

AGENDA

March 25, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 25, 2010** 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	15th	30252 Change of operator <i>Dismissal</i>	New Brother's Lounge, Lessee Request to continue occupying the premises as a tavern	2779 N. 12th St.
2	2nd	29703 Special Use <i>Dismissal</i>	Patsy Smith, Lessee Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating 24 hours Monday - Sunday	8717 W. Fond Du Lac Av.
3	4th	30233 Dimensional Variance <i>Dismissal</i>	Gardner Group, LLC; Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 50 sq.ft. / proposed 10,836 sq.ft.)	320 E. Buffalo St.

Board of Zoning Appeals, Hearing on Thursday, March 25, 2010

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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2:00 p.m. Administrative Consent Agenda (Continued)

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	4th	29918 Appeal of an Order <i>Dismissal</i>	Systems Parking Inc., Other	401 N. 3rd St.
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Request to appeal an order from the Department of Neighborhood Services determining that an occupancy permit for a principal use parking lot be obtained and the landscaping standards meet the requirements for principal use parking as set forth in the zoning code

5	8th	30007 Special Use <i>Dismissal</i>	Genesis Behavioral Services, Inc., Lessee	2510 W. Mitchell St.
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Request to occupy the premises as a transitional living facility for 4 occupants

6	10th	29524 Special Use <i>Dismissal</i>	Jacqueline Shellaugh and Patrice Bond, Lessee	2700 N. 54th St.
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Request to increase the number of children from 90 to 101 children per shift and the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Sunday 6:00 a.m. - 8:00 p.m. and to continue occupying the premises as a day care center for children infant to 12 years of age

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.

7	13th	30224 Special Use	James Cyganiak, Property Owner	137 W. Boden St.
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Request to continue occupying the premises as a truck freight terminal (air freight forwarder)

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2:00 p.m. Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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8	13th	30237 Special Use	Auto Spa Auto Sales, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	160 W. Layton Av.
9	13th	30030 Special Use	Performance Freight Systems;FoxMar Properties, LLC Property Owner Request to continue occupying the premises as a truck freight terminal	2040 W. Oklahoma Av.
10	14th	30243 Special Use	Marlene's Touch of Class, Property Owner Request to continue occupying the premises as a second-hand sales facility	2929 S. 13th St.
11	14th	30253 Use Variance	Juan Carlos Gutierrez, Lessee Request to continue occupying the premises as a motor vehicle repair facility	2948 S. 9th St.
12	14th	30268 Special Use/ Dimensional Variance	Ms. Marcia Sperber, Property Owner Request to raze the existing building and reconstruct a general retail establishment that does not meet the minimum required primary street glazing (required 60% / proposed 22%), exceeds the maximum allowed front setback (allowed 15 ft. / proposed 160 ft.) and with parking located between the front facade and street lot line	2705 S. 13th St.

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2:00 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.

13	15th	30247 Special Use	Dessa Jordan, Property Owner	2823 N. 36th St.
			Request to continue occupying the premises as a group home for 8 occupants	
14	1st	30111 Special Use	Latasha Jackson, Lessee	3718 W. Lancaster Av.
			Request to increase the hours of operation from 5:30 a.m. - 12:30 a.m. to 5:30 a.m. - 1:30 a.m. and to continue occupying the premises as a day care center for 85 children per shift infant to 12 years of age	
15	1st	30228 Special Use	Murece Johnson, Lessee	4234 N. 26th St.
			Request to continue occupying the premises as a group home for 7 occupants	
16	1st	30232 Special Use	Sherry Jackson, Lessee	4893 N. Green Bay Av.
			Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center for 45 children infant to 12 years of age, operating Monday - Sunday (this is a new operator)	
17	1st	29801 Use Variance	Eastbrook Church Inc., Property Owner	5409 N. Green Bay Av.
			Request to occupy a portion of the premises as a specialty school (site also contains a Board approved church and social service facility)	

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2:00 p.m. Consent Agenda (Continued)

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No oral testimony will be taken on these items.

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18	2nd	30189 Special Use	Lasonia Smith, Property Owner	6625 W. Hope Av.
			Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday	
19	2nd	30242 Special Use	Travis Osborne; House of Prayer Property Owner	5514 W. Fond Du Lac Av.
			Request to continue occupying the premises as a religious assembly hall	
20	2nd	30267 Special Use	Claude Hill, Property Owner	5746 N. 96th St.
			Request to continue occupying the premises as a group home for 5 occupants	
21	4th	30234 Special Use	Zilli Hospitality Group, Lessee	910 E. Michigan St.
			Request to continue occupying the premises as an assembly hall (banquet room)	
22	5th	30209 Special Use	Ewald Sawall, Property Owner	3717 N. 92nd St.
			Request to occupy the premises as an indoor storage facility	
23	5th	30230 Special Use	Milwaukee Federation of WELS Churches, Lessee	8401 W. Lisbon Av.
			Request to continue occupying a portion of the premises as a second-hand sales facility	

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<p><u>2:00 p.m. Consent Agenda (Continued)</u> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p> <p><i>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.</i></p>				
24	5th	30254 Special Use	Gregory Goldman, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	9105 W. Hampton Av.
25	6th	30011 Special Use	Terry Shields, Lessee Request to continue occupying the premises as a motor vehicle repair facility (tire sales and service)	3210 N. Martin L King Jr Dr.
26	6th	30227 Special Use	Rick Porter, Lessee Request to continue occupying a portion of the premises as a general retail establishment (photography studio)	3379 N. Pierce St.
27	6th	30261 Special Use	LaDiana Johnson, Property Owner Request to continue occupying the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	3313 N. 10th St.
28	6th	29976 Special Use	Holy Miracle Church, Lessee Request to continue occupying the premises as a religious assembly hall	3064 N. Martin L King Jr Dr.
29	6th	29999 Special Use	Sam Buchanan, Lessee Request to continue occupying the premises as a motor vehicle repair facility	3048 N. Martin L King Jr Dr.

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30	7th	30245 Special Use	Paul Prostinak, Property Owner Request to continue occupying the premises as a religious assembly hall	4112 W. Burleigh St.
31	7th	30173 Special Use	Daphne Eiland, Property Owner Request to increase the number of children from 45 to 59 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3526 W. Capitol Dr.
32	8th	30200 Other	Verizon Wireless Lessee Request to accept the modified plans dated January 7, 2010 (plans no longer include a flag)	1800 W. Becher St. 1001
33	9th	30214 Special Use	Half Price Books, Records & Magazines, Inc., Lessee Request to continue occupying the premises as a second-hand sales facility	8514 W. Brown Deer Rd.
34	9th	30223 Special Use	Lawrence Burnett, Prospective Buyer Request to continue occupying the premises as a religious assembly hall (new operator)	5000 W. Villard Av.
35	9th	30231 Special Use	Follow Your Dreams Childcare, Lessee	8225 N. 107th St.

Board of Zoning Appeals, Hearing on Thursday, March 25, 2010

Item **Ald** **Case No.**
No. **Dist** **Type**

Case Information

Location

Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 39 children per shift, infant to 12 years of age, operating Monday – Friday.

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36	10th	30174 Special Use	Sherece Method, Lessee	6411 W. Burleigh St.
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Request to occupy the premises as a day care center for 18 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m

37	10th	30203 Special Use	Kamilah Rashada, Lessee	5624 W. Vliet St.
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Request to occupy the premises as a day care center for 18 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m

38	10th	30226 Special Use	Cheryl Meeks, Lessee	5518 W. Center St.
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Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m. (to be operated in conjunction with the center at 5512 W. Center St.)

39	10th	30262 Special Use	Lisa Reed, Property Owner	3619 N. 63rd St.
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Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday

40	11th	30220 Special Use	Jeffrey Weigel, Lessee	6214 W. Howard Av.
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Request to continue occupying the premises as a motor vehicle sales facility (operated in conjunction with the facility at 6315 W. Forest Home)

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41	11th	29857 Special Use	Jeffrey Weigel, Property Owner	6315 W. Forest Home Av.
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Request to continue occupying the premises as a motor vehicle sales facility (operated in conjunction with the facility at 6214 W. Howard Ave.)

42	11th	30248 Special Use	Charlotte Randolph, Lessee	3125 S. 53rd St.
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Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 6:00 a.m. - 11:30 p.m. and to continue occupying the premises as a day care center for 58 children per shift operating Monday - Sunday

43	11th	30298 Special Use	Barry Bergling, Lessee	3151 S. 92nd St.
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Request to continue to allow a transmission tower with ground-level equipment that does not meet the landscape requirements (the screening of ground-level equipment, storage buildings and structural support shall meet the standards of landscaping Type 'G')

44	11th	30090 Special Use/ Dimensional Variance	PNC Financial, Property Owner	7501 W. Oklahoma Av.
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Request to erect two roof signs and continue occupying the premises as a bank with a drive-through located within 150 feet of a residential use

45	12th	30213 Special Use	Maria Del Carmen Torres, Lessee	2366 S. 9th Pl.
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Request to occupy a portion of the premises as a general retail establishment (grocery store)

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2:00 p.m. Consent Agenda (Continued)

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46	12th	30235 Special Use/ Dimensional Variance	Rev. Ramon Crespo, Property Owner	1731 W. Mitchell St.
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Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 18 / proposed 0)

47	12th	30255 Special Use	George Torres, Property Owner	804 W. Greenfield Av.
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Request to continue occupying the premises as a social service facility

48	12th	30257 Special Use	George Torres, Property Owner	809 W. Greenfield Av.
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Request to continue occupying the premises as a 24 hour day care center for 340 children infant to 12 years of age, operating Monday – Sunday (The previous approval was for 325 children, however, the State licensed them for 340)

49	12th	30260 Special Use	George Torres, Property Owner	1643 S. 2nd St.
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Request to continue occupying the premises as a school for students K4 - 8th grades, operating Monday - Friday 7:00 a.m. - 7:30 p.m

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 this item.

50	3rd	29892 Special Use	Martina McCloud, Lessee	2650 N. Humboldt Bl.
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Board of Zoning Appeals, Hearing on Thursday, March 25, 2010

Item **Ald** **Case No.**
No. **Dist** **Type**

Case Information

Location

Request to occupy the premises as a 24 hour day care center for 43 children per shift infant to 12 years of age, operating Monday - Sunday

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2:00 p.m. Administrative Review (Continued)

Items scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on this item.

51	7th	30121 Special Use	Rosiland Johnson, Lessee	5601 W. Hampton Av.
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Request to occupy a portion of the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

52	8th	30159 Appeal of an Order	Ronald Stanis, Property Owner	2548 S. 29th St.
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Request to appeal an order from the Department of Neighborhood Services stating that there is an illegal sign on the premises

2:30 p.m. Public Hearings

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.

53	14th	30171 Dimensional Variance	Horny Goat Brewing Co., Lessee	2029 S. 1st St.
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Request to allow a banner sign attached to a fence

54	14th	30265 Special Use	Horny Goat Brewing Company, Lessee	2011 S. 1st St.
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Request to occupy a portion of the premises as an outdoor recreation facility

55	15th	30194 Special Use	Angela Harrell, Lessee	3420 W. Center St.
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Request to occupy the premises as a group home for 8 occupants

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2:30 p.m. Public Hearings (Continued)

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56	15th	30206 Use Variance	Travis Osborne; Estate Liquidators; Property Owner Request to occupy the premises as a second-hand sales facility	3030 W. Fond Du Lac Av.
57	15th	30219 Special Use	Cedric Horton, Property Owner Request to occupy the premises as a group home for 6 occupants	2846 N. 9th St.
58	15th	30238 Special Use	Brenda Fells, Lessee Request to occupy a portion of the premises as a religious assembly hall	2467 W. Fond Du Lac Av.
59	15th	30239 Special Use	Asha Family Services, Lessee Request to occupy the premises as a social service facility	3719 W. Center St.
60	15th	29899 Special Use	Lisa Harris, Lessee Request to occupy the premises as a group home for 5 occupants	2321 N. 47th St.
61	15th	30023 Special Use	Multicultural Church Outreach Lessee Request to occupy the premises as a social service facility	4733 W. North Av.

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2:30 p.m. Public Hearings (Continued)

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62	15th	29968 Special Use	Tautila Russell, Lessee	4212 W. Highland Bl.
			Request to continue occupying the premises as a day care center for 120 children infant to 13 years of age, operating Sunday - Saturday 6:00am - 12:00 midnight	

63	1st	30148 Use Variance	Tiffany Rollins, Lessee	5908 N. 37th St.
			Request to occupy a portion of the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	

64	1st	30158 Appeal of an Order	Lockette Enterprises, LLC, Lessee	5053 N. 46th St.
			Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a transitional living facility	

3:30 p.m. Public Hearings

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.

65	1st	30110 Special Use	Jacqueline Williams and Danielle Williams, Lessee	4369 N. Teutonia Av.
			Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight (to be operated in conjunction with the centers at 4371 and 4373-A N. Teutonia)	

66	1st	30118 Special Use	Jacqueline and Danielle Williams, Lessee	4373 A N. Teutonia Av.
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Board of Zoning Appeals, Hearing on Thursday, March 25, 2010

Item **Ald** **Case No.**
No. **Dist** **Type**

Case Information

Location

Request to occupy the premises as a day care center
(reception area for the proposed centers at 4369 and
4371 N. Teutonia)

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3:30 p.m. Public Hearings (Continued)

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67	1st	29891 Special Use	Jacqueline Williams , Lessee Request to occupy the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight (to be operated in conjunction with the centers at 4369 and 4373-A N. Teutonia)	4371 N. Teutonia Av.
68	4th	30147 Special Use	Cordia Omole, Property Owner Request to occupy the premises as a 24 hour day care center for 8 children infant to 12 years of age, operating Monday - Sunday	1220 N. 31st St.
69	5th	30201 Special Use	Gary Miller, Lessee Request to occupy the premises as a motor vehicle repair facility	5757 N. Lovers Lane Rd.
70	5th	29917 Special Use	Mary Mitchell, Lessee Request to occupy the premises as a group home for 8 occupants	6730 N. 107th St.
71	5th	30139 Special Use	Dolores Lingelbach, Property Owner Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.)	6720 N. 107th St.
72	5th	30140 Special Use	Dolores Lingelbach, Property Owner Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.)	6730 R N. 107th St.

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3:30 p.m. Public Hearings (Continued)

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73	5th	30141 Special Use	Dolores Lingelbach, Property Owner Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.)	6740 R N. 107th St.
74	5th	29467 Special Use	Delores Lingelbach, Property Owner Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.)	6700 N. 107th St.
75	6th	30161 Special Use	John Gray, Lessee Request to occupy the premises as an assembly hall (social club)	3815 N. Teutonia Av.
76	6th	30177 Special Use	LaShundora McKinney, Property Owner Request to occupy the premises as a group home for 6 occupants	216 E. Brown St.

4:30 p.m. Public Hearings

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77	6th	29687 Special Use	Earl Grunwald, Property Owner Request to occupy the premises as a motor vehicle repair facility	4105 N. Richards St.
78	6th	29705 Special Use	Earl Grunwald, Property Owner Request to occupy the premises as an outdoor salvage operation	4117 N. Richards St.

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4:30 p.m. Public Hearings (Continued)

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79	7th	30052 Special Use	Carletta Fleming, Property Owner Request to occupy a portion of the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:30 p.m	3110 N. 27th St.
80	7th	30142 Special Use	Earnest Fleming, Property Owner Request to occupy a portion of the premises as a transitional living facility for 6 occupants	3112 N. 27th St.
81	7th	30129 Special Use	Midtown Auto & Metal Recycling, LLC; Lessee Request to occupy the premises as a motor vehicle sales facility	3211 W. Burleigh St.
82	7th	29858 Special Use	Steven Anders, Property Owner Request to increase the number of children from 12 to 40 per shift and the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m to Monday - Friday 6:00 a.m. - 10 p.m. and Saturday 7:00 a.m. - 3:00 p.m. for a Board approved day care center and religious assembly hall	3410 W. Burleigh St.
83	8th	30006 Special Use	Wadood Ahmad, Property Owner Request to continue occupying the premises as a motor vehicle filling station	2931 W. Lincoln Av.
84	9th	30186 Special Use	United States Cellular Operating Company, LLC Lessee Request to erect an 80 ft. transmission tower	5620 N. 62nd St.

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4:30 p.m. Public Hearings (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.

85	9th	30202 Special Use	Michael R. Hackbarth & Michael D. Womser, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	5724 W. Florist Av.
86	9th	30112 Special Use	Shawnkya Turner, Lessee Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday	8972 N. 86th St.
87	12th	30083 Special Use	Efrin Ramirez, Lessee Request to occupy a portion of the premises as a religious assembly hall	1724 W. Mitchell St.
88	12th	30071 Special Use	Jon Petrie, Lessee Request to add a motor vehicle sales and repair facility to the Board approved car wash	1825 S. Kinnickinnic Av.

5:30 p.m. Public Hearings (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.

89	14th	29980 Use Variance	Steve Ignasiak, Lessee Request to occupy the premises as an outdoor heavy motor vehicle storage and salvage facility	2640 S. 5th St.
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Board of Zoning Appeals, Hearing on Thursday, March 25, 2010

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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6:00 p.m. Public Hearings (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.

90	3rd	29893 Special Use	Timothy McCarthy, Property Owner Request to occupy the premises as a bed and breakfast	2530 E. Newberry Bl.
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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.