

## AGENDA

December 13, 2007

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 13, 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.

<b><u>Item No.</u></b>	<b><u>Ald Dist</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	3rd	28253 Dimensional Variance <i>Dismiss</i>	James Fazio, Other  Request to raze the existing pylon sign and erect a free-standing sign that is over the maximum allowed height and the maximum allowed square footage (allowed height 6 ft., proposed 14 ft., excess 8 ft., allowed square footage 40 sq. ft., proposed 52 sq. ft., excess 12 sq. ft.)	2037 N. Farwell Av.
2	4th	28354 Dimensional Variance <i>Dismiss</i>	Northcott Neighborhood House, Inc. Property Owner  Request to construct a single-family dwelling without the minimum required number of stories (2 required)), minimum required height, and that is over the maximum allowed front setback	2474 W. Vliet St.

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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	5th	28314 Change of Operator <i>Dismiss</i>	George Papacainis	10000 W. Capitol Dr.
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Request to continue occupying the premises as a fast-food carry-out restaurant with a drive-through facility

4	12th	28588 Dimensional Variance <i>Dismiss</i>	David Berg, Lessee	534 W. National Av.
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Request to occupy the premises as a community theater without the required parking space

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

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5	15th	28571 Special Use	Lilly of the Valley Child Care, LLC Property Owner	1922 N. 27th St.
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Request to occupy the premises as a family day care home for 16 children (two shifts of no more than 8 children per shift), ages 2 mos. to 12 yrs., operating Monday through Friday from 6 a.m. to midnight

6	15th	28584 Special Use	Children's Fantasy Child Care & Preschool Academy Lessee	2919 W. Fond Du Lac Av.
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Request to occupy the premises as a day care center for a maximum of 75 children (per shift, total of two shifts), ages infant to 13 yrs., operating Monday through Friday from 5:00 a.m. to 1:00 a.m.

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

Items Scheduled for approval on the Consent Agenda

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7	15th	28618 Special Use	Willie Weeks Sr., Property Owner	1819 W. North Av.
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Request to continue occupying the premises as a motor vehicle repair facility (first floor, front) and a second hand sales facility

8	15th	28625 Special Use	Venodia and Jerry Reaves Sr., Property Owner	2409 N. 36th St.
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Request to continue occupying the premises as a day care center for 8 children, ages infant to 7 years, operating Monday through Friday from 6:00 a.m. to 6:00 p.m.

9	15th	28641 Special Use	Wisconsin Evangelical Lutheran Synod Other	2533 W. North Av.
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Request to continue occupying the premises as a religious assembly hall and social service facility

10	15th	28654 Special Use	Mike Riley, Property Owner	1205 W. North Av.
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Request to continue occupying the premises as a fast food/carry out restaurant

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

Items Scheduled for approval on the Consent Agenda

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11	1st	28576 Special Use	Midwestern Roofing & Construction, Inc. Property Owner  Request to occupy the premises as a contractor's yard (with office)	2830 W. Stark St.
12	1st	28612 Special Use	Sharon Anthony, Lessee  Request to occupy the premises as a day care center for 50 children (split shift of no more than 50 children each shift), ages 6 mos. to 12 yrs., operating Monday through Friday from 6:00 a.m. to midnight	2505 W. Cornell St.
13	1st	28615 Special Use	Jacqueline Williams, Lessee  Request to occupy the premises as a day care center for 8-10 children, ages 2 to 12 years, operating Monday through Saturday from 6:00 a.m. to midnight (two shifts)	4373 A N. Teutonia Av.
14	1st	28626 Special Use	Little Tyke Academy & Childcare Center Lessee  Request to occupy the premises as a day care center for 70 children (per shift), ages 4 weeks to 12 years, and also a private elementary school (K-4 to 6th grade) for 75 children, operating 24-hours (day care center) and from 6:00 a.m. to 4:00 p.m. (elementary school)	5148 N. Teutonia Av.

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

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15	1st	28634 Special Use	A Safe Place, Lessee  Request to occupy the premises as a social service facility (supervised visitation and exchange center)	6235 B N. Teutonia Av.
16	1st	28649 Special Use	ACE Cash Express, Inc., Lessee  Request to continue occupying the premises as a currency exchange agency and a payday loan agency	1935 W. Silver Spring Dr.
17	2nd	28569 Special Use	Frederick Rutledge, Prospective Buyer  Request to occupy the premises as a ground transportation service	9746 W. Appleton Av.
18	2nd	28598 Special Use	Hazim Farah, Property Owner  Request to continue occupying the premises as a car sales and repair facility	7210 W. Capitol Dr.
19	2nd	28630 Special Use	Harbhajan Singh, Property Owner  Request to continue occupying the premises as a motor vehicle filling station and convenience store	4001 N. 60th St.

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

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20	2nd	28652 Special Use	Community Financial Service Center Corp. Lessee	7410 W. Capitol Dr.
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Request to continue occupying the premises as a currency exchange facility

21	2nd	28586 Special Use	Claudett Zollicoffer, Lessee	6427 W. Capitol Dr.
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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.- 12:00 a.m.

22	3rd	28603 Special Use	Renaissance Child Development Center Lessee	914 E. Knapp St.
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Request to expand the Board approved day care center to include an additional room (850 sq. feet) on the first floor and to increase the number of children from 77 to 93

23	3rd	28633 Special Use	Robert Settecase, Lessee	1709 N. Farwell Av.
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Request to occupy the premises as a second-hand store selling DVDs, video games, and CDs

24	3rd	28592 Special Use	Annette French, Lessee	1117 E. Brady St.
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Request to continue occupying the premises as a second-hand store

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

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25	4th	28597 Special Use	Repairers of the Breach, Inc. Property Owner  Request to continue occupying the premises as a social service facility (with a medical office)	1335 W. Vliet St.
26	4th	28602 Special Use	Toon City, Inc., Property Owner  Request to continue occupying the premises as a parking lot	632 N. Water St.
27	4th	28636 Special Use	Arec 10, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle rental and leasing facility	2020 W. State St.
28	4th	28637 Special Use	Towne Peterson LLC c/o Towne Realty  Request to continue occupying the premises as a parking lot	801 W. Wisconsin Av.
29	4th	28640 Special Use	105/111, LLC c/o Towne Realty Property Owner  Request to continue occupying the premises as a parking lot	105 W. Michigan St.

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

Items Scheduled for approval on the Consent Agenda

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30	4th	28645 Special Use	Nicholas A. Buttitta, Property Owner	847 N. 15th St.
			Request to continue occupying the premises as a rooming house for 6 residents	
31	5th	28628 Special Use	Katie Harris, Lessee	8405 W. Burleigh St.
			Request to occupy the premises as an adult day care center for 18-20 developmentally/physically disabled, advanced aged, and/or mentally challenged individuals operating Monday through Friday from 6:00 a.m. to midnight	
32	6th	28608 Special Use	Sidney Yeldell, Lessee	2411 W. Capitol Dr.
			Request to occupy the premises as an alternative elementary/secondary school	
33	6th	28642 Special Use	Milwaukee Health Services Inc. Property Owner	2523 N. Martin L King Jr. Dr.
			Request to continue occupying the premises as a parking lot	
34	7th	28605 Special Use	Brighter Horizons Learning Academy Property Owner	3319 N. 24th St.
			Request to occupy the premises as a 24 hr. day care center operating Monday - Sunday for 50 children per shift, infant - 12 yrs. of age	

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

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35	7th	28646 Special Use	Sunrise Missionary Baptist Church Property Owner  Request to continue occupying the premises as a religious assembly hall	4808 W. Fond Du Lac Av.
36	8th	28621 Special Use	Valley Passage, LLC, Property Owner  Request to occupy the premises as a general office (proposed parking to be located at 701 S. 37th)	3628 W. Pierce St.
37	8th	28623 Special Use/ Dimensional Variance	Valley Passage, LLC, Property Owner  Request to occupy the premises as a parking lot without the code required landscaping and edge treatment (to be used in conjunction with 3628 W. Pierce)	701 S. 37th St.
38	9th	28606 Special Use	Junior Gentry, Lessee  Request to continue occupying the premises as a day care center for 77 children, ages 6 wks. to 12 yrs., operating Monday through Friday from 6:30 a.m. to 6:30 p.m.	8615 W. Brown Deer Rd.
39	9th	28619 Special Use	Calumet Auto Salvage, Inc. Property Owner  Request to continue occupying the premises as an outdoor auto salvage yard	8501 W. Calumet Rd.

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

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40	9th	28629 Special Use	Matt Sisson, Property Owner  Request to occupy the premises as a 24-hour self-service car wash	8805 N. 107th St.
41	9th	28632 Special Use	Three D Sac Self Storage, Property Owner  Request to continue occupying the premises as a mini-storage facility, sales of propane gas, and rental facility (trucks and equipment)	8626 N. Granville Rd.
42	10th	27950 Special Use	Amazing Ministries Worship Center Property Owner  Request to continue occupying the premises as a religious assembly hall	5412 W. Burleigh St.
43	10th	28659 Special Use	Jeannine Baver, Property Owner  Request to continue occupying the premises as a community based residential facility for 12 elderly residents	4926 W. Washington Bl.
44	10th	27594 Special Use	Amazing Ministries Worship Center Property Owner  Request to continue occupying the premises as a principal parking lot	5506 W. Burleigh St.

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

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45	12th	28513 Special Use	Robert Miranda, Property Owner	611 W. National Av.
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Request to occupy the premises as a day care center for 50 children infant - 12 yrs. of age, operating Monday - Friday from 6:00 a.m. - 8:00 p.m.

46	13th	28600 Special Use	Paul Patel, Lessee	3725 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle filling station, car wash, and convenience store

47	13th	28613 Dimensional Variance	John Westphal, Property Owner	3811 S. 5th Pl.
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Request to attach a garage to the existing single-family dwelling without the minimum required setback of 4 ft. from the front facade of the principal building

48	13th	28648 Special Use	Rick Dynek, Property Owner	4262 S. Howell Av.
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Request to continue occupying the premises as a second-hand sales facility (wheel covers and auto trim)

49	14th	28471 Dimensional Variance Fence	Kirk Peterson, Property Owner	2754 S. Superior St.
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Request to allow a fence over the maximum permitted height (higher portion of fence to remain at 8' height)

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

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No oral testimony will be taken on these items.

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50	14th	28627 Dimensional Variance	Romulo "Gerry" Ramos, Property Owner	3144 S. Nevada St.
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Request to construct a garage for the existing two-family dwelling exceeding the allowable square footage area for a garage

**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.

51	13th	28489 Special Use	Craig Last, Lessee	6238 S. 27th St.
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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

**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.

52	15th	28604 Use Variance	New Journey Institute, Lessee	2758 N. 33rd St.
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Request to occupy the premises as a secondary school for 120 students in grade levels 9-12

53	15th	28575 Special Use	Darnita Fulbright, Lessee	2135 W. North Av.
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Request to occupy the premises as a second-hand store (used furniture and appliances)

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

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54	1st	28611 Use Variance	JAS Realty, LLC d/b/a, Other  Request to occupy the premises as a tannery (manufacturing vellum and rawhide from various animal skins and hides)	4010 W. Douglas Av.
55	2nd	28433 Special Use	Christopher Townsend, Lessee  Request to occupy the premises as a motor vehicle repair facility (specializing in rims and tires)	7540 W. Fond Du Lac Av.
56	4th	28620 Special Use	Bryant & Stratton College, Lessee  Request to expand existing Board approved college to include Northeast portion of 2nd floor (converting office space into four classrooms, two offices, and a copy room for a college occupant)	310 W. Wisconsin Av.
57	5th	28559 Special Use	Donald Berquist, Lessee  Request to occupy the premises as a motor vehicle repair facility	8436 W. Lisbon Av.
58	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.

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

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59	8th	28568 Dimensional Variance	Wasmil, LLC, Lessee	600 S. 44th St.
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Request to construct a Type A wall sign on the premises exceeding the permitted square footage

60	9th	28596 Dimensional Variance/ Special Use	Joseph Fall IV, Prospective Buyer	7515 W. Good Hope Rd.
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Request to raze the existing structure and construct a fast-food/carry-out restaurant on site without an entrance on the front façade and with operating hours for the drive thru facility that exceed 10:00 p.m. (11:00 p.m.)

**5:00 p.m. – Public Hearing**

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61	10th	28188 Special Use	Fuel Land USA Inc., Property Owner	3501 N. 60th St.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

62	11th	28508 Dimensional Variance	BFD Properties, LLC, Property Owner	9535 W. Oklahoma Av.
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Request to legalize a garage for the storage of vehicles used in the day to day operation of the apartment complex, including handicap accessible vehicles, vans, and trucks, that is in excess of the permitted sidewall height

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**5:00 p.m. – Public Hearing (continued)**

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63	12th	28505 Dimensional Variance/ Special Use	Timothy Dixon, Property Owner  Request to convert the present storage building into a hotel without the code required landscaping and with parking between building facade and the street lot line	500 W. Florida St.
64	13th	28580 Special Use	Islamic Society of Milwaukee, Prospective Buyer  Request to occupy the premises as an elementary and secondary school (425 children during regular school year/ 350 during summer school)	801 W. Layton Av.
65	13th	28622 Dimensional Variance/ Special Use	Wheaton Franciscan Health Care, Property Owner  Request to expand the existing emergency department and relocate the existing ambulance garage without the minimum landscaping requirements for a vehicle operating area	3237 S. 16th St.

**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.