

AGENDA

June 17, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 17, 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	30249 Dimensional Variance <i>Dismissal</i>	Pastor Elloyd Jones, Prospective Buyer Request to construct a two-family dwelling that does not meet the minimum required front facade width (required 32 ft. / proposed 30.17 ft.)	2865 N. 27th St.
2	15th	30250 Dimensional Variance <i>Dismissal</i>	Pastor Elloyd Jones, Prospective Buyer Request to construct a two-family dwelling that does not meet the minimum required front facade width (required 32 ft. / proposed 30.17 ft.)	2851 N. 27th St.
3	15th	30251 Dimensional Variance <i>Dismissal</i>	Pastor Elloyd Jones, Prospective Buyer Request to construct a two-family dwelling that does not meet the minimum required front facade width (required 32 ft. / proposed 30.17 ft.)	2857 N. 27th St.

Board of Zoning Appeals, Hearing on Thursday, June 17, 2010

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	4th	30000 Special Use <i>Dismissal</i>	Jacquelyn Boyd and Paige Thomas, Property Owner Request to occupy the premises as a transitional living facility for 6 occupants	3012 W. Juneau Ave.
5	6th	30319 Special Use <i>Dismissal</i>	Geneka Walton, Lessee 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	3922 N. 5 th St.
6	7th	30274 Use Variance <i>Dismissal</i>	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. 40 th St..
<p><u>2:00 p.m. - Consent Agenda</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>				
7	1st	30331 Special Use	Gary Davis, Lessee Request to occupy a portion of the premises as an indoor wholesale and distribution facility	6204 N. 35th St.
8	1st	30408 Special Use	Good Hope MLV, LLC, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	4225 W. Good Hope Rd.

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

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9	1st	30444 Special Use	Disabilities Unlimited, Inc., Lessee	3808 W. Elm St.
			Request to continue occupying the premises as an adult day care center for 156 clients, operating 8:00 a.m. - 2:00 p.m. Monday - Friday	
10	2nd	30379 Special Use	First Campus Child's Development Institute Property Owner	7418 W. Hampton Av.
			Request to continue occupying the premises as a day care center for 56 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	
11	2nd	30418 Special Use	Marquis Noble, Lessee	8713 W. Fond Du Lac Av.
			Request to increase the number of children from 30 to 50 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	
12	3rd	30389 Dimensional Variance	Knickerbocker on the Lake Condominium Assoc. Inc. Property Owner	1214 N. Astor St.
			Request to construct a parking structure that does not meet the minimum required side street setback (required 10 ft. / proposed 0 ft.)	
13	3rd	30415 Special Use	Andrew Otis, Prospective Buyer	905 E. Center St.
			Request to occupy the premises as a ground transportation service (pedicab)	
14	3rd	30452 Special Use	Housing Authority of the City of Milwaukee Property Owner	1300 E. Kane Pl. 1001
			Request to expand the existing accessory use parking lot	

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

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15	3rd	30322 Dimensional Variance	Center 1003 LLC, Property Owner	2666 N. Weil St.
			Request to allow a principal building that exceeds the minimum required rear setback (required 3.5 ft. / proposed 1.15 ft.)	
16	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.) and the minimum required rear setback (required 15 ft. / proposed 13.16 ft.)	
17	4th	30423 Special Use	Women's Support Centers of Milwaukee Inc. Lessee	2051 W. Wisconsin Av.
			Request to continue occupying the premises as a social service facility	
18	4th	30424 Special Use	Marshall & Wells, LLC, Property Owner	807 N. Marshall St.
			Request to continue occupying the premises as a parking lot	
19	4th	30441 Special Use	Bryant and Stratton College, Lessee	310 W. Wisconsin Ave.
			Request to expand the Board approved college to adjacent units (converting office space into additional classrooms, offices and student lounge)	

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

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20	5th	30440 Special Use	Intelligence, Inc., Lessee	8500 W. Capitol Dr.
			Request to increase the hours of operation from 6:30 a.m. - 6:00 p.m. to 6:30 a.m. to midnight for a Board approved day care center for 54 children per shift infant to 12 years of age, operating Monday - Friday	
21	5th	30443 Special Use/ Dimensional Variance	Robert & Mildred Jensen, Property Owner	10712 W. Hampton Av.
			Request to raze the existing building and construct a motor vehicle sales and repair facility that does not meet the minimum required landscape width (required 5 ft. / proposed 4ft.)	
22	6th	30398 Special Use	Theresa Battles, Lessee	2925 N. Holton St.
			Request to continue occupying the premises as a day care center for 30 children infant to 11 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m	
23	6th	30420 Special Use/ Dimensional Variance	Rev. James D. Marshall, Property Owner	2507 N. Martin L King Jr Dr.
			Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 10 / proposed 0)	
24	6th	30425 Special Use	All Make Radiator, Lessee	3030 N. Martin L King Jr Dr.
			Request to continue occupying a portion of the premises as a motor vehicle repair facility	

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

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25	6th	30429 Special Use	Clarindria White, Property Owner Request to continue occupying the premises as a group home for 5 occupants	3442 N. 14th St.
26	7th	30377 Special Use	Melvin Grisby Jr., Property Owner Request to occupy the premises as a day care center for 13 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 12:30 a.m	3710 N. 39th St.
27	8th	30406 Special Use	Deborah Duskey, Asst. Exec. Director, Property Owner Request to continue occupying the premises as a second-hand store	2320 W. Lincoln Av.
28	8th	30409 Special Use	The Church of Jesus Christ of Latter-Day Saints Lessee Request to continue occupying the premises as a religious assembly hall	2524 W. Forest Home Av.
29	12th	30417 Special Use	Filiberto Ruiz, Property Owner Request to continue occupying the premises as a motor vehicle repair (this is a new operator)	1438 S. 6th St.
30	12th	30427 Special Use/ Use Variance	Hope House of Milwaukee, Inc., Property Owner Request to continue occupying the premises as an emergency residential shelter and social service facility	209 W. Orchard St.

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

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31	13th	30384 Special Use	Rory Oppenheimer, Property Owner	1026 E. Layton Av.
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Request to occupy the premises as a motor vehicle sales facility (to be operated in conjunction with the Board approved facility at 1010 E. Layton)

32	14th	30446 Use Variance	Siracusa LLC, Property Owner	2011 S. Allis St.
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Request to occupy the premises as a two-family residential dwelling

33	15th	30396 Special Use	Daisy Beardon, Property Owner	930 W. Center St.
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Request to continue occupying the premises as a religious assembly hall

34	15th	30437 Special Use	Walnut Way Conservation Corp., Property Owner	2240 N. 17th St.
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Request to occupy the premises as a community center

35	15th	30438 Special Use	Dawn Boland, Property Owner	1525 N. 13th St.
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Request to occupy the premises as an indoor storage facility

2:00 p.m. Administrative Review

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

36	2nd	29691 Special Use	Bashar Albana, Property Owner	6212 W. Capitol Dr.
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Request to construct an addition to the existing building and to occupy the premises as a hand car wash

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

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37	6th	30428 Special Use/ Dimensional Variance	Syed Hasan Turab, Lessee	307 E. Center St.
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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)

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.

38	1st	30345 Special Use	Phoebe Bowie, Lessee	4893 N. Green Bay Av.
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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)

39	1st	30361 Special Use	Dusan Vasic, Property Owner	5630 N. Teutonia Av.
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Request to continue occupying the premises as a car wash

40	1st	30372 Special Use	AbdelHafeth Hamed, Property Owner	2462 W. Capitol Dr.
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Request to occupy the premises as a motor vehicle repair facility

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2:30 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.

41	1st	30400 Special Use	Micole Jackson, Lessee 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	3718 W. Lancaster Av.
42	1st	30307 Special Use	Firstborn Learning Center, Prospective Buyer 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)	4960 N. 18th St.
43	2nd	30371 Dimensional Variance	Milwaukee Health Services, Inc., Lessee Request to enlarge the existing freestanding sign that exceeds the maximum allowed area (allowed 50 sq.ft. / proposed 144 sq.ft.)	4061 N. 54th St.
44	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.
45	6th	30359 Special Use	Vivian Houston, Property Owner Request to occupy the premises as a rooming house for 6 occupants	3252 N. 1st St.
46	6th	30388 Special Use	Shytanya Highshaw, Lessee Request to occupy the premises as a sit-down restaurant	3001 N. Richards St.

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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.

47	6th	30394 Use Variance	Joe Berrada, Property Owner Request to occupy the premises as an animal boarding facility	2070 N. Riverboat Rd.
48	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.
49	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.
50	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.
51	7th	30381 Special Use/ Dimensional Variance	Immanuel House of Prayer, Inc., Property Owner Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 21 / proposed 4)	3917 W. Capitol Dr.
52	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.

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3:30 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.

53	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.
54	8th	30075 Special Use	Larry Schubel, Property Owner Request to continue occupying the premises as a rooming house	3826 W. National Av.
55	8th	30244 Special Use	Reo Motors Inc., Lessee Request to occupy the premises as a motor vehicle outdoor storage facility	2222 W. Forest Home Av.

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.

56	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.
57	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.
58	10th	30303 Special Use	Transformation Temple, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	5418 W. Burleigh 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.

59	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.
60	11th	30248 Special Use	Charlotte Randolph, Lessee 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	3125 S. 53rd St.
61	14th	30369 Dimensional Variance	Chris and Nora Colton, Property Owner Request to convert a single-family dwelling to a two-family dwelling on a lot that does not meet the minimum required area (required 2400 sq.ft. / proposed 2106 sq.ft.)	2403 S. Chase Av.
62	14th	30392 Dimensional Variance	David Drake, Property Owner Request to construct a garage with a gambrel-style roof (a garage may have a gambrel-style roof only if the principal building has a gambrel-style roof)	2609 S. Delaware Av.
63	15th	30378 Special Use	Bachan Singh, Property Owner Request to occupy the premises as a parking lot	1100 W. Garfield Av.
64	15th	30390 Special Use	Richard Bivens, Property Owner Request to occupy the premises as a transitional living facility for 7 occupants	2440 N. 28th St.

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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.

65	6th	30177 Special Use	LaShundora McKinney, Property Owner	216 E. Brown St.
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Request to occupy the premises as a group home for 6 occupants

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.

66	7th	29950 Special Use	Cynthia Johnson, Prospective Buyer	4821 W. Burleigh St.
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Request to occupy the premises as a group home for 8 occupants

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.