

AGENDA

February 7, 2008

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 7, 2008**, 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	2nd	28268 Special Use <i>dismissal</i>	Kourtney Stevens, Other 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	6830 W. Villard Av.
2	2nd	28433 Special Use <i>dismissal</i>	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.
3	3rd	28610 Appeal of an Order <i>dismissal</i>	Miriam Porush, Property Owner Request to appeal an order issued by the Department of Neighborhood Services determining that there is an illegal occupancy as a rooming house (for a single-family residential dwelling) and an illegal occupancy for a sleeping room in the basement on site	2734 N. Maryland Av.

Board of Zoning Appeals, Hearing on Thursday, February 7, 2008

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type.</u>	<u>Case Information.</u>	<u>Location.</u>
<p><u>4:00 p.m. Administrative Consent Agenda (continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	5th	28439 Dimensional Variance <i>dismissal</i>	Lewis Brooks, Property Owner Request to erect a pylon sign that is over the maximum allowed height and over the maximum allowed square footage per code	12101 W. Silver Spring Dr.
5	6th	28332 Use Variance <i>dismissal</i>	Clara Mohammed School, Lessee Request to occupy the premises as a day care center for a maximum of 75 children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	317 W. Wright St.
6	6th	28414 Special Use <i>dismissal</i>	Freddie Jones, Lessee Request to occupy a portion of the premises as an outdoor storage facility (motor vehicles and yard equipment)	3408 N. Port Washington Av.
7	7th	28282 Special Use <i>dismissal</i>	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.
8	8th	28432 Dimensional Variance <i>dismissal</i>	Ascension Lutheran Church, Property Owner Request to erect multiple replacement signs that are over the maximum allowed number of free standing signs, over the maximum allowed square footage, and over the maximum allowed height per code (sign also has a changeable message board)	1236 S. Layton Bl.

Board of Zoning Appeals, Hearing on Thursday, February 7, 2008

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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.

9	12th	28534 Special Use/ Dimensional Variance <i>dismissal</i>	Cindy Neeley, Lessee	2214 S. 15th St.
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Request to occupy the premises as a transitional living facility for 10 to 15 homeless persons

10	14th	28066 Special Use <i>dismissal</i>	James Valona, Property Owner	2197 S. Kinnickinnic Av.
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Request to occupy a portion of the premises as a social service facility (providing outpatient counseling)

11	15th	28371 Special Use/ Dimensional Variance <i>dismissal</i>	Kenneth Dyess, Lessee	1122 W. Wright St.
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Request to occupy the premises as a transitional living facility for no more than seven adult men at any time and to occupy without the minimum required sq. ft. per roomer (200 ft. short/per roomer)

4:00 p.m. - Consent Agenda

Items Scheduled for approval on the Consent Agenda

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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	2nd	28703 Special Use	New Life Assembly of God, Property Owner	6701 W. Villard Av.
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Request to continue occupying the premises as a religious assembly hall

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

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|----|-----|----------------------|---|-----------------------|
| 13 | 3rd | 28733
Special Use | Alicia Szalewski, Lessee | 1219 N. Cass St. |
| | | | Request to continue occupying a portion (2 offices on 2nd floor) of the premises as a personal service facility (massage therapy) | |
| 14 | 3rd | 28735
Special Use | Ann Tilque, Lessee | 1668 N. Warren Av. |
| | | | Request to continue occupying the premises as a second-hand store | |
| 15 | 4th | 28705
Special Use | Genesis Behavioral Sciences, Inc., Lessee | 230 W. Wells St. 312 |
| | | | Request to expand the social service facility to occupy an adjacent suite, unit #316, and to continue occupying a portion of the premises as a social service facility (32 clients on site maximum at any given time) | |
| 16 | 5th | 28452
Special Use | Sandra Williams, Lessee | 10527 W. Appleton Av. |
| | | | Request to continue occupying the premises as a day care center for 50 children (25 per shift) infant to 12 yrs. of age, operating Monday - Saturday 6:00a.m. to Midnight, closed Sunday | |
| 17 | 5th | 28707
Special Use | Alphabet Street Learning Center, Property Owner | 4473 N. 76th St. |
| | | | Request to continue occupying the premises as a day care center for 71 children, ages infant to 12 years operating 5:30a.m. to midnight, Monday - Sunday | |

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

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18	5th	28716 Special Use	William Hussel, Property Owner Request to continue occupying the premises as a contractor's shop	5349 N. Lovers Lane Rd.
19	6th	28725 Special Use	Reverend Edward Johnson, Property Owner Request to continue occupying the premises as a religious assembly hall	1444 W. Atkinson Av.
20	6th	28740 Special Use	My Home, Your Home Inc., Property Owner Request to continue occupying the premises as a small group shelter care facility for 8 males	1033 W. Keefe Av.
21	7th	28711 Special Use	Lisa Olson, Lessee Request to increase the hours of operation from 6:00 a.m. to 6:00 p.m. to 6:00 a.m. to 11:00 p.m. and continue occupying the premises as a group day care center for 25 children, infant to 12 yrs. of age operating Monday - Friday	4723 W. Hoyt Pl.

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

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22	8th	28728 Special Use	Western Investment, LLC, Lessee	1801 W. Forest Home Av.
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Request to continue occupying the premises as a car wash and motor vehicle sales facility

23	8th	28747 Special Use	Schnell Price, Property Owner	3023 W. Greenfield Av.
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Request to continue occupying the premises as a day care center for 150 children infant to 11 years of age, Monday - Friday 6:00 am - 6:00 pm

24	9th	28732 Special Use	Community Financial Service Center, Corp. Lessee	8921 W. Brown Deer Rd.
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Request to continue occupying the premises as a currency exchange / payday loan facility

25	9th	28737 Special Use	Day Care Services for Children Property Owner	8842 N. Swan Rd.
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Request to continue occupying the premises as a day care center operating from 6:00 am to 6:00 pm Monday - Friday, for 76 children, infant to 12 years of age

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

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26	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

27	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

28	10th	28719 Dimensional Variance	Donald Brownell, Property Owner	2873 N. 58th St.
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Request to construct a two-family residential dwelling without the minimum required lot area per dwelling unit (shortage of 40 square ft)

29	12th	28722 Dimensional Variance	Nicholas Anton, Property Owner	815 W. National Av.
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Request to continue the use of an off-premise sign that is within 200 ft. of another off-premise sign

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

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| 30 | 13th | 28714
Special Use | James Baker, Lessee | 5044 S. 27th St. |
| | | | Request to occupy the premises as an ambulance service facility operating 24 hrs (ambulance service is an addition to a permitted contractor's shop) | |
| 31 | 14th | 28624
Special Use | Manuel Garcia, Property Owner | 4030 S. Pine Av. |
| | | | Request to add an auto sales facility to the existing non-conforming auto body shop and painting service facility | |
| 32 | 15th | 28723
Special Use | Ahmad Zraik, Property Owner | 2910 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a general retail establishment (grocery store) | |
| 33 | 15th | 28726
Special Use | Bessie Williams, Property Owner | 2814 W. Lisbon Av. |
| | | | Request to occupy the premises as a 24 hour day care center for 40 children per shift, infant to 14 years old, operating Monday - Sunday (Previous 2007 Board approved day care on site that has varying hours/days, # of children) | |
| 34 | 15th | 28738
Special Use | Nate Jefferson, Lessee | 4630 W. North Av. |
| | | | Request to continue occupying the premises as a social service facility (diet & nutrition assessment) | |

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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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35	1st	28715 Special Use	Latasha Jackson, Property Owner	2400 W. Capitol Dr.
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Request to continue occupying the premises as a day care center for 134 children, infant to 12 years of age, operating from 6 a.m. to 11 p.m. seven days per week

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.

36	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 100 students - the school will be used in conjunction with the church on site but operate as a separate entity)

37	3rd	28685 Dimensional Variance	Michael Hosale, Cynthia Legrand Hosale Property Owner	2604 N. Lake Dr.
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Request to construct a building addition without the required setbacks and exceeding lot coverage

38	11th	28486 Special Use	Charlotte Randolph, Lessee	3125 S. 53rd St.
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Request to increase the hours from 6:00 a.m. to 6:00 p.m. on Monday - Friday to 24 hours 7 days per week and continue to occupy the premises as a day care center for 58 children, ages 4 wks. to 13 yrs. of age

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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.

39	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 (and permitted religious specialty school on site)

4:30 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.

40	2nd	28672 Special Use	Claude Hill, Property Owner	5746 N. 96th St.
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Request to occupy the premises as a group home for 5 teenage girls, ages 12 to 17 years

41	5th	28628 Special Use	Katie Harris, Lessee	8405 W. Burleigh St.
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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

42	6th	28110 Special Use	Ajit Singh, Property Owner	1909 W. Hopkins St.
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Request to continue occupying the premises as a motor vehicle filling station with a convenience store

43	6th	28327 Special Use	Jerome Johnson, Property Owner	3607 N. Richards St.
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Request to occupy the premises as a motor vehicle repair facility (batteries, tires, mufflers, brakes, etc.)

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4:30 p.m. – Public Hearing (continued)

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

44	7th	28708 Special Use	Tasha Walker, Lessee Request to occupy the premises as a group home for a maximum of eight female residents between 12 - 17 years of age	2770 N. 45th St.
45	8th	28691 Special Use/ Dimensional Variance	Mike Imse, Joe Shortreed, and Dave Kane Property Owner Request to raze the existing structure and construct a bank with a drive-through facility that does not possess the code required glazing on the primary street facade	2701 W. National Av.
46	9th	28696 Special Use	Tayo Salako, Property Owner Request to occupy the premises as a kindergarten/elementary school for children ages 3 to 12, operating Monday through Friday from 6:00 a.m. to 6:00 p.m.	8980 N. 85th St.
47	10th	28650 Special Use	Lisa Reed, Property Owner Request to modify the hours of operation in which children are prohibited from being picked up from midnight - 6:00 a.m. to 1:00 a.m. to 5:00 a.m. and to continue occupying the premises as 24-hour family day care home operating 7 days per week for 8 children, ages infant to 12 yrs	3619 N. 63rd St.

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4:30 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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48	10th	28188 Special Use	Fuel Land USA Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	3501 N. 60th St.
49	10th	28562 Special Use	Nancy Jablonski, Prospective Buyer Request to occupy the premises as a day care center for a maximum of 200 children, ages 6 wks. to 12 yrs., operating Monday through Friday from 6:30 a.m. to 6:00 p.m.	5310 W. North Av.
50	12th	28697 Special Use	Jeff Dickrell, Property Owner Request to occupy the premises as a rooming house for six adult men (Board approved in 2005 to a different operator – currently no license exists)	726 S. 6th St.
51	12th	28720 Special Use	James Valona, Property Owner Request to occupy the premises as a social service facility	1314 A W. National Av. RM 6

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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.

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52	13th	28709 Dimensional Variance	CM Residence Group, LLC, Prospective Buyer	6511 S. 13th St.
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Request to construct a four story hotel that is over the maximum allowed building height, over the maximum allowed front setback requirements, over the number of freestanding signs and height allowed, and over the maximum allowed wall sign display area

53	15th	28286 Use Variance/ Dimensional Variance	Sandhar Corporation, Lessee	2175 N. 35th St.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store with signage in excess of both the sign area and height requirements permitted by code

54	15th	28665 Special Use	Dessa Jordan, Property Owner	2823 N. 36th St.
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Request to occupy the premises as a group home for eight teenage girls, 11-17 yrs. of age

55	15th	28712 Special Use	Lisa Harris, Lessee	4430 W. Meinecke Av.
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Request to occupy the premises as a group home for 8 female clients

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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.

56	15th	28731 Use Variance	Leonard Howard, Lessee Request to occupy the premises as a day care center (located within 300 ft of a liquor license) operating from 6:30am - 10pm for 80 children per shift, infant to 12 yrs. of age	2115 W. North Av.
57	15th	28446 Special Use	Darcus Young, Lessee Request to occupy the premises as a rooming house for 17 people	3500 W. Center St.
58	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.
59	1st	27878 Special Use/ Dimensional Variance	Jeff Hoover, Property Owner 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 has parking between the street facade of the principal building and street lot line	4915 N. Hopkins St.

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

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60	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.
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61	1st	28159 Special Use	Solution Group Inc., Property Owner Request to continue occupying the premises as a transitional living facility for 16 female clients	4339 N. 27th St. 8
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62	1st	28162 Special Use	Making Connection, LLC., Property Owner Request to continue occupying the premises as a transitional living facility for 16 male clients	4355 N. 27th St.
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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.

63	7th	28345 Appeal of an Order	Five Corners of Faith Church, Lessee Request to appeal an order from the Department of Neighborhood Services determining that there is an illegal use and occupancy of a rooming house and transitional living facility(8 residents total)	3444 N. 41st St.
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7:00 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.

64	12th	28315 Special Use	Abel Rodriguez, Property Owner	1104 W. Lincoln Av.
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Request to continue occupying the premises as an assembly hall (banquet hall)

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.