

AGENDA

July 29, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 29, 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 dismissal 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	10th	30399 Special Use Dismissal	The AppleCrest Preparatory Leadership Academy Lessee	7101 W. Capitol Dr.

Request to occupy the premises as an elementary school for 50 students K4 - 3rd grades, operating Monday - Saturday 7:00 a.m. - 10:00 p.m

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	3rd	30457 Special Use	Nehemiah Project Inc.; Property Owner	2574 N. Cramer St.
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Request to continue occupying the premises as a group home for 8 occupants

3	4th	30477 Use Variance	Bridging The Gap; Lessee	1600 W. State St.
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Request to continue occupying the premises as an outdoor recreation facility

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

Items Scheduled for approval on the Consent Agenda

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4	4th	30525 Special Use	Ivory Retail/Office Investors, LLC; Property Owner	555 N. Plankinton Av.
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Request to occupy the premises as a social service facility

5	4th	30528 Special Use	Thanks A-Lot, LLC; Property Owner	843 N. Plankinton Av.
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Request to continue occupying the premises as a principal parking lot

6	4th	30537 Special Use	Jackson Square, LLC; Property Owner	159 N. Jackson St.
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Request to occupy the premises as a live-work unit

7	5th	30440 Special Use	Intelligence, Inc.; Lessee	8500 W. Capitol Dr.
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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 first shift and 25 children second shift infant to 12 years of age, operating Monday - Friday

8	5th	30553 Special Use	Ronald L. Edmiston, Treasurer; Property Owner	8431 W. Appleton Av.
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Request to continue occupying the premises as a motor vehicle filling station

9	5th	30484 Special Use	Kai Trimble; Lessee	4542 N. 84th St.
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Request to continue occupying the premises as a group home for 6 occupants

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

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10	6th	30420 Special Use/ Dimensional Variance	Rev. James D. Marshall; Property Owner	2507 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 10 / proposed 0)

11	6th	30540 Special Use	Darrel Eisenhardt; Property Owner	230 W. Reservoir Av.
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Request to continue occupying the premises as a bank with a drive-through facility

12	7th	30412 Special Use	Tamara Collins; Lessee	4235 A W. Fond Du Lac Av.
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Request to increase the number of children per shift from 14 to 24 and to expand the existing Board approved day care center operating Monday - Sunday 7 a.m. - midnight to the second floor of the premises

13	7th	30509 Special Use	Judy Moncree; Lessee	4406 W. Burleigh St.
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Request to continue occupying the premises as a day care center for 24 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (new operator)

14	9th	30434 Special Use/ Dimensional Variance	Gregory Moon; Property Owner	9903 W. Brown Deer Rd.
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Request to continue occupying the premises as a motor vehicle repair facility (motorcycle repair) with permitted outdoor storage that does not meet landscaping requirements

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

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15	9th	30531 Dimensional Variance	Liesener Soils Inc.; Lessee	8410 W. Calumet Rd.
			Request to continue occupying the premises as a contractor's yard with stockpiles that exceed the maximum allowed height	
16	10th	30522 Use Variance/ Dimensional Variance	Milwaukee Brewers Baseball Club, L.P.; Lessee	201 S. 46th St.
			Request to continue to allow a free-standing, off-premise sign that does not meet the minimum required street lot line setback (required 48.5 ft. / proposed 20.68 ft.), exceeds the maximum allowed height (allowed 40 ft. / proposed 48.5 ft.), and has an automatic changeable message sign located within 400 ft. of a residential district	
17	11th	30533 Special Use	Get It Off My Plate II!, LLC; Lessee	6223 W. Forest Home Av.
			Request to continue occupying the premises as an ambulance service facility	
18	11th	30454 Dimensional Variance	Thomas Pollock; Property Owner	3453 S. 95th St.
			Request to allow a garage that exceeds the maximum allowed height (the overall height of a garage shall not exceed the height of the principal building)	
19	12th	30417 Special Use	Filiberto Ruiz; Property Owner	1438 S. 6th St.
			Request to continue occupying the premises as a motor vehicle repair (this is a new operator)	

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20	12th	30433 Special Use/ Dimensional Variance	Horner Sod Farm; Property Owner	605 S. 1st St.
			Request to continue occupying the premises as a motor vehicle filling station and fast-food / carry-out restaurant with a freestanding sign that exceeds the maximum allowed area and the allowed number of freestanding signs per site	
21	12th	30534 Special Use	Piedad Silva d/b/a Jalisco Western Wear; Property Owner	1905 S. 13th St.
			Request to continue occupying the premises as a general retail establishment	
22	12th	30535 Special Use	Juan Villa; Lessee	2000 S. 14th St.
			Request to occupy the premises as a general retail establishment	
23	13th	30527 Special Use	Nargis Anis; Property Owner	4709 S. Howell Av.
			Request to continue occupying the premises as a motor vehicle filling station	
24	15th	30529 Special Use	Virginia Davis; Lessee	2901 W. North Av.
			Request to increase the number of children from 20 to 30 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Saturday 7:00 a.m. - midnight	

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25	15th	30536 Special Use	Wisconsin Lutheran College; Prospective Buyer	4243 W. North Av.
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Request to occupy the premises as a community center

26	15th	30510 Use Variance/ Dimensional Variance	D4MJCM Limited Partnership; Prospective Buyer	2561 N. 29 th St.
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Request to construct a medical office that does not meet the minimum required front setback (required 13 ft. / proposed 0 ft.)

27	1st	30327 Special Use	Rashinder Lal; Property Owner	2620 W. Capitol Dr.
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Request to continue occupying the premises as a motor vehicle filling station, convenience store and car wash

28	1st	30516 Special Use	Genise Crowder; Lessee	5219 W. Villard Av.
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Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Saturday 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 54 children per shift infant to 12 years of age (this is a new operator)

29	1st	30532 Special Use	Emmanuel and Lora Howard; Lessee	6063 N. Teutonia Av.
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Request to occupy a portion of the premises as a religious assembly hall

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30	2nd	30520 Special Use	Shavelle Oliphant; Lessee	8717 W. Fond Du Lac Av.
Request to occupy a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight				

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.

31	4th	30258 Special Use	Lamar and Denise Beverly-Davis; Property Owner	3320 W. Vliet St.
Request to add an emergency residential shelter and social service facility to the Board approved religious assembly hall				

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.

32	4th	30395 Special Use/ Dimensional Variance	Wisconsin Avenue Properties I, LLC; Property Owner	1925 W. Wisconsin Av.
Request to raze and rebuild a 150 unit multi-family dwelling that does not meet the minimum required lot area per dwelling/roomer (required 72,000 sq.ft. / proposed 29,725 sq.ft.) and required number of parking spaces (required 108 / proposed 64)				

33	4th	30501 Special Use	Milwaukee LGBT Community Center; Lessee	252 E. Highland Av.
Request to occupy a portion of the premises as a community center				

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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.

34	6th	30359 Special Use	Vivian Houston; Property Owner Request to occupy the premises as a social service facility and a transitional living facility for 3 occupants	3252 N. 1st St.
35	6th	30431 Special Use	GRO Family Services ; Lessee Request to occupy the premises as a social service facility	2011 W. Capitol Dr.
36	7th	30504 Dimensional Variance	Piyush Tiwari; Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 73.5 sq.ft.)	5308 W. Hampton Av.
37	10th	30391 Special Use	Quincy Lynk; Property Owner Request to occupy a portion of the premises as an assembly hall and religious assembly hall	5527 W. North Av.
38	10th	30519 Special Use	Jay & Cee Holdings, LLC; Property Owner Request to occupy the premises as a day care center for 90 children per shift infant to 12 years, operating Monday - Sunday 6:00 a.m. - midnight	6610 W. Lisbon Av.
39	10th	30410 Special Use	Cady's Kids Child Care, Inc.; Lessee Request to increase the number of children from 70 to 102 and to continue occupying the premises as a day care center for children infant to 13 years of age, operating Monday - Friday 6:30 a.m. to 5:30 p.m	6825 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.

40	10th	30411 Special Use	Cleveland Walker; Lessee Request to occupy the premises as a motor vehicle repair facility	5638 W. Appleton Av.
41	10th	30439 Special Use	Place of Praise Family Life Center; Lessee Request to occupy a portion of the premises as a social service facility	7101 W. Capitol Dr.
42	10th	30465 Special Use	Marcella Adkins; Lessee Request to occupy a portion of the premises as a social service facility	6001 W. Center St.

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.

43	12th	30463 Special Use	Smiling Faces Learning Center; Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight and continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday	1926 W. Arrow St.
44	12th	30489 Special Use	Ramon Basurto; Prospective Buyer Request to occupy the premises as an assembly hall	1984 S. 16th 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.

45	13th	30407 Use Variance	Select Recovery Agents, Inc.; Lessee Request to occupy the premises as a light motor vehicle outdoor storage facility	4816 S. 13th St.
46	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.
47	15th	30419 Special Use/ Dimensional Variance	Spirit Israel Church; Property Owner Request to raze the existing building and reconstruct a religious assembly hall without the minimum required number of parking spaces (required 17 / proposed 6)	2415 W. Fond Du Lac Av.
48	1st	30308 Dimensional Variance	Mark Lalonde; Property Owner Request to occupy the premises as a permitted contractor's yard with stockpiles that exceed the maximum allowed height (allowed 6 ft. / proposed 30 ft.) and landscaping that does not meet the required standards	2826 W. Silver Spring Dr.
49	1st	30345 Special Use	Phoebe Bowie; Lessee 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)	4893 N. Green Bay Av.

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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.

50	2nd	30403 Special Use	Daniel Tucker II; Lessee Request to occupy a portion of the premises as motor vehicle repair facility	9710 W. Flagg Av.
51	2nd	30404 Special Use	Jason Jones; Lessee Request to occupy a portion of the premises as a motor vehicle repair facility	9704 W. Flagg Av.
52	2nd	30448 Other	Ronald Sherrill; Property Owner Request to modify condition #7 of case #30120 requiring "that the applicant erect an opaque fence to physically prohibit traffic from moving through the alley onto and off of the site"	6446 W. Fond Du Lac Av.

6:30 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.

53	6th	30311 Special Use	Courthouse Sports Complex; Lessee Request to occupy the premises as an indoor recreation facility	301 E. Vienna Av.
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7:00 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.

54	14th	30305 Special Use	Jose Sanchez; Property Owner Request to occupy the premises as a motor vehicle repair facility	1021 W. Dakota St.
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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.

55	15th	30358 Special Use	Lisa Netterville; Property Owner Request to occupy the premises as a group home for 8 occupants	965 N. 34th St.
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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.