

## AGENDA

March 27, 2008

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 27, 2008**, commencing at **5:00 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.

### **5:00 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	10th	28657 Special Use <i>dismissal</i>	Pakhar Singh, Prospective Buyer  Request to raze the existing building (existing canopy and pumps will be retained) and construct a new filling station and expanded convenience store	5100 W. Burleigh St.
2	11th	28806 Special Use <i>dismissal</i>	Experienced Automotive, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility	6720 W. Forest Home Av.
3	15th	28812 Special Use <i>dismissal</i>	Life 101 Career Development Lessee  Request to occupy the premises as a elementary / secondary school for 42 males ages 13 to 16	2454 W. Lisbon Av.

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**5:00 p.m. Administrative Consent Agenda (continued)**

Items scheduled for approval on the Administrative Consent Agenda

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4	2nd	28433 Special Use <i>dismissal</i>	Christopher Townsend, Lessee	7540 W. Fond Du Lac Av.
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Request to occupy the premises as a motor vehicle repair facility (specializing in rims and tires)

**5:00 p.m. - Consent Agenda**

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5	4th	28807 Dimensional Variance	Department of Transportation and Public Works Property Owner	2400 N. Lincoln Memorial Dr. (parking area abutting helipad)
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Request to install a bio-retention area between the existing parking lot and street frontage that does not provide the code required landscaping (Property is Located Across from 2400 N. Lincoln Memorial Dr. and abuts the helipad located at 2275 N. Lincoln Memorial Dr.)

6	5th	28794 Special Use	Love, Laugh, and Learn, Property Owner	8028 W. Capitol Dr.
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Request to continue occupying the premises as a day care center for 70 children, infant to 11 yrs., from 5:30 a.m. to 6:00 p.m.

7	5th	28810 Special Use	Sandra Williams, Lessee	10527 W. Appleton Av.
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Request to increase the number of children per shift from 25 to 36 for a day care center for children infant to 12 years of age, operating Monday - Saturday 6:00a.m. to Midnight

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**5:00 p.m. - Consent Agenda (continued)**

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8	5th	28815 Use Variance	Paul Scholl, Property Owner  Request to continue occupying the premises as a dental office (with one dentist)	9211 W. Auer Av.
9	5th	28837 Special Use	Church of the First Born International Property Owner  Request to continue occupying the premises as a day care center for 55 children per shift, infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday 8:00 a.m. - 4:00 p.m. and as an adult day care center for 30 individuals operating Monday - Friday 6:00 a.m. - 5:00 p.m. and Saturday 8:00 a.m. - 4:00 p.m.	4701 N. 76th St.
10	5th	28843 Special Use	AM & PM Children's World, Lessee  Request to expand the existing Board approved day care center to occupy the entire premises and increase number of children from 42 per shift to 84 per shift operating Monday - Friday from 6:00 a.m. - 11:00 p.m. and Saturday from 8:00 a.m. - 4:00 p.m.	10136 W. Fond Du Lac Av.
11	6th	28744 Dimensional Variance/ Special Use	Homer Baylor, Property Owner  Request to raze the existing outdoor merchandise sales facility and construct a new merchandise facility (fruit market) that is over the maximum side street setback and with parking that is located between the street facade of the principal building and street	1985 W. Capitol Dr.

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**5:00 p.m. - Consent Agenda (continued)**

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12	6th	28787 Special Use	Rev. Richard Bush, Property Owner	3416 N. Teutonia Av.
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Request to continue occupying the premises as a general retail establishment (grocery store)

13	6th	28805 Special Use/ Dimensional Variance	Gregory Moss, Property Owner	600 W. Burleigh St.
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Request to continue occupying the premises as a fast-food/carry-out restaurant without the minimum required number of parking spaces (required 2 / proposed 0)

14	6th	28842 Special Use	TwentyFour, SAC, Property Owner	505 E. Capitol Dr.
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Request to continue occupying the premises for the rental & sale of trucks, trailers & related items (U-Haul)

15	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, operating 7 days per week, 6:00 a.m. - midnight (currently closed on weekends)

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**5:00 p.m. - Consent Agenda (continued)**

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16	7th	28841 Special Use	Janice Schmitt, Property Owner	2972 N. 49th St.
			Request to continue occupying the premises as a day care center for 39 children ages infant - 10 yrs, operating 6:30 a.m. - 5:30 p.m. Monday - Friday	
17	9th	28798 Special Use	Yolanda Cain, Lessee	5833 W. Silver Spring Dr.
			Request to increase the number of children from 40 to 66 per shift and to continue occupying the premises as a day care center for children ages infant - 12 years, operating Monday - Sunday, 6 a.m. to 12 a.m.	
18	9th	28829 Use Variance	Joe Fleming, Lessee	5700 N. 58th St.
			Request to increase the hours of operation from 6:00 a.m. - 10:00 p.m. to 6:00 a.m. - 12:00 a.m., increase days from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center for 8 children	
19	9th	28172 Special Use	Vincent Wilkerson, Lessee	8634 W. Brown Deer Rd. 100
			Request to continue occupying a portion of the 1st floor of the premises as a secondary/elementary, increasing the grade range from k4 - 5th to k4 - 8th and increasing the number of students on site from a maximum of 60 to 100 (operates in conjunction with a Board approved day care center)	

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**5:00 p.m. - Consent Agenda (continued)**

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20	10th	28797 Special Use	E.L. Simeth Company Co., Inc. Property Owner	409 S. Hawley Rd.
			Request to continue occupying the premises as a light manufacturing facility (metal processing)	
21	12th	28795 Special Use	Christine Nueman, Lessee	1023 S. 5th St.
			Request to expand the Board approved social service facility (at 1027 S. 5th St.) to the first floor suite at 1023 S. 5th St.	
22	12th	28800 Special Use	Armando Sierra, Property Owner	1439 W. Lincoln Av.
			Request to continue occupying the premises as a religious assembly hall	
23	12th	28809 Dimensional Variance/ Special Use	Emad Oudeh, Property Owner	1400 W. Mitchell St.
			Request to construct an addition to the premises (an existing repair facility) that does not meet the minimum required glazing (required 15% / proposed 8.3%) and the minimum required garage door inset (required 4 ft. / proposed 0 ft.)	

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**5:00 p.m. - Consent Agenda (continued)**

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24	13th	28775 Dimensional Variance	Shane and Angela Pecorado Property Owner	1421 W. Klein Av.
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Request to allow a residential accessory structure (detached garage) that exceeds that maximum allowed height (allowed 13 / proposed 15.5)

25	13th	28813 Special Use	Amira O'Tallah, Property Owner	1209 W. Layton Av.
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Request to increase the hours of operation from 6:00 a.m. - 7:00 p.m. to 6:00 a.m. - 11:30 p.m., Monday - Sunday, for a day care center for 60 children per shift infant - 12 years of age

26	15th	28825 Special Use	Tiffany Dean, Lessee	2659 N. 24th St.
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Request to occupy the premises as a family day care home for 8 children per shift infant to 12 years of age, Monday - Saturday 6:00 a.m. - 6:00 p.m. and Sunday 9:00 a.m. - 5:00 p.m.

27	15th	28828 Special Use	Latasha Hines, Lessee	3829 W. Center St.
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Request to occupy the premises as a used appliance store (this is an expansion of a Board approved retail establishment located next door, case #28554)

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**5:00 p.m. - Consent Agenda (continued)**

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28	15th	28693 Use Variance	David Skwarek, Property Owner	3918 W. Kisslich Pl.
			Request to occupy the premises as an indoor storage facility (personal items)	
29	15th	28419 Dimensional Variance	Bob Wellenstein, Property Owner	4535 W. North Av.
			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. Identical proposal now)	
30	1st	28827 Special Use	Marcus Glass, Lessee	4919 W. Good Hope Rd.
			Request to continue occupying the premises as a day care center for 98 children, infant to 13 years of age, Monday - Sunday 5:30 a.m. - 9:00 p.m.	
31	2nd	28765 Special Use	Durable Contract Services, Lessee	8400 W. Silver Spring Dr.
			Request to occupy the premises as a building maintenance service (custodial and transportation service) facility	

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**5:00 p.m. - Consent Agenda (continued)**

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32	2nd	28799 Special Use	Kenneth Riche, Property Owner	5309 W. Fond Du Lac Av.
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Request to continue occupying the premises as a currency exchange (check cashing, money orders, postal supplies) facility

33	3rd	28792 Special Use	David Charney, Lessee	1801 E. North Av.
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Request to continue occupying the premises as a drive-through (fast-food) sales facility

34	3rd	28823 Special Use/ Dimensional Variance	The Chateau LLC, Property Owner	2535 N. Farwell Av.
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Request to continue occupying the premises as a rooming house for 54 tenants without the minimum required number of parking spaces

**5:00 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.

35	8th	28691 Special Use/ Dimensional Variance	Mike Imse, Joe Shortreed, and Dave Kane Property Owner	2701 W. National Av.
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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

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**5:00 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.

36	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)

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

**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.

38	4th	28759 Use Variance	Martin Greenburg, Prospective Buyer	3130 W. Wells St.
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Request to occupy the premises for general office use

39	5th	28528 Special Use	Nick Antzoulatos, Property Owner	8144 W. Appleton Av.
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Request to continue occupying the premises as a used motor vehicle sales facility

40	6th	28741 Special Use	Katherine Handy, Lessee	2411 N. Richards St.
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Request to occupy the premises as a family day care home operating from 6 am to 12 am, 7 days a week, for 16 children (8 per shift) infant to 12 years of age

41	6th	28830 Special Use	Caprice Mathies, Lessee	1019 W. Burleigh St.
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Request to occupy the premises as a group foster home for 8 females

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**5:15 p.m. – Public Hearing (continued)**

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42	6th	28750 Special Use	Milwaukee Health Services, Inc., Property Owner  Request to continue occupying the premises as a principal use parking lot	2579 N. Martin L King Jr Dr.
43	6th	28642 Special Use	Milwaukee Health Services Inc. Property Owner  Request to continue occupying the premises as a parking lot	2523 N. Martin L King Jr Dr.
44	6th	28788 Dimensional Variance	Milwaukee Block 7 Properties L.P. Lessee  Request to erect an industrial sign that is over the maximum allowed wall signage (allowed 240 sq. ft./ proposed 520 sq. ft.)	520 W. Mc Kinley Av.
45	7th	28739 Special Use	J & L Child Care Company, Inc. Prospective Buyer  Request to occupy the premises as a day care center operating 24 hours a day, 7 days a week, for 50 children per shift, infant to 12 years of age (Board approved a day care center for this site in 2001 for 10 years)	3343 N. 35th St.
46	7th	28831 Use Variance	Lecole Kidd, Lessee  Request to occupy the premises as a day care center for 16 children (8 per shift) infant to 12 years of age, Monday - Friday 6:00 a.m. - 12:00 a.m. (midnight)	4950 N. 58 <sup>th</sup> St.

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**5:15 p.m. – Public Hearing (continued)**

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47	8th	28674 Dimensional Variance	Alfredo Ramos, Property Owner	2009 S. 35th St.
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Request to expand the existing 30' x 26' garage adding a 26' x 12' carport for a total of 1,092 sq. ft.

48	9th	28666 Special Use	John Erdmann, Lessee	7016 N. 76th St.
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Request to continue occupying the premises as a motorcycle sales, repair, and service facility

**6:00 p.m. – Public Hearing**

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49	9th	28745 Dimensional Variance	Nicolas Gamero, Property Owner	6942 W. Bradley Rd.
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Request to construct a second detached garage (30ft x 33ft) that is over the maximum allowed sidewall height (Proposed 13'/Allowed 10')(Applicant received Board approval in 2007, but was unable to construct)

50	9th	28749 Special Use	Zakaria Ali, Property Owner	5201 W. Silver Spring Dr.
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Request to occupy the premises as a used motor vehicle sales and repair facility

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**6:00 p.m. – Public Hearing (continued)**

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51	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. for 120 students	8980 N. 85th St.
52	11th	28758 Appeal of an Order	Steve Skalecki, Property Owner  Request to appeal an order from the Department of Neighborhood Services determination that appellant is not compliant with board approved plan of operation (this is a revocation order)	9026 W. Burdick Av.
53	12th	28752 Dimensional Variance	Timothy Dixon, Property Owner  Request to erect a roof sign that is over the maximum allowed square footage permitted by code (Allowed 50 ft., Proposed 264 ft., Excess 214 ft.)	500 W. Florida St.
54	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.
55	14th	28796 Use Variance	Robert and Leonor Montemayor Property Owner  Request to occupy the premises as a currency exchange facility	2873 S. 13th St.

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56	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.
57	1st	28043 Special Use	Mohammad Amer, Lessee  Request to occupy the premises as a motor vehicle repair and sales facility	5003 N. Teutonia Av.
58	2nd	28290 Use Variance	Rueben M. Katz, Property Owner  Request to continue occupying the premises as a metal processing and recycling facility with outdoor storage	8300 W. Florist Av.
59	3rd	28502 Special Use	Troy Borgen, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	909 E. Locust St.

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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.