

AGENDA

November 4, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 4, 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 / 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	7th	30412 Special Use <i>Dismissal</i>	Tamara Collins; Lessee 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	4235 A W. Fond Du Lac Av.
2	15th	30517 Special Use <i>Dismissal</i>	ATTIC Correctional Services, Inc.; Lessee Request to occupy the premises as a transitional living facility for 4 occupants	2640 N. 10th St.
3	15th	30562 Special Use <i>Dismissal</i>	Murtaza Sajan; Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	2242 N. 12th St.
4	2nd	30521 Use Variance <i>Dismissal</i>	Gail Lombrano; Property Owner Request to occupy the premises as a rooming house	5240 N. 69th St.

Board of Zoning Appeals, Hearing on Thursday, November 4, 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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4:00 p.m. Administrative Consent Agenda (Continued)

Items scheduled for dismissal / approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

5	2nd	30526 Special Use <i>Dismissal</i>	Toua Thao; Lessee Request to occupy the premises as a motor vehicle repair facility	7124 W. Fond Du Lac Av.
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6	9th	30720 Extension of Time	Community Baptist Church of Greater Milwaukee; Property Owner Request for an extension of time to comply with the conditions of case #28909	6850 W. Good Hope Rd.
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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.

7	6th	30681 Special Use	Corrine Miller; Property Owner Request to continue occupying the premises as a religious assembly hall	2432 W. Hopkins St.
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8	6th	30703 Special Use	Mount Zion Missionary Baptist Church; Property Owner Request to continue occupying the premises as a social service facility	2222 N. 2nd St.
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9	6th	30709 Special Use	Jose Torres; Lessee Request to continue occupying the premises as a religious assembly hall	3870 N. Port Washington Av.
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10	7th	30595 Use Variance	Shiloh Missionary Church; Property Owner Request to continue occupying the premises as a parking lot	4820 W. Melvina St.
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4:00 p.m. Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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11	7th	30695 Special Use	Latrece Shelton; Lessee	3049 N. 28th St.
			Request to continue occupying the premises as a group home for 8 occupants	
12	7th	30736 Special Use	Francelle Roberson; Lessee	5301 W. Villard Av.
			Request to continue occupying the premises as a 24 hour day care center for 22 children per shift infant to 12 years of age, operating Monday - Friday	
13	8th	30740 Special Use	Council for the Spanish Speaking Inc	1659 S. 36th St.
			Request to continue occupying the premises as a social service facility (resource library and offices)	
14	8th	30708 Special Use/ Dimensional Variance	Benito Lopez; Property Owner	2023 S. Muskego Av.
			Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 13 / proposed 0)	
15	8th	30724 Special Use/ Dimensional Variance	AutoZone; Property Owner	1802 W. Forest Home Av.
			Request to continue occupying the premises as a general retail establishment that does not meet the minimum glazing requirements along the primary and secondary street frontage, that exceeds the minimum side street setback and has an accessory use parking lot located between the front facade and street lot line	

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

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16	9th	30684 Special Use	Robert Pyles; Franchisee	5739 W. Silver Spring Dr.
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Request to continue occupying the premises as a fast-food / carry-out restaurant

17	9th	30711 Special Use	Kevin Judy; Lessee	9155 N. 76th St.
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Request to continue occupying a portion of the premises as a school for 75 children 6th - 8th grades, operating Monday - Friday 8:00 a.m. - 4:00 p.m

18	9th	30723 Use Variance	Wisconsin Auto Title Loans, Inc; Lessee	6863 N. 76th St.
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Request to continue occupying the premises as a title loan agency

19	9th	30732 Dimensional Variance	Milwaukee County DTPW; Property Owner	6270 N. Hopkins St.
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Request to occupy the premises as a permitted indoor storage facility that does not meet the required residential buffer

20	9th	30739 Special Use	Southeast Sales Corp.; Property Owner	6930 N. 76th St.
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Request to continue occupying the premises as a motor vehicle sales and repair facility (motorcycles and ATVs)

21	10th	30718 Special Use	Muzamil Zaman; Lessee	7002 W. Center St.
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Request to continue occupying the premises as a motor vehicle filling station

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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>				
22	11th	30719 Special Use	James Parkinson; Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	4440 W. Forest Home Av.
23	11th	30757 Dimensional Variance	Honey Creek School; Property Owner Request to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 10 ft. 10 in.) and the maximum allowed area (allowed 18 sq.ft. / proposed 26.5 sq.ft.)	6701 W. Eden Pl.
24	12th	30725 Dimensional Variance/ Dimensional Variance Fence	St. Peter's Lutheran Church; Property Owner Request to continue occupying the premises as an accessory use parking lot with a fence that exceeds that maximum allowed height (allowed 4 ft. / proposed 6 ft.) and does not meet the landscaping standards for an opaque fence	731 W. Scott St.
25	12th	30734 Special Use	Ace Cash Express, Inc.; Lessee Request to continue occupying the premises as a currency exchange, payday loan, and title loan agency	1302 W. Lincoln Av.
26	12th	30742 Special Use	Eduardo Garcia; Property Owner Request to continue occupying the premises as a religious assembly	1316 S. Cesar E Chavez Dr.

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

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27	13th	30460 Dimensional Variance	Michael Wojcick, Jr.; Property Owner	1436 W. Bolivar Av.
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Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 5 ft.)

28	13th	30589 Special Use	IRAM Inc.; Lessee	1300 W. Layton Av.
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Request to continue occupying the premises as a motor vehicle filling station

29	13th	30726 Special Use	Hertz Corporation ; Property Owner	501 W. Edgerton Av.
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Request to continue occupying the premises as a motor vehicle repair facility (permitted administrative offices and motor vehicle storage also on site)

30	13th	30741 Special Use	Merlin 200,000 Mile Shops; Lessee	5236 S. 27th St.
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Request to continue occupying the premises as a motor vehicle repair facility

31	13th	30746 Special Use	Mary McIntosh Survivor's Trust; Property Owner	6231 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle repair facility and car wash

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32	13th	30747 Special Use	Mary McIntosh Survivor's Trust; Property Owner	6215 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle repair facility and car wash (used in conjunction with the facility at 6221 S. Howell)

33	15th	30758 Special Use	Marcel Green-Minter; Lessee	4725 W. Center St.
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Request to continue occupying the premises as a second-hand sales facility

34	1st	30735 Special Use	Daphne Eiland; Property Owner	3311 W. Villard Av.
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Request to continue occupying the premises as a day care center for 90 children infant to 12 years of age, operating Sunday - Saturday, 6:00 a.m. - midnight

35	3rd	30727 Special Use/ Dimensional Variance	Housing Authority of the City of Milwaukee; Property Owner	455 E. Ogden Av.
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Request to continue occupying a portion of the premises as a social service facility (for residents only) and an accessory parking lot that does not meet the minimum required number of parking spaces (parking lot does not meet the limited use standard of encompassing 10 acres of redevelopment project area)

36	4th	30722 Special Use	The Northwestern Mutual Life Insurance Company; Lessee	822 N. Van Buren St.
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Request to continue occupying the premises as a principal use parking lot

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37	4th	30714 Use Variance	Marquette University ; Property Owner	500 N. 19th St.
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Request to occupy the premises as a day care center for 150 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m

38	4th	30733 Special Use	Milwaukee and Kilbourn Parking Corp.; Lessee	325 E. Kilbourn Av.
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Request to continue occupying the premises as a principal use parking lot

39	5th	30704 Special Use	Hansen Brothers Auto Sales; Lessee	7704 W. Appleton Av.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

40	5th	30716 Special Use	Paul Leow; Lessee	9130 W. Center St.
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Request to continue occupying the premises as a motor vehicle repair facility

4:15 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.

41	6th	30545 Use Variance	Genesis Behavioral Services, Inc.; Lessee	3414 N. 23rd St.
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Request to occupy the premises as a transitional living facility for 4 occupants

42	6th	30604 Use Variance	William Weshow; Lessee	2070 N. Riverboat Rd.
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Request to occupy a portion of the premises as a motor vehicle sales and repair facility (scooter sales and repair)

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4:15 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.

43	6th	30672 Special Use	Glenda Hampton; Lessee Request to occupy the premises as a transitional living facility for 24 occupants	2311 W. Capitol Dr.
44	7th	30513 Use Variance	ATTIC Correctional Services, Inc.; Lessee Request to occupy the premises as a transitional living facility for 4 occupants	2808 N. 48th St.
45	7th	30677 Dimensional Variance	DBJ LLC; Property Owner Request to construct an addition to the existing general retail establishment that does not meet the minimum required building height (required 18 ft. / proposed 14 ft) and the minimum required glazing along the primary and secondary street frontages	5009 W. Hampton Av.
46	7th	30706 Special Use	Jamia Lowe; Lessee Request to occupy the premises as a 24 hour day care center for 40 children first and second shift and 20 children third shift, infant to 12 years of age, operating Monday - Sunday	3632 W. Burleigh St.
47	8th	30643 Special Use	Souphasith Phonthavisouk; Lessee Request to occupy the premises as a social service facility	3413 W. National Av.
48	8th	30660 Special Use	David Hase; Property Owner Request to occupy the premises as an accessory use parking lot (expansion and reconfiguration of accessory parking lot)	3025 W. Oklahoma Av.

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4:15 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	9th	30556 Special Use	Steve Patrick; Property Owner	11529 W. County Line Rd.
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Request to occupy the premises as an outdoor salvage operation and to allow filling or grading of land that exceeds the elevation of the existing finished grade

50	9th	30614 Special Use	Hope Works Learning Center, LLC; Lessee	8634 W. Brown Deer Rd.
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Request to occupy the premises as a day care center for 125 children per shift 2 1/2 to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight

5:15 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.

51	9th	30710 Use Variance	Hydrite Chemical Co.; Prospective Buyer	8600 N. 87th St.
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Request to occupy the premises as a hazardous material storage facility

52	12th	30566 Special Use	Jose and Juana Ocon; Property Owner	1058 W. Windlake Av.
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Request to continue occupying the premises as a motor vehicle repair facility

53	12th	30581 Other	James Neumann; Lessee	1930 S. 4th St.
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Request to appeal a determination by the Department of City Development that the existing off-premise sign is located within 1000 ft. of another off-premise sign (the minimum distance between any 2 off-premises signs located on the same side of the freeway or the Lake Parkway shall be 1000 ft)

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5:15 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.

54	12th	30588 Special Use	Grant Lawson; Property Owner Request to continue occupying the premises as a religious assembly hall	1501 W. Lincoln Av.
55	13th	30676 Dimensional Variance	Republic Airways; Lessee Request to erect two wall signs that exceed the maximum allowed sign area	555 W. Air Cargo Wa.
56	13th	30659 Special Use	Rick Rozanske and Roy Rozanske; Property Owner Request to expand the existing Board approved outdoor salvage operation	5848 S. 13th St.
57	13th	30527 Special Use	Nargis Anis Property Owner Request to continue occupying the premises as a motor vehicle filling station	4709 S. Howell Av.
58	14th	29980 Use Variance	Steve Ignasiak; Lessee Request to occupy the premises as an outdoor heavy motor vehicle storage facility	2640 S. 5th St.
59	14th	30500 Special Use	Robert Jacobs; Lessee Request to occupy the premises as a motor vehicle repair facility	1130 E. Oklahoma Av.
60	14th	30698 Special Use	Ramon Basurto; Lessee Request to add motor vehicle sales to the existing non-conforming motor vehicle repair facility	2484 S. Howell Av.

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6:15 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.

61	15th	30469 Special Use	Porfirio Gomez; Property Owner Request to occupy the premises as a mixed-waste processing facility	2104 N. 31st St.
62	15th	30544 Special Use	Genesis Behavioral Services, Inc.; Lessee Request to occupy the premises as a transitional living facility for 4 occupants	1310 W. Clarke St.
63	15th	30585 Special Use	SGR Electric ; Property Owner Request to occupy the premises as a motor vehicle sales facility	2449 W. Fond Du Lac Av.
64	1st	30699 Special Use	Charisse Brown; Lessee Request to occupy a portion of the premises as a religious assembly hall	7321 N. Teutonia Av.
65	1st	30707 Special Use	Arthur Kennedy; Lessee Request to occupy a portion of the premises as a religious assembly hall	7315 N. Teutonia Av.
66	2nd	30675 Special Use	Gary Peters; Lessee Request to add a motor vehicle repair facility to the existing non-conforming motor vehicle sales facility	5230 W. Villard Av.
67	3rd	30624 Special Use	Jonathan and Donna Moberg; Property Owner Request to continue occupying the premises as a contractor's yard	3477 N. Weil St.

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6:15 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.

68	5th	30458 Special Use	Tomikia Babb; Lessee Request to occupy the premises as a car wash	8436 W. Lisbon Av.
69	5th	30621 Special Use/ Dimensional Variance	Kensington Management, LLC; Property Owner Request to raze the existing restaurant and construct a new fast-food / carry-out restaurant with a drive through facility that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 155.5 ft.) and the number of on-site parking spaces (allowed 9 / proposed 28)	5441 N. Lovers Lane Rd.
70	5th	30657 Special Use	Orpheus Huston; Lessee Request to occupy the premises as a motor vehicle repair facility and car wash	8332 W. Lisbon Av.

7:15 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.

71	5th	30447 Special Use	Olusoji Oyesanya; Property Owner Request to occupy the premises as a medical office	8105 W. Lisbon Av.
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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.