	2809 W. Atkinson Av.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

21	2nd	28466 Use Variance	Ibrahim Mahmoud, Property Owner	5040 W. Fond Du Lac Av.
----	-----	-----------------------	---------------------------------	-------------------------

Request to continue occupying the premises for the sale of stereo equipment and installations (electronic equipment and tires)

22	2nd	28542 Special Use	Latosha Benning, Lessee	8711 W. Fond Du Lac Av.
----	-----	----------------------	-------------------------	-------------------------

Request to occupy the premises as a day care center for 64 children (two shifts of 32), ages 4 wks. to 12 yrs.

23	2nd	28544 Special Use	DBA Developing Youth Childcare Center, LLC Lessee	8713 W. Fond Du Lac Av.
----	-----	----------------------	--	-------------------------

Request to occupy the premises as a day care center for 60 children (30 per shift), ages 6 wks. to 12 yrs., operating 24-hours a day from Monday through Sunday

24	2nd	28553 Special Use	Ola Benson, Lessee	5401 N. 76th St.
----	-----	----------------------	--------------------	------------------

Request to continue occupying a portion (unit 200) of the premises as a religious assembly hall

25	2nd	28586 Special Use	Claudett Zollicoffer, Lessee	6427 W. Capitol Dr.
----	-----	----------------------	------------------------------	---------------------

Request to continue occupying the premises as a day care center for 50 children infant to 12yrs of age, Monday - Friday from 6:00 a.m.- 6:00 p.m

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

26	2nd	28404 Special Use	Jean Templer, Lessee	4248 N. 76th St.
			Request to increase the hours of operation from 6:00 a.m. - 5:30 p.m Monday - Friday to 6:00 a.m.- Midnight, Monday - Friday and continue occupying the premises as a day center for 65 children infant to 12 yrs. of age (also there is an existing school for 145 children on site)	
27	3rd	28592 Special Use	Annette French, Lessee	1117 E. Brady St.
			Request to continue occupying the premises as a second-hand store	
28	4th	28560 Special Use	St. John's Cathedral, Property Owner	845 N. Van Buren St.
			Request to continue occupying the premises as a social service facility	
29	4th	28555 Special Use	Kyle Strigenz, Property Owner	153 N. Milwaukee St.
			Request to construct a principal use parking lot (modification of existing parking area)	

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

30	5th	28591 Special Use	Anitra Massey, Lessee	10136 W. Fond Du Lac Av.
----	-----	----------------------	-----------------------	--------------------------

Request to continue occupying a portion of the premises as a day care center for 84 children (42 per shift), infant to 12 yrs. of age, operating Monday through Friday from 6:00 a.m. to 11:00 p.m. and Saturday from 8:00 a.m. to 4:00 p.m

31	6th	28548 Special Use	Phyllis Weakley, Property Owner	3025 N. 18th St.
----	-----	----------------------	---------------------------------	------------------

Request to continue occupying the premises as a family day care home for 8 children, infant to 12 yrs. of age, operating from 6 a.m. - midnight, Sunday through Saturday

32	6th	28567 Dimensional Variance	It Had To Be You, LLC., Property Owner	1719 N. 4th St.
----	-----	----------------------------------	--	-----------------

Request to construct a garage addition to the premises without the minimum required setback and landscaping (dimensions of garage are 56' x 29.5')

33	7th	28539 Special Use	Judith Jackson, Property Owner	3924 W. Fond Du Lac Av.
----	-----	----------------------	--------------------------------	-------------------------

Request to increase the amount of children from 25 to 30 for a previously Board approved day care center operating Monday through Friday from 6:00 a.m. to 6:00 p.m.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

34	7th	28549 Special Use	Vanessa Key, Property Owner	4828 W. Fond Du Lac Av.
----	-----	----------------------	-----------------------------	-------------------------

Request to continue occupying the premises as a social service facility and community center

35	7th	28579 Special Use	All About Me Day Care, Inc., Property Owner	4322 W. Center St.
----	-----	----------------------	---	--------------------

Request to continue occupying the premises as a day care center (expanding into the area located at 4326 W. Center) for 38 children, 6 wks. to 12 yrs. of age, operating 24 hrs. per day, and 7 days per week (previously approved learning center to be eliminated)

36	8th	28454 Special Use	Warren Real Estate Venture, Inc., Lessee	3151 S. 27th St.
----	-----	----------------------	--	------------------

Request to occupy the premises as a parking lot

37	8th	28547 Special Use	Robert Conrad, Property Owner	1645 S. 36th St.
----	-----	----------------------	-------------------------------	------------------

Request to continue occupying the premises as a day care center and increase the number of children from 70 to 118, ages 3 to 5, operating Monday through Friday from 7:00 a.m. to 5:30 p.m.

38	9th	28536 Special Use	Ferdinand Jones III, Lessee	5700 W. Hemlock St.
----	-----	----------------------	-----------------------------	---------------------

Request to occupy the premises as an auto repair facility

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

39	12th	28537 Special Use	Mi Escuelita Day Care Lessee	1599 W. Windlake Av.
----	------	----------------------	---------------------------------	----------------------

Request to increase the hours of operation from 6:30 a.m. - 9:00 p.m., Monday through Friday, to 6:00 a.m. - midnight, Sunday through Saturday, for a previously Board approved day care center (second floor to be used as office space for staff)

40	12th	28556 Dimensional Variance Fence	Mill Valley Recycling, LLC Property Owner	125 E. Mineral St.
----	------	---	--	--------------------

Request to continue to allow an 8 ft. solid fence without the minimum landscaping on the premises

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.

41	9th	27975 Special Use	Kurt Bechthold, Property Owner	7460 N. 60th St.
----	-----	----------------------	--------------------------------	------------------

Request to continue occupying the premises as a facility that engages in the processing or recycling of mined materials (stockpiling and crushing of concrete and asphalt)

42	13th	28394 Special Use	Cindy Neeley, Lessee	1720 W. Lincoln Av.
----	------	----------------------	----------------------	---------------------

Request to occupy the premises as a religious assembly hall

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

43	14th	28550 Dimensional Variance	Randy Michalzik, Property Owner Request to construct a gambrel roof on an accessory structure (garage) without possessing a gambrel roof on the primary structure (house) on site	1522 E. Tripoli Av.
44	14th	28462 Special Use/ Dimensional Variance	Davinder Singh, Property Owner Request to raze the existing Board approved motor vehicle filling station and convenience store, and construct a new motor vehicle filling station and convenience store that is without the minimum required landscaping per code	2759 S. Kinnickinnic Av.
45	15th	28490 Special Use	Donna Palmer, Lessee Request to occupy the premises as a day care center for no more than 8 children per shift, ages infant - 12 yrs of age, operating Monday through Friday from 6:00 a.m. to Midnight	2476 W. Monroe St.
46	15th	28446 Special Use	Darcus Young, Lessee Request to occupy the premises as a rooming house for 17 people	3500 W. Center St.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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	15th	28281 Special Use	Christina Mitchell, Property Owner	3511 W. Lisbon Av.
----	------	----------------------	------------------------------------	--------------------

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

48	15th	28119 Special Use	Agape Love Deliverance Church Property Owner	4716 W. Lisbon Av.
----	------	----------------------	---	--------------------

Request to add a religious assembly hall to the existing Board approved elementary/secondary school

49	1st	28530 Use Variance	Jeremeiah Baptist Church Property Owner	4425 W. Villard Av.
----	-----	-----------------------	--	---------------------

Request to construct a principal use parking lot for a religious assembly hall

50	1st	27932 Special Use	Asad Elwir, Prospective Buyer	4957 N. Teutonia Av.
----	-----	----------------------	-------------------------------	----------------------

Request to add a motor vehicle sales facility (used cars) to the existing non-conforming motor vehicle repair facility

51	2nd	28441 Special Use	Northwest Full Gospel Tabernacle, Lessee	4411 A N. 60th St.
----	-----	----------------------	--	--------------------

Request to occupy a portion of the premises as a religious assembly hall

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

52	2nd	28477 Special Use	Deborah Boyd, Property Owner	6831 W. Villard Av.
			Request to increase the number of children from 40 to 62, and to continue occupying the premises as a day care center, Monday - Friday from 6 a.m. to 12 a.m. for children ages 6 wks. - 12 yrs.	

53	2nd	28360 Special Use	Gene Berres, Property Owner	9222 W. Appleton Av.
			Request to increase the number of resident beds from 28 to 58 (54 beds for residents & 4 beds for on site staff), to construct two new buildings on site, and continue occupying the premises as a rooming house (the first building will be a 30 bed dorm room adjacent to the current building, and the second will be a chapel/multi-purpose building)	

54	2nd	28361 Special Use	Craig Harper, Property Owner	9246 W. Appleton Av.
			Request to continue occupying the premises as a motor vehicle sales, detailing, repair, and whole sales 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

55	2nd	28268 Special Use	Kourtney Stevens, Other	6830 W. Villard Av.
			Request to occupy the premises as a day care center for 85 children per shift infant to 12 yrs. of age, operating Monday - Saturday 6:00 a.m. to Midnight	

56	2nd	28225 Special Use	Phebe Holmes, Property Owner	5268 N. 76th St.
			Request to occupy the premises as a day care center for 97 children infant to 12 yrs. of age, operating Monday - Saturday 6:30 a.m. to Midnight	

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

57	2nd	28321 Special Use	Shartavia Adams, Lessee Request to increase the number of children from 68 to 90 and continue occupying the premises as a 24 hr. day care center for children infant to 12 yrs. of age, operating Monday through Friday	6627 W. Capitol Dr.
58	3rd	28493 Dimensional Variance	Mark Thomas, Property Owner Request to convert a 3-family dwelling into a 4-family dwelling without the minimum lot area (tavern to be converted into dwelling on first floor)	2862 N. Bremen St.
59	3rd	28495 Dimensional Variance	Richard W. Geis, Other Request to utilize the attic as additional living space (1 bedroom) as part of a two story residential duplex without the code required setback	2934 N. Maryland Av.
60	3rd	28574 Special Use	Educator's Credit Union, Prospective Buyer Request to occupy the premises with a bank/financial institution (permitted use) that has a drive through facility associated with it that does not possess the code required queue lane of 200 ft.	2034 E. Ivanhoe Pl.
61	4th	28393 Dimensional Variance	Joua Her, Property Owner Request to park 8 motor vehicles on site (4 permitted by code)	1512 N. 35th St.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

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.

62	4th	28473 Special Use	St. James Estates LLC, Property Owner Request to occupy the premises as a rooming house for eight residents	914 N. 18th St.
63	4th	28474 Use Variance	St. James Estates LLC, Property Owner Request to occupy the premises as a rooming house for eight tenants	1922 W. Kilbourn Av.
64	4th	28390 Special Use	Mitchell of Delaware, Inc., Property Owner Request to continue occupying the premises as a parking lot (permit-only parking for employees and tenants, reserved parking for special events, public parking prohibited)	795 N. Van Buren St.
65	4th	28392 Special Use	Michell of Delaware, Inc. Property Owner Request to continue occupying the premises as a parking lot	766 N. Jackson St.
66	5th	28248 Special Use	Lloyd Waters Jr., Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility	9119 W. Burleigh St.
67	5th	28434 Special Use	Janice Coleman, Lessee Request to occupy a portion of the premises as a religious assembly hall (sharing space on the 2nd floor with martial arts studio)	8528 W. Lisbon Av.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

6:30 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.

68	6th	28203 Special Use/ Dimensional Variance	Syed Hasan Turab, Property Owner 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	307 E. Center St.
69	6th	28481 Use Variance	Ismail Harun, Property Owner Request to occupy the premises as a day care center operating Monday through Saturday, from 6:00 a.m. to 10:30 p.m., for 50 children (25 per shift), ages 6 wks. to 12 yrs. that is located within 300 ft. of a facility that has a liquor license	3385 N. Martin L King Jr Dr.
70	6th	28219 Special Use	Paula Lampley, Property Owner Request to occupy 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) (previously approved for a day care center by the current petitioner, but the day care center has never been opened)	2801 N. Martin L King Jr Dr.
71	7th	28282 Special Use	Walid Mousa, Property Owner Request to continue occupying the premises as a motor vehicle sales and as a hand car wash facility	3823 W. Fond Du Lac Av.
72	7th	28194 Special Use	Wilma Hatten, Property Owner Request to occupy the premises as a group home for a maximum of 5 teenage girls, ages 13 – 17 (up to 3 girls may have children on site – totaling 8 people on site)	3277 N. 24th Pl.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

6:30 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.

73	10th	28562 Special Use	Nancy Jablonski, Prospective Buyer	5310 W. North Av.
----	------	----------------------	------------------------------------	-------------------

Request to occupy the premises as a day care center for a maximum of 200 children, ages 6 wks. to 5 yrs., operating Monday through Friday from 6 a.m. to 6 p.m.

74	10th	28484 Special Use	Laquesha McEvelly, Lessee	7251 W. Appleton Av.
----	------	----------------------	---------------------------	----------------------

Request to continue occupying a portion of the premises (1st floor & basement) as a day care center for 50 children, infant to 12 yrs. of age, operating Monday - Friday, 6:00 a.m. to 6:00 p.m

75	10th	28412 Use Variance	Gwendolyn Jackson, Lessee	5527 W. North Av.
----	------	-----------------------	---------------------------	-------------------

Request to occupy the premises as a day care center for 30 children during 1st shift and for 20 children during 2nd shift, with operarting hours of 5:30 a.m. to 1:30 a.m. that is located within 300 ft. of an establishment that possesses a liquor license

76	11th	28416 Special Use	Open Pantry Food Marts of Wis.; James Fiene, VIP, Property Owner	3110 S. 76 th St.
----	------	----------------------	---	------------------------------

Request to construct new a building addition (3700 sq. ft.) and continue occupying the premises as a motor vehicle filling station, convenience store, and car wash (car wash is without the code required 200 ft. of queue lane)

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
7:15 p.m. – Public Hearing				
<u>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.</u>				
77	12th	28540 Special Use	Ramon Orozco, Property Owner Request to construct a parking lot between the building facade and the street lot line for a sit-down restaurant	1332 W. Lincoln Av.
78	12th	28315 Special Use	Abel Rodriguez, Property Owner Request to continue occupying the premises as an assembly hall (banquet hall)	1104 W. Lincoln Av.
79	12th	28224 Special Use	Brian Wurch, Property Owner Request to occupy the premises as a rooming house for 10 residents (previously a rooming house but the license expired in 2004, therefore has to go before the Board)	623 S. 9th St.
80	12th	28513 Use Variance	Robert Miranda, Property Owner Request to occupy the premises as a day care center for 50 children infant - 12 yrs. of age, operating Monday - Friday from 6:00a.m. - 8:00p.m. that is located within 300 feet of an establishment that possesses a liquor license	611 W. National Av.
81	13th	28489 Special Use	Craig Last, Lessee Request to occupy the premises as a motorcycle repair and detailing shop operating from 9:00 a.m. to 5:00 p.m. Monday through Friday	6238 S. 27th St.
82	13th	28500 Dimensional Variance	Arnulfo Sosa, Property Owner Request to add one additional apartment to a building that currently houses two rental units on the second floor and one business on the first floor without the required lot area	1901 W. Grant St.

Board of Zoning Appeals, Hearing on Thursday, November 15, 2007

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
-----------------	-----------------	-----------------------	--------------------------	------------------

7:15 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.

83	13th	28492 Special Use	Lucky Petroleum, LLC, Property Owner	110 E. Layton Av.
			Request to raze the existing structures (filling station and car wash) on site and construct a new filling station (convenience store) and car wash on the premises	

84	13th	28186 Special Use	Dan Binder, Lessee	4346 A S. 27th St.
			Request to occupy the premises (rear building) as a car wash facility (cleans vehicle for vehicle sales dealers)	

8:00 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.

85	1st	28102 Use Variance/ Dimensional Variance	Joseph Williams, Property Owner	4875 N. 19th St.
			Request to raze the existing residential dwellings and combine the parcels to construct a new building, that is over the maximum allowed lot coverage and does not have the minimum required rear setback, that will occupy a social service facility (includes recreational center, community center, specialty school, AODA counseling, after school tutoring, employment programs, anger/money/home management classes, & basketball/team spirit classes)	

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.