

AGENDA

May 20, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 20, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	1st	30111 Special Use <i>Dismissal</i>	Latasha Jackson Lessee 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	3718 W. Lancaster Av.
2	9th	29445 Use Variance <i>Dismissal</i>	Credit Corp Of Wisconsin, LLC; Check Into Cash Lessee Request to occupy a portion of the premises as a currency exchange, payday loan, and title loan agency (this is an intensification of a nonconforming payday loan agency)	6816 W. Brown Deer Rd.
3	10th	29444 Use Variance <i>Dismissal</i>	Credit Corp of Wisconsin LLC; Check Into Cash Lessee Request to occupy a portion of the premises as a currency exchange, payday loan and title loan agency (this is an intensification of a nonconforming payday loan agency)	3906 N. 76th St.

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

Items scheduled for approval on the Administrative Consent Agenda

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4	9th	30108 Special Use <i>Dismissal</i>	Arkadiy Tsirlin Property Owner	5200 W. Mill Rd.
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Request to add an accessory use heavy motor vehicle parking lot to the Board approved motor vehicle sales and repair facility

4:00 p.m. Consent Agenda

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5	15th	30310 Special Use	LaQuesha McEvelly Lessee	4429 W. North Av.
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Request to occupy the premise as a 24 hour day care center for 19 children per shift infant to 12 years of age, operating Monday - Friday

6	15th	30335 Special Use	Metroplex Auto, LLC Property Owner	3302 W. Center St.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

7	15th	30352 Special Use	Nicole Tanner Property Owner	1801 N. 12th St.
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Request to continue occupying the premises as a day care center for 37 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

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

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8	15th	30356 Special Use	Kimberly Carrington Lessee	1038 W. Hadley St.
			Request to continue occupying the premises as a general retail establishment (convenience store)	
9	15th	30367 Special Use	Darnell Ashley Lessee	1501 W. Center St.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	
10	1st	30337 Use Variance	Cong Tran Lessee	6916 N. Teutonia Av.
			Request to continue occupying the premises as a personal service facility (nail salon)	
11	1st	30351 Special Use	LifeStyle Ministries Lessee	2320 W. Capitol Dr.
			Request to continue occupying the premises as a school for 99 children 4 - 12 years of age (K4 - 6th grades), operating Monday - Friday 7:00 a.m. - 5:00 p.m	
12	1st	30361 Special Use	Dusan Vasic Property Owner	5630 N. Teutonia Av.
			Request to continue occupying the premises as a car wash	
13	1st	30372 Special Use	AbdelHafeth Hamed Property Owner	2462 W. Capitol Dr.
			Request to occupy the premises as a motor vehicle repair facility	

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

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14	1st	30400 Special Use	Micole Jackson Lessee	3718 W. Lancaster Av.
			Request to occupy the premises as a day care center for 85 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. to 12:30 a.m	
15	2nd	30341 Special Use	A Place of Refuge Ministries of South Milwaukee Lessee	7632 W. Hampton Av.
			Request to continue occupying the premises as a second-hand sales facility	
16	2nd	30364 Special Use	Margaret Roberson Property Owner	6260 N. 76th St.
			Request to continue occupying the premises as a day care center for 191 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	
17	2nd	30365 Special Use	Rose Patterson Property Owner	7526 W. Fond Du Lac Av.
			Request to continue occupying the premises as a day care center for 46 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	
18	2nd	30368 Special Use	John Marshall Property Owner	9330 W. Appleton Av.
			Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
19	2nd	30403 Special Use	Daniel Tucker II Lessee	9710 W. Flagg Av.
			Request to occupy a portion of the premises as motor vehicle repair facility	

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

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20	2nd	30404 Special Use	Jason Jones Lessee	9704 W. Flagg Av.
			Request to occupy a portion of the premises as a motor vehicle repair facility	
21	3rd	30322 Dimensional Variance	Center 1003 LLC Property Owner	2666 N. Weil St.
			Request to allow a principal building that exceeds the maximum allowed setback (allowed 19.9 ft. / proposed 46.63 ft.)	
22	3rd	30325 Dimensional Variance	Center 1003, LLC Property Owner	2676 N. Weil St.
			Request to allow a multi-family dwelling that does not meet the minimum required lot area per dwelling unit (required 800 sq.ft. / proposed 713 sq.ft.)	
23	3rd	30385 Use Variance	Wendy & Russell Wasserman Property Owner	3044 N. Farwell Av.
			Request to continue occupying the premises as a three unit residential dwelling	
24	4th	30347 Special Use	Robert Pyles Franchisee	2455 W. Wisconsin Av.
			Request to continue occupying the premises as a fast-food / carry-out restaurant (this is a new operator)	
25	4th	30362 Special Use	Sojourner Truth House Property Owner	
			Request to continue occupying the premises as an emergency residential shelter	

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26	4th	30363 Special Use	Sojourner Truth House Property Owner Request to continue occupying the premises as a social service facility	1141 N. 33rd St.
27	5th	30336 Special Use	Edward Burlakov Lessee Request to occupy the premises as a motor vehicle repair facility	8302 W. Lisbon Av.
28	6th	30289 Special Use/ Dimensional Variance	Lee Shack Property Owner Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (this is a new operator)	3356 N. Martin L King Jr Dr.
29	6th	30313 Special Use	Leola Williams Lessee Request to occupy a portion of the premises as a social service facility (AODA and mental health services)	3608 N. Teutonia Av.
30	6th	30346 Special Use	Chris Zilvitis Lessee Request to continue occupying the premises as a motor vehicle body shop, sales, repair and indoor salvage facility	933 W. Somers St.
31	6th	30348 Special Use	A&J Swan LLC Property Owner Request to continue occupying the premises as a motor vehicle filling station	4751 N. Santa Monica Bl.

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<p><u>4:00 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>				
32	6th	30355 Special Use	Catherine J. Wendorf Property Owner Request to continue occupying the premises as a second-hand sales facility	324 W. North Av.
33	6th	30360 Special Use	HeartLove Place, Inc. Property Owner Request to continue occupying the premises as a community center	3229 N. Martin L King Jr Dr.
34	6th	30370 Special Use	Helen Wilson and Jamila Boyd Lessee Request to continue occupying the premises as a group home for 5 occupants	2825 N. Buffum St.
35	6th	30374 Special Use	Ivorena & Debra Taylor Lessee Request to continue occupying the premises as a day care center for 60 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight (new operator)	2378 N. Martin L King Jr Dr.
36	6th	30405 Special Use	Andrew Neumann Request to construct an addition to the Board approved elementary school for 350 students, K4 - 8th grades	3601 N. Port Washington Av.
37	7th	30353 Special Use	Ride Clean Auto Sales Lessee Request to continue occupying the premises as a motor vehicle sales facility	4635 N. Hopkins St.

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38	7th	30373 Special Use/ Dimensional Variance	Wheaton Franciscan, Inc. Property Owner	3026 N. 49th St.
			Request to continue occupying the premises as a parking lot without the required landscaping	
39	8th	30300 Special Use	Jatinder Singh Lessee	2108 S. 25th St.
			Request to continue occupying the premises as a general retail establishment (grocery store)	
40	8th	30316 Special Use/ Dimensional Variance	Sr. Andrea Andrezejewska Property Owner	2020 S. Muskego Av.
			Request to construct an addition to the existing nursing home that does not meet the minimum required north side (required 52.5 ft. / proposed 32 ft.) and south side setback (required 55.5 ft. / proposed 26.7 ft.)	
41	8th	30376 Dimensional Variance	Jeff Quast Property Owner	3201 W. Canal St.
			Request to occupy the premises as a temporary parking lot without the required landscaping (temporary parking for employees of the adjacent business)	
42	8th	30383 Special Use	Gustavo A. Brenes Lessee	1643 S. 38th St.
			Request to occupy a portion of the premises as a motor vehicle sales and repair facility	

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43	9th	30306 Special Use	John Koeper Property Owner Request to expand the existing Board approved adult day care center into an adjacent unit	9225 N. 76th St.
44	10th	30312 Special Use	Public Storage, Inc. Property Owner Request to continue occupying the premises as an indoor storage facility	6676 W. Appleton Av.
45	10th	30317 Special Use	Children's International Learning Center, LLC Lessee Request to increase the number of children from 90 to 100 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. - midnight and to continue occupying the premises as a day care center (this is a new operator)	5324 W. Center St.
46	10th	30339 Special Use	Foundations Ministries Church Lessee Request to continue occupying a portion of the premises as a religious assembly hall	6815 W. Capitol Dr.
47	10th	30401 Special Use	Melvin Grisby Jr. Property Owner Request to continue occupying the premises as a day care center for 40 children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to 12:30 a.m	5455 W. Burleigh St.
48	10th	30402 Special Use	Melvin Grisby Jr. Property Owner Request to continue occupying the premises as a day care center for 40 children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to 12:30 a.m	5301 W. Burleigh St.

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49	12th	30342 Special Use	Walker's Point Center for the Arts Property Owner Request to occupy the premises as a specialty school	839 S. 5th St.
50	12th	30280 Special Use	F & E Real Estate LLC Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	1401 W. Mitchell St.
51	12th	30333 Special Use	Satwant Singh Kaleka Property Owner Request to occupy the premises as a motor vehicle filling station (constructing an addition to a legal non-conforming filling station)	2501 S. 13th St.
52	12th	30340 Special Use	Yolanda Maldonado Lessee Request to occupy a portion of the premises as a second-hand sales facility	628 W. Historic Mitchell St.
53	12th	30354 Special Use	Jorge Quiroz Lessee Request to continue occupying the premises as a school for 150 students 4th - 8th grades, operating Monday - Friday 7:30 a.m. - 5:30 p.m	929 W. Historic Mitchell St.
54	12th	30393 Special Use	Butch's Towing Service Lessee Request to occupy a portion of the premises as a ground transportation service (outdoor parking of tow truck at service station lot)	1570 W. Lincoln Av.

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

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55	12th	30213 Special Use	Maria Del Carmen Torres Lessee		2366 S. 9th Pl.
			Request to occupy a portion of the premises as a general retail establishment (grocery store)		
56	13th	30344 Dimensional Variance	Carl G. Frederick Property Owner		5640 S. 13th St.
			Request to allow a permitted contractor's shop that does not meet the minimum required residential buffer width (required 50 ft. / proposed 0 ft.)		
57	14th	30328 Special Use	Ivan Zaiats Property Owner		2775 S. Chase Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility		
58	14th	30334 Use Variance	Klement's Sausage Co. Inc. Property Owner		207 E. Lincoln Av.
			Request to continue occupying the premises as an intense manufacturing facility (meat processing facility)		
59	14th	30343 Special Use	Michael Marx Property Owner		2534 S. Kinnickinnic Av.
			Request to continue occupying the premises as an indoor storage facility		
60	14th	30366 Special Use	Cheryl Hoffner Lessee		3201 S. Howell Av.
			Request to occupy a portion of the premises as a second-hand sales facility		

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4:15 p.m. Administrative Review

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

61	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)

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.

62	15th	30219 Special Use	Cedric Horton Property Owner	2846 N. 9th St.
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Request to occupy the premises as a group home for 6 occupants

63	2nd	30125 Special Use	Sharnita Templer & Jean Templer Lessee	4248 N. 76th St. 1
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Request to expand the existing Board approved day care center to the adjacent unit and to increase the number of children from 65 to 81 per shift and the hours of operation from 6:00 a.m. - midnight to 24 hours Monday - Saturday

64	2nd	30119 Special Use	Lynell Monnie and Tiffany Brown-Cross Property Owner	6301 W. Congress St.
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Request to occupy the premises as a group home for 8 occupants

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

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65	2nd	30124 Special Use	Dr. Chuck Holloway Property Owner	6833 W. Fond Du Lac Av.
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Request to occupy the premises as a school for 80 children 6th - 12th grades, operating Monday - Friday 7:30a.m.- 4:30 p.m

66	4th	30147 Special Use	Cordia Omole Property Owner	1220 N. 31st St.
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Request to occupy the premises as a 24 hour day care center for 8 children infant to 12 years of age, operating Monday - Sunday

67	4th	30000 Use Variance	Jacquelyn Boyd and Paige Thomas Property Owner	3012 W. Juneau Av.
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Request to occupy the premises as a transitional living facility for 6 occupants

68	4th	30002 Use Variance	Jacquelyn Boyd and Paige H. Thomas Property Owner	3001 W. Juneau Av.
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Request to occupy the premises as a transitional living facility for 6 occupants

69	5th	30273 Special Use	Reotha Cole Lessee	3953 N. 76th St.
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Request to occupy a portion of the premises as a religious assembly hall

5:30 p.m. Public Hearings

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70	5th	30209 Special Use	Ewald Sawall Property Owner	3717 N. 92nd St.
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Request to occupy the premises as an indoor storage facility

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

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71	5th	29917 Special Use	Mary Mitchell Lessee Request to occupy the premises as a group home for 8 occupants	6730 N. 107th St.
72	6th	30428 Special Use/ Dimensional Variance	Syed Hasan Turab Property Owner Request to raze the existing structure and construct a new motor vehicle filling station, convenience store and fast-food / carry-out restaurant without the minimum required glazing on the secondary street facade (Board approved in 2008; case is reopened to comply with conditions of Case No. 28203)	307 E. Center St.
73	6th	30311 Special Use	Courthouse Sports Complex Lessee Request to occupy the premises as an indoor recreation facility	301 E. Vienna Av.
74	6th	30161 Special Use	John Gray Lessee Request to occupy the premises as an assembly hall (social club)	3815 N. Teutonia Av.
75	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.
76	8th	30357 Special Use/ Dimensional Variance	Juan A. Pabon Lessee Request to occupy the premises as a religious assembly hall without the minimum required parking spaces	2237 W. Forest Home Av.

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

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77	8th	30006 Special Use	Wadood Ahmad Property Owner Request to continue occupying the premises as a motor vehicle filling station	2931 W. Lincoln Av.
78	10th	30318 Special Use/ Dimensional Variance	Shakib Razzaq Property Owner Request to construct an addition to the existing building that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 76 ft.) and to occupy the premises as a health clinic	3727 W. Wisconsin Av.
79	10th	30326 Special Use	Leander Jennings Property Owner Request to occupy a portion of the premises as a religious assembly hall	317 N. 76th St.

6:30 p.m. Public Hearings

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80	10th	30174 Special Use	Sherece Method Lessee 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	6411 W. Burleigh St.
81	10th	30203 Special Use	Kamilah Rashada Lessee 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	5624 W. Vliet St.

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82	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.
83	12th	30255 Special Use	George Torres Property Owner Request to continue occupying the premises as a social service facility	804 W. Greenfield Av.
84	12th	30257 Special Use	George Torres Property Owner 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)	809 W. Greenfield Av.
85	14th	30387 Special Use	Phelan Acquisitions, LLC Prospective Buyer Request to occupy the premises as a light manufacturing facility (production bakery for sales on site and various retail locations)	2301 S. Kinnickinnic Av.

7:00p.m. Public Hearings (Contested)

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86	2nd	29943 Dimensional Variance	John Kaco Property Owner Request to construct a religious assembly hall (permitted) that does not meet the minimum required rear street setback (required 63.1 ft. / proposed 8 ft.)	7235 W. Villard Ave.
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7:30 p.m. Public Hearings (Contested)

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87	2nd	29691 Special Use	Bashar Albana Property Owner Request to construct an addition to the existing building and to occupy the premises as a hand car wash	6212 W. Capitol Dr.
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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.