

AGENDA

February 28, 2008

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 28, 2008**, commencing at **2:00 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.

2:00 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	3rd	28675 Dimensional Variance <i>Dismissal</i>	William and Tammy Bonifas Property Owner Request to construct a single-family dwelling that does not meet the front setback requirements and to construct a detached garage in front of the property not meeting the accessory structure design requirements	3400 N. Lake Dr.
2	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

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:00 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.

3	3rd	28767 Special Use	Peter Wolbersen, Property Owner	2909 N. Humboldt Bl.
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Request to continue occupying a portion of the premises as an outdoor recreation facility (tavern on site permitted).

4	6th	28698 Special Use	Lee Johnson, Property Owner	1701 W. Atkinson Av.
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Request to occupy the premises as a religious assembly hall

5	6th	28730 Special Use	Cassandra Perine, Lessee	413 E. North Av.
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Request to increase the number of children from 48 to 68 (34 per shift) and to continue occupying the premises as a day care center infant to 12yrs. of age, operating 7 days a week, 6:00 a.m. to Midnight

6	6th	28751 Special Use	Dorothy Collier, Property Owner	2840 N. 17th St.
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Request to continue to occupy the premises as a day care center operating Monday - Friday, 6 a.m. to 10 p.m., for 8 children infant to 12 years of age

7	6th	28776 Special Use	Barbara Rose, Lessee	2809 N. Teutonia Av.
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Request to continue occupying the premises as a day care center for 60 children infant - 12 yrs of age, Monday-Friday 6:00 a.m. - 12:00 a.m.

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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| 8 | 7th | 28757
Special Use | God's Future Scholars, Lessee | 2535 W. Center St. |
| | | | Request to continue to occupy the premises as a 24 hr. day care center for 60 children (per shift) infant to 12yrs of age, Monday-Sunday | |
| 9 | 7th | 28768
Special Use | Roberta Henry, Lessee | 4714 W. Fond Du Lac Av. |
| | | | Request to continue occupying a portion of the premises as a day care center for 49 children infant to 12yrs of age, Monday-Friday 6:00AM-11:00PM | |
| 10 | 7th | 28783
Special Use | He Cares Christian Child Care Center II
Lessee | 4634 W. Burleigh St. |
| | | | Request to continue to occupy the premises as a day care center for 26 children ages infant to 6 yrs., Monday-Friday 7:00 a.m. to 5:00 p.m | |
| 11 | 9th | 28701
Special Use | Bonnie Edwards, Lessee | 5225 W. Mill Rd. |
| | | | Request to occupy the premises as a school (specialty/personal instruction) with emphasis on family literacy and professional (job) development for up to 30 participants daily | |

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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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12	9th	28737 Special Use	Day Care Services for Children Property Owner	8842 N. Swan Rd.
			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 (at any given time), infant to 12 years of age	
13	10th	28780 Special Use	Double E Automotive Supply, Inc. Property Owner	6201 W. Blue Mound Rd.
			Request to continue to occupy the premises as a motor vehicle sales and repair facility	
14	12th	28769 Dimensional Variance	Eduardo Garcia, Property Owner	1319 S. 15th Pl.
			Request to allow a residential accessory structure (detached garage) that is over the maximum allowed lot coverage (allowed 529 square feet / proposed 616 square feet)	
15	13th	28770 Special Use	Madi Enterprise, LLC, Lessee	3477 S. 16th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
16	13th	28781 Special Use	Taco Bell of America, Inc., Property Owner	6268 S. 27th St.
			Request to continue to occupy the premises as a sit-down restaurant with a drive-thru facility	

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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17	14th	28766 Use Variance	Pascual Coazon, Lessee	206 E. Lincoln Av.
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Request to continue to occupy the premises as a motor vehicle repair facility (in conjunction with the petitioner's adjacent repair facility)

18	14th	28771 Dimensional Variance	Paula Papanck, Property Owner	2735 S. Shore Dr.
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Request to construct a residential building addition that is under the minimum allowed south-side setback (allowed 12 ft. / proposed 9 ft.)

19	15th	28693 Special Use	David Skwarek, Property Owner	3918 W. Kisslich Pl.
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Request to occupy the premises as an indoor storage facility (personal items)

20	15th	28746 Special Use	William Mitchell, Property Owner	1616 W. Meinecke Av.
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Request to continue occupying the premises as a parking lot that extends to the adjacent lot

21	15th	28419 Dimensional Variance	Bob Wellenstein, Property Owner	4535 W. North Av.
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Request to legalize the existing signage that is over the maximum allowed square footage per code (this a Board approved site where 6 signs at 40 sq. ft. each were previously approved but the permits were not obtained, now 7 signs at 40 sq. ft. each are being proposed)

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2:00 p.m. - Consent Agenda (continued)

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22	1st	28760 Special Use	Disabilities Unlimited, Inc., Lessee	3808 W. Elm St.
			Request to expand the Board approved day care center (addition of 6,457 sq. ft.) to increase enrollment from 30 adults to 156 adults	
23	1st	28762 Special Use	Kashmir, Inc., Lessee	3709 W. Villard Av.
			Request to continue occupying the premises as a motor vehicle filling station and convenience store (Different operator - Existing Board approved filling station expiring in Feb.'08)	
24	2nd	28761 Special Use	International Electronic Service, LLC Lessee	6432 W. Silver Spring Dr.
			Request to occupy the premises as a second hand sales facility (operating for the repair and sale of used T.V.'s)	
25	2nd	28764 Special Use	Julette Francis-Wade, Property Owner	5651 N. 96th St.
			Request to continue occupying the premise as a community living arrangement for 8 children	

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:00 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.

26	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

27	9th	28696 Special Use	Tayo Salako, Property Owner	8980 N. 85th St.
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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. for 120 students

28	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)

2:15 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.

29	3rd	28724 Dimensional Variance Fence	Deb Kern, Property Owner	2691 N. Lake Dr.
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Request to install a residential wood fence that is over the maximum allowed fence height (Allowed 4ft; Proposed 6ft)

30	6th	28481 Use Variance	Ismail Harun, Property Owner	3385 N. Martin L King Jr Dr.
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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

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:15 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.

31	7th	28680 Use Variance	Carolyn Brown, Property Owner Request to occupy the premises as a family day care home for 8 children per shift, ages infant to 12 years, operating Monday through Friday from 6:00 a.m. to 10:00 p.m.	3350 N. 38th St.
32	7th	28721 Use Variance	Karah Letherwood, Lessee Request to occupy the premises as a day care center (located within 300 ft of a liquor license) operating Monday - Saturday from 6:30A.M. to 12:00A.M. for 70 children ages infant to 12 yrs. of age	3064 N. 27th St.
33	8th	28684 Special Use	Edwin Aviles, Lessee Request to occupy the premises as a day care center for 8 children (2 shifts), ages infant to 12 years, operating Monday through Friday from 6:00 a.m. to 1:00 a.m.	1948 S. 30th St.
34	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.

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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2:15 p.m. – Public Hearing (continued)

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35	9th	28660 Special Use	Robert Tisdale, Property Owner Request to install a ham radio tower in the rear yard for the existing residential home	5338 N. 46th St.
36	10th	28661 Special Use	Shawneen Newell, Other Request to occupy the premises as a day care center for 40 children, ages 6 weeks to 12 years, operating Monday through Friday from 6:00 a.m. to midnight	2778 N. 59th St.
37	10th	28677 Special Use/ Dimensional Variance	Mandeep Dhawan, Prospective Buyer Request to raze the existing structure and construct a filling station with a convenience store without the required landscaping	5100 W. Burleigh St.
38	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.
39	12th	28443 Dimensional Variance	Mickey Govani, Property Owner Request to allow a freestanding sign (automatic changeable message sign) that is over the maximum allowed square footage and the maximum allowed height per code (two of the sign faces are to be mounted on opposite parallel sides counting as one and are permitted, but the third sign face is on the perpendicular side which then exceeds the allowed display area)	1614 W. National Av.

Board of Zoning Appeals, Hearing on Thursday, February 28, 2008

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3:15 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.

40	13th	28714 Special Use	James Baker, Lessee Request to occupy the premises as an ambulance service facility operating 24 hrs (ambulance service is an addition to a permitted contractor's shop)	5044 S. 27th St.
41	13th	28709 Dimensional Variance	CM Residence Group, LLC, Prospective Buyer Request to construct a four story hotel that is over the maximum allowed building height, over the maximum allowed front setback requirements, has over the number of freestanding signs and height allowed, with signage display area in excess of what is permitted by code	6511 S. 13th St.
42	14th	28624 Special Use	Manuel Garcia, Property Owner Request to add an auto sales facility to the existing non-conforming auto body shop and painting service facility	4030 S. Pine Av.
43	15th	28522 Dimensional Variance	Al-Ramahi Bassam, Property Owner Request to construct a Type "B" wall sign exceeding the maximum permitted square feet (use is general retail sales)	3500 W. Vliet St.

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3:15 p.m. – Public Hearing (continued)

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44	15th	28727 Special Use	Kimberly Carrington, Lessee Request to occupy the premises as a general retail establishment (convenience store)	1034 W. Hadley St.
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45	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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46	2nd	28572 Use Variance	Committed to Christ International Ministries Prospective Buyer Request to occupy the premises as a religious assembly hall	10003 W. Carmen Av.
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47	2nd	28616 Special Use	Sonja Norwood, Lessee Request to occupy the premises as a day care center for 50 children (two shifts of no more than 25 children per shift), ages 6 weeks to 12 years, operating Monday through Friday from 6:00 a.m. to 9:00 p.m.	4700 N. 76th St.
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4:00 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

48	3rd	28470 Special Use	Juneau Village II, c/o Katz Properties, Inc., Property Owner Request to construct a parking lot on the premises	1295 N. Jackson St. a/ka/ 1319 N. Jackson St.
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4:30 p.m. – Public Hearing (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

49	9th	28422 Special Use	T - Mobile USA, Lessee Request to erect a transmission tower (120 ft. monopole) on the premises	7125 W. Dean Rd.
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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.