

AGENDA

July 7, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 7, 2011** 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. - 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	15th	31145 Special Use	Committed to Christ International Ministries Property Owner Request to continue occupying the premises as a religious assembly hall	5017 W. Center St.
2	15th	31156 Special Use	Hector Morales, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	3230 W. Lisbon Av.
3	15th	31174 Special Use	Mandeep Dhawan, Prospective Buyer Request to raze the building and expand to the adjacent property and to continue occupying the premises as a filling station (to be operated in conjunction with the property at 3710 W. North Av.)	3708 W. North Ave. & 3710 W. North Ave.

Board of Zoning Appeals, Hearing on Thursday, July 7, 2011

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

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4	1st	31139 Special Use	Joe Fleming, Lessee	5148 N. Teutonia Av.
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Request to continue occupying the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Sunday 6:00 a.m. to midnight

5	1st	31148 Special Use	Scott Tatum, Lessee	2335 W. Atkinson Av.
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Request to continue occupying the premises as a car wash

6	1st	31160 Special Use	Wanetta Coleman, Property Owner	5244 N. 35th St.
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Request to occupy the premises as a day care center for children 40 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

7	1st	31166 Special Use	Emad Elkhalfifa, Lessee	5003 N. Teutonia Av.
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Request to continue occupying the premises as a motor vehicle repair facility

8	1st	31170 Special Use	Zakee Waheed, Lessee	5206 N. Hopkins St.
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Request to continue occupying the premises as a motor vehicle repair facility

9	2nd	31150 Special Use	Lynell Monnie & Tiffany Brown-Cross Property Owner	6301 W. Congress St.
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Request to increase the number of occupants from 8 to 10 and to continue occupying the premises as a group home

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

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10	5th	31103 Special Use	Rhoda Hopgood, Lessee	8320 W. Lisbon Av.
			Request to continue occupying 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. to midnight	
11	5th	31155 Special Use	Larry Bunzel, Property Owner	8401 W. Burleigh St.
			Request to occupy the premises as an assembly hall	
12	5th	31167 Special Use	Discount Auto Sales, Lessee	7808 W. Congress St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
13	7th	31157 Special Use/ Dimensional Variance	Christ Kingdom Missionary Baptist Church Property Owner	3926 W. Burleigh St.
			Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 9 / proposed 4)	
14	7th	31165 Special Use	Lakhbir Singh, Lessee	4302 W. Capitol Dr.
			Request to continue occupying the premises as a motor vehicle filling station	
15	9th	31158 Special Use	Bashar Albanna, Property Owner	9008 W. Brown Deer Rd.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	

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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>				
16	9th	31173 Special Use	Barry Koplein, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	7960 N. 76th St.
17	10th	31137 Special Use	Ravenswood Auto Center Inc., Lessee Request to add a motor vehicle sales facility to the exiting motor vehicle repair facility	9152 W. Blue Mound Rd.
18	12th	31153 Special Use/ Dimensional Variance	Jose A. Santiago, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 41 / proposed 16)	1717 W. Mitchell St.
19	12th	31162 Special Use	Mental Health America, Lessee Request to occupy a portion of the premises as a social service facility	600 W. Virginia St.
20	12th	31163 Special Use	WI Facets, Lessee Request to occupy a portion of the premises as a social service facility	600 W. Virginia St.
21	12th	31169 Special Use	Darin & Dimitry Grabowski, Prospective Buyer Request to occupy the premises as a second-hand sales facility	1017 W. Historic Mitchell St.

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

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22	12th	31171 Special Use/ Dimensional Variance	JJ SAK, LLC, Property Owner	825 S. 14th St.
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Request to continue occupying the premises as a rooming house that does not meet the minimum required lot area per roomer (required 9600 sq.ft. / proposed 5500 sq.ft) and the required number of parking spaces (required 8 / proposed 0)

4:00 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.

23	1st	31110 Special Use	Delores Neal, Property Owner	4545 N. 24th St.
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Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight

24	1st	31133 Special Use	John Bell, Property Owner	5660 N. Teutonia Av.
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Request to occupy the premises as an adult day care center operating Monday - Friday 8:00 a.m. - 5:00 p.m

25	1st	31089 Use Variance	Lighthouse Academies of Wisconsin Prospective Buyer	4200 W. Douglas Av.
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Request to occupy the premises as a school for 644 students kindergarten - 12th grades, operating Monday - Friday 7:30 a.m. - 4:30 p.m

26	2nd	31147 Special Use	Acacia Mental Health Clinic LLC, Lessee	5228 W. Fond Du Lac Av.
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Request to occupy the premises as a health clinic

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4:00 p.m. Public Hearings (Continued)

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27	2nd	31033 Special Use	Makini Triplett, Property Owner	6523 W. Fond Du Lac Av.
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Request to continue occupying the premises as a day care center for 33 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m

28	2nd	31124 Dimensional Variance	Maddie Turner, Jr., Property Owner	4303 N. 64th St.
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Request to construct a wheelchair ramp that does not meet the minimum required front and side street setback

29	3rd	31140 Use Variance/ Dimensional Variance	Cornerstone Church, Prospective Buyer	2326 N. Cambridge Av.
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Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (required 6 / proposed 0)

30	3rd	30999 Dimensional Variance	Robert Buhler, Lessee	1609 E. North Av.
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Request to erect a roof sign (a roof sign is not permitted in a local business district)

31	3rd	30749 Appeal of an Order	Muhammad Maqbool, Lessee	2200 N. Prospect Av.
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Request to appeal an order from the Department of Neighborhood Services stating that the applicant has not complied with the conditions #8 and #13 of case #25379 stating "that landscaping and screening must meet the standards of 295-405 of the Milwaukee Zoning Code" and "that all site improvements such as landscaping and fencing are properly maintained." (This is a revocation order)

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32	4th	31141 Use Variance	Younas Mohammad, Prospective Buyer	2502 W. Wisconsin Av.
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Request to occupy the premises as a motor vehicle filling station

33	4th	31143 Use Variance	Dulce Trejo, Property Owner	1400 W. Vliet St.
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Request to occupy the premises as an assembly hall

5:00 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.

34	5th	31134 Special Use/ Use Variance	Jaser Jaber, Property Owner	8211 W. Hampton Av.
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Request to construct a motor vehicle filling station with a currency exchange facility (to be operated in conjunction with 8334 W. Appleton Av.)

35	5th	31135 Special Use/ Dimensional Variance	Jaser Jaber, Property Owner	8334 W. Appleton Av.
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Request to raze the existing building and reconstruct a motor vehicle filling station with a sign that exceeds the maximum allowed area (to be used in conjunction with 8211 W. Hampton Av.)

36	5th	30803 Special Use	Creative Marketing Inc, Lessee	8105 W. Lisbon Av.
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Request to occupy the premises as a general office and retail facility

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5:00 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.

37	6th	31039 Special Use	Jerry Ball, Lessee Request to occupy the premises as a car wash	102 W. North Av.
38	6th	31144 Use Variance	Bruce GS Wiggins, Property Owner Request to occupy the premises as a contractor's shop	2447 N. Richards St.
39	6th	31035 Special Use	Mohammed Mazharuddin and Idiljeet S. Khahra Lessee Request to continue occupying the premises as a motor vehicle filling station	3105 N. Holton St.
40	7th	31064 Special Use	Stair Step Child Development Center, Lessee Request to increase the number of children from 27 to 49 per shift and the hours of operation from Monday - Saturday 6 a.m. - 11:30 p.m. to 24 hours Monday - Sunday and to continue occupying the premises as a day care center for children infant to 12 years of age	4434 W. Capitol Dr.
41	8th	31125 Special Use	J. Trinidad Martin, Property Owner Request to continue occupying the premises as an outdoor motor vehicle storage facility and a motor vehicle body shop	3715 W. National Av.
42	8th	31126 Special Use	Layton Boulevard West Neighbors, Lessee Request to occupy a portion of the premises as a community center	3430 W. National Av.

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5:00 p.m. Public Hearings (Continued)

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43	8th	31129 Special Use	REO Motors, Inc., Lessee	2738 S. 29th St.
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Request to occupy the premises as a motor vehicle repair facility

44	8th	31088 Special Use	David Syrakos, Sr., Lessee	2617 S. 31st St.
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Request to continue occupying the premises as a motor vehicle repair facility

6:00 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.

45	9th	31142 Special Use	Gregory Schaal, Prospective Buyer	7970 N. 76th St.
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Request to occupy a portion of the premises as a motor vehicle sales facility

46	9th	31175 Special Use	Kern's Muffler Shop Inc., Lessee	7970 N. 76th St.
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Request to occupy a portion of the premises as a motor vehicle repair facility

47	9th	30915 Special Use	Kimberly Zulkowski, Lessee	7431 W. Bradley Rd.
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Request to occupy a portion of the premises as a school for 300 students 6th - 12th grades, operating Monday - Friday 7:00 a.m. - 3:30 p.m

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6:00 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.

48	10th	31146 Dimensional Variance	Thomas Bauldry, Property Owner Request to construct a porch that exceeds the maximum allowed front setback (allowed 5 ft. 10 in. / proposed 13 ft. 10 in.)	1714 N. 48th St.
49	12th	31138 Use Variance	Ramiro Gonzalez, Property Owner Request to occupy the premises as a motor vehicle sales facility	1314 W. Grant St.
50	12th	31113 Special Use	La Causa Inc., Property Owner Request to increase the number of students from 640 to 850 for a Board approved school for students K4 - 8th grades, operating Monday - Friday 7:00 a.m. - 7:30 p.m	1643 S. 2nd St.
51	12th	31051 Special Use	Khaldoun Oreidat, Lessee Request to occupy the premises as a motor vehicle sales and repair facility	111 E. Mineral St.
52	12th	31034 Special Use/ Use Variance/ Dimensional Variance	Galina Shepshelevich, Property Owner Request to add a motor vehicle body shop and sales facility to the existing nonconforming repair facility with a wall sign that exceeds the maximum allowed area on the south facade (allowed 25 sq.ft./proposed 28 sq.ft.), the west facade (25 sq.ft./30 sq.ft.) and east facade (50 sq.ft/83 sq.ft.) and that has a barbed-wire fence	938 W. National Av.

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6:00 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	12th	31065 Special Use/ Dimensional Variance	La Causa , Property Owner Request to raze and rebuild a structure that exceeds the maximum allowed front setback (allowed 2 ft. / proposed 7 ft. 6 in.), exceeds the allowed side setback (allowed 5 ft. / proposed 8 ft.), does not meet the minimum required sidewall height (required 18 ft. / proposed 9 ft.), the required glazing (required 60% / proposed 27.5%) and the required garage door setback (required 4 ft. / proposed 0 ft.) and to continue occupying the premises as a social service and shelter care facility	522 W. Walker St.
54	13th	31152 Special Use/ Dimensional Variance	Ram Suvedi, Property Owner Request to raze and rebuild a motor vehicle filling station and a car wash that does not meet the minimum required glazing (required 60% / proposed 19%)	1301 W. Morgan Av.
55	14th	31127 Dimensional Variance	Anna Bobber, Property Owner Request to erect a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	1601 E. Eden Pl.
56	14th	31151 Special Use	Latasha Hines, Lessee Request to occupy the premises as an adult day care center	206 E. Lincoln 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.

57	14th	31021 Special Use	Kim Malacara, Property Owner Request to occupy a portion of the premises as an assembly hall	3003 S. Kinnickinnic 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.