

AGENDA

April 15, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 15, 2010** 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	1st	30232 Special Use Dismissal	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)

4:00 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.

2	15th	30281 Special Use	Lisa Harris, Lessee	4430 W. Meinecke Av.
3	15th	30285 Special Use	Broderson Enterprises of WI Inc.; Property Owner	2399 W. North Av.

Request to continue occupying the premises as a group home for 6 occupants

Request to continue occupying the premises as a fast-food / carry-out restaurant

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

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4	15th	30293 Special Use	Schnell Price, Property Owner	4801 W. North Av.
			Request to continue occupying the premises as a 24 hours day care center for 151 children per shift infant to 12 years of age, operating Monday - Sunday	
5	15th	30304 Special Use	Angela Jackson, Lessee	2746 N. 38th St.
			Request to continue occupying the premises as a group home for 6 occupants	
6	1st	30269 Special Use	The Word of Life Ministries, Property Owner	4165 N. Green Bay Av.
			Request to continue occupying the premises as a religious assembly hall	
7	1st	30282 Special Use	Broderson Capitol Property, LLC; Property Owner	2910 W. Capitol Dr.
			Request to continue occupying the premises as a fast-food / carry-out restaurant	
8	1st	30307 Special Use	Firstborn Learning Center, Prospective Buyer	4960 N. 18th St.
			Request to continue occupying the premises as a day care center for 37 children per shift 2 years to 12 years of age, operating Monday - Friday 6 a.m. to midnight (new operator).	

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

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9	2nd	30193 Special Use	A. Omar Khatib and Ruth Montes-Khatib Property Owner Request to continue occupying the premises as a motor vehicle repair facility (including installation of electronics, tires and custom upholstery).	6900 W. Capitol Dr.
10	6th	30276 Special Use	Intercessions, Inc., Property Owner Request to continue occupying the premises as a group home for 12 occupants.	3288 N. 7th St.
11	6th	30278 Special Use	Brodersen Enterprises of WI Inc., Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive through facility.	405 W. Center St.
12	6th	30284 Special Use	Brodersen Enterprises of WI Inc., Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant.	207 E. Capitol Dr.
13	6th	30286 Dimensional Variance	M.H.S. Inc., Property Owner Request to continue to allow a free standing sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 10 ft. 4 in.) and the maximum allowed area (allowed 18 sq.ft. / proposed 43.33 sq.ft.).	702 W. Capitol Dr.

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

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14	6th	30299 Special Use/ Dimensional Variance	Pamela Blossom, Lessee	2201 N. Martin L King Jr Dr.
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Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 17 / proposed 0)

15	6th	30311 Special Use	Courthouse Sports Complex, Lessee	301 E. Vienna Av.
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Request to occupy the premises as an indoor recreation facility

16	6th	30314 Dimensional Variance	709 E. Capitol LLC, Property Owner	709 E. Capitol Dr.
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Request to erect a sign that exceeds the maximum allowed area (allowed 80 sq.ft. / proposed 250.2 sq.ft.)

17	6th	30323 Use Variance	Andrea Edwards, Lessee	2422 N. 2nd St.
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Request to increase the hours of operation from Monday - Friday to Monday - Sunday and to continue occupying the premises as a day care center for 8 children per shift infant to 12 years of age, operating 6:00 a.m. to midnight

18	7th	30320 Special Use	Balwinder Singh, Lessee	4711 N. Hopkins St.
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Request to continue occupying the premises as a motor vehicle sales facility

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19	8th	30296 Special Use	Badger Lite Co., Inc.; Property Owner Request to continue occupying the premises as an indoor wholesale and distribution facility	3000 W. Forest Home Av.
20	8th	30315 Special Use	Housing Authority for the City of Milwaukee Property Owner Request to construct parking lot that is located between the principal building and the street lot line	1800 W. Becher St. 1001
21	9th	30283 Special Use	Broderson Enterprises of WI, Inc., Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant	6120 W. Silver Spring Dr.
22	9th	30288 Special Use	Great Lakes Quick Lube LP, Lessee Request to continue occupying the premises as a motor vehicle repair facility	8718 W. Brown Deer Rd.
23	10th	30270 Special Use	Stepping Stones Child Development, Lessee Request to increase the number of children from 25 to 28 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m. (this is a new operator)	3090 N. 53rd St.
24	10th	30275 Special Use/ Dimensional Variance	Timothy Klein, Property Owner Request to continue occupying the premises as a car wash that exceeds the maximum allowed side street setback (allowed 25 ft. / proposed 78 ft.)	7002 W. Main St.

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25	10th	30291 Special Use	Azie Bonds, Lessee	7365 W. Appleton Av.
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Request to continue occupying the premises as a day care center for 68 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m. (this is a new operator)

26	10th	30292 Special Use	J. Alan, LLC, Property Owner	5812 W. Lisbon Av.
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Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive through

27	10th	30303 Special Use	Transformation Temple, Inc., Property Owner	5418 W. Burleigh St.
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Request to continue occupying the premises as a religious assembly hall (this is a new operator)

28	10th	30324 Special Use	Chiquilla Holloway, Property Owner	5219 W. Center St.
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Request to increase the hours of operation from 6:00 a.m. - 8:00 p.m. to 6:00 a.m. - midnight for a Board approved day care center for 103 children per shift infant to 12 years of age, operating Monday - Sunday

29	11th	30287 Special Use	Great Lakes Quick Lube LP , Lessee	3360 S. 27th St.
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Request to continue occupying the premises as a motor vehicle repair facility

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30	12th	30279 Special Use	Brodersen Enterprises of WI Inc, Property Owner	1567 W. National Av.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility

31	13th	30263 Special Use	Subaru City of Milwaukee, Inc. f/k/a Dodge City Property Owner	4580 S. 27th St.
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Request to continue occupying the premises as an outdoor motor vehicle storage facility (to be used in conjunction with the lot at 4590 S. 27th St.)

32	13th	30264 Special Use	Subaru City of Milwaukee, Inc. f/k/a Dodge City Property Owner	4590 S. 27th St.
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Request to continue occupying the premises as an outdoor motor vehicle storage facility (to be used in conjunction with 4580 S. 27th St.)

33	13th	30302 Special Use	Subaru City of Milwaukee, Inc. f/k/a Dodge City Lessee	4640 S. 27th St.
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Request to continue occupying the premises as a motor vehicle sales, repair and body shop

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 this item.

34	1st	30110 Special Use	Jacqueline and Danielle Williams, Lessee	4369 N. Teutonia Av.
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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)

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4:00 p.m. Administrative Review (Continued)

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

35	1st	30118 Special Use	Jacqueline and Danielle Williams, Lessee	4373 A N. Teutonia Av.
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Request to occupy the premises as a day care center (reception area for the proposed centers at 4369 and 4371 N. Teutonia)

36	1st	29891 Special Use	Jacqueline and Danielle Williams, Lessee	4371 N. Teutonia Av.
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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)

4:30 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.

37	14th	30309 Use Variance	Daniel Druml, Property Owner	2156 S. 4 th St. 1
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Request to occupy the premises as a high school operating Monday - Friday 6:30 a.m. - 7:00 p.m

38	14th	30305 Special Use	Jose Sanchez, Property Owner	1021 W. Dakota St.
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Request to occupy the premises as a motor vehicle repair facility

39	15th	30229 Special Use	James T. Young and Charlie L. Watson Property Owner	3414 W. Center St.
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Request to occupy a portion of the premises as a transitional living facility for 15 occupants

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

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40	15th	30256 Special Use/ Dimensional Variance	Edna Covington, Lessee	2469 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a religious assembly hall without the minimum required number of parking spaces (required 7 / proposed 3)

41	15th	29866 Special Use	Appleton Angels Christian Preschool, LLC, Lessee	4221 W. North Av.
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Request to occupy the a portion of the premises as a day care center for 85 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m

42	1st	30236 Special Use/ Dimensional Variance	Terry Taper, Property Owner	4022 N. 27th St.
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Request to raze the existing structure and construct an addition to the existing day care center and occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 40 / proposed 2)

43	1st	29984 Use Variance	Pastor William Ojo, Prospective Buyer	5112 N. 37th St.
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Request to occupy the premises as a religious assembly hall

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

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44	2nd	30119 Special Use	Lynell Monnie and Tiffany Brown-Cross Property Owner Request to occupy the premises as a group home for 8 occupants	6301 W. Congress St.
45	2nd	30124 Special Use	Dr. Chuck Holloway, Property Owner Request to occupy the premises as a school for 80 children 6th - 12th grades, operating Monday - Friday 7:30a.m.- 4:30 p.m	6833 W. Fond Du Lac Av.
46	2nd	30301 Special Use	Donald Harmon, Property Owner Request to increase the number of children from 40 to 100 per shift and to continue occupying the premises as a 24 hour day care center for children infant to 12 years of age, operating Monday - Sunday	7605 W. Florist Av.
47	2nd	30022 Special Use	Sharon Nelson, Lessee Request to occupy the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:30 p.m	6617 W. Capitol Dr.

5:30 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.

48	2nd	30055 Special Use	Marcella Adkins, Lessee Request to occupy a portion of the premises as a social service facility (mental health & AODA counseling)	5401 N. 76th St.
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5:30 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.

49	2nd	29938 Special Use	Veronica McKelvin, Property Owner Request to add a school for 24 children grades K4 - K5, operating Monday - Friday 8:00 a.m. - 3:40 p.m.; 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 37 children, operating Monday - Sunday (total will not exceed 61 children at any given time)	6324 W. Fond Du Lac Av.
50	2nd	30120 Special Use	Ronald Sherrill, Property Owner Request to occupy a portion of the premises as a car wash	6446 W. Fond Du Lac Av.
51	2nd	30035 Use Variance	Community Opportunity Club, Lessee Request to continue occupying the premises as a social service facility	3950 N. 56th St.
52	3rd	30271 Special Use	Anthony Miller, Lessee Request to add motor vehicle sales and to continue occupying the premises as a motor vehicle repair facility with towing services	632 E. Center St.
53	3rd	30196 Dimensional Variance	Andrew Hurley, Property Owner Request to construct a circular driveway in the front yard of the premises	3410 N. Lake Dr.
54	4th	30258 Special Use	Lamar and Denise Beverly-Davis, Property Owner Request to add an emergency residential shelter and social service facility to the Board approved religious assembly hall	3320 W. Vliet St.

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5:30 p.m. Public Hearings (Continued)

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55	4th	30277 Special Use/ Dimensional Variance	Lawrence Mathias, Lessee Request to occupy the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer (required 600 sq.ft. / proposed 468.75 sq.ft.)	1124 N. 21st St.
56	5th	29988 Special Use/ Dimensional Variance	Willie Genous, Lessee Request to occupy a portion of the premises as a religious assembly hall without the required parking spaces (required 9 / proposed 2)	8432 W. Lisbon Av.
57	6th	30081 Special Use	Jatinder Singh, Prospective Buyer Request to continue occupying the premises as a car wash and convenience store	1845 W. Burleigh St.
58	7th	30274 Use Variance	Lea Johnson, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 5:00 p.m. to Monday - Sunday 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 8 children infant to 12 years of age	3402 N. 40th St.

6:30 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.

59	7th	30240 Use Variance	Denise Waheed, Lessee Request to occupy the premises as a motor vehicle repair facility	2902 W. Burleigh St.
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6:30 p.m. Public Hearings (Continued)

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60	8th	30244 Special Use	Reo Motors Inc., Lessee Request to occupy the premises as an outdoor storage facility	2222 W. Forest Home Av.
61	8th	30246 Special Use	Jose Mora, Property Owner Request to occupy the premises as a general retail establishment	1201 S. 21st St.
62	10th	30215 Use Variance	Dave Weiss, Property Owner Request to occupy the premises as a religious assembly hall	8836 R W. Schlinger Av.
63	10th	30259 Special Use	Larry Herrmann, Property Owner Request to occupy the premises as a ground transportation service facility (towing services)	5625 W. Burleigh St.
64	10th	30060 Special Use	Darnell Robinson, Lessee Request to add a religious assembly hall and to continue occupying the premises as a social service facility	7127 W. Lisbon Av.
65	11th	30295 Special Use	Robert Anderson, Property Owner Request to add motor vehicle sales and to continue occupying the premises as a motor vehicle repair facility	6720 W. Forest Home Av.

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6:30 p.m. Public Hearings (Continued)

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66	13th	30266 Use Variance	Chris and Nara Colton, Property Owner	3147 S. 16th St.
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Request to occupy the premises as a sit-down restaurant

67	13th	29837 Special Use	Peter O'Mally, Property Owner	5282 S. 13th St.
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Request to continue occupying the premises as a truck freight terminal

7:30 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.

68	2nd	29943 Dimensional Variance	John Kako, Property Owner	7235 W. Villard Av.
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Request to construct a religious assembly hall (permitted) that does not meet the minimum required rear setback (required 63.1 ft. / proposed 8 ft.)

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8:00 p.m. Public Hearings (Contested)

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69	6th	29687 Special Use	Earl Grunwald, Property Owner Request to occupy the premises as a motor vehicle repair facility	4105 N. Richards St.
70	6th	29705 Special Use	Earl Grunwald, Property Owner Request to occupy the premises as an outdoor salvage operation	4117 N. Richards 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.