

AGENDA

October 13, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 13, 2011** commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, 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	3rd	31339 Special Use	The Lynde and Harry Bradley Foundation, Inc. Prospective Buyer Request to occupy the premises as a general office facility	1139 E. Knapp St.
2	3rd	31346 Special Use	Jennifer Mueller Lessee Request to continue occupying the premises as a tavern	932 E. Chambers St.
3	3rd	31358 Special Use	Russell Wasserman Property Owner Request to continue occupying the premises as a general office facility	1637 N. Van Buren St.
4	3rd	31369 Special Use	Jewish Family Services, Inc. Property Owner Request to continue occupying the premises as a social service facility	1300 N. Jackson St.

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

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5	4th	31340 Special Use	DDS Media Works LLC Lessee	275 W. Wisconsin Av. 2190
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Request to occupy a portion of the premises as a specialty school

6	4th	31341 Special Use	Denise Beverly Davis Property Owner	3314 W. Vliet St.
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Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. and Saturday 8:00 a.m. - 4:00 p.m

7	4th	31361 Special Use	Jane Harris Lessee	1037 N. Astor St.
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Request to continue occupying the premises as a general office facility

8	5th	31331 Dimensional Variance	New Life Community Church Property Owner	11919 W. Bradley Rd.
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Request to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 7ft. 8 in.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 24 sq.ft.)

9	5th	31363 Special Use	Rodney Ugent Property Owner	8327 W. Capitol Dr.
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Request to occupy the premises as a parking lot that does not meet the minimum landscape requirements

10	5th	31364 Dimensional Variance	Ugent Properties, LLC Property Owner	8319 W. Capitol Dr.
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Request to allow a permitted accessory use parking lot that does not meet the minimum landscape requirements

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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>				
11	5th	31365 Dimensional Variance	Ugent Properties, LLC Property Owner Request to allow a permitted accessory use parking lot that does not meet the minimum landscape requirements	8301 W. Capitol Dr.
12	6th	31328 Special Use	Arkadijjs Lindems Lessee Request to occupy the premises as a motor vehicle body shop and repair facility	3915 N. Palmer St.
13	6th	31334 Special Use	Holton Youth & Family Center Property Owner Request to continue occupying the premises as a social service facility	510 E. Burleigh St.
14	6th	31336 Special Use	Deneta Harrington Lessee Request to occupy the premises as a day care center for 50 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m	2836 N. Teutonia Av.
15	6th	31357 Special Use	Hawk Chu Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant	2373 N. Martin L King Jr Dr.
16	6th	31360 Special Use	James Pekrul Lessee Request to continue occupying the premises as a social service facility	2433 N. Holton St.

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17	6th	31362 Special Use	Orlando Williams Lessee	3030 N. Martin L King Jr Dr.
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Request to continue occupying the premises as a car wash

18	7th	31316 Special Use	Harriet Conway Property Owner	4313 W. Fond Du Lac Av.
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Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m

19	7th	31321 Use Variance	Zakee Waheed Lessee	2902 W. Burleigh St.
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Request to occupy the premises as a motor vehicle repair facility

20	8th	31326 Special Use	Salvador Sanchez Property Owner	2606 W. Greenfield Av.
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Request to continue occupying the premises as a motor vehicle sales facility

21	9th	31335 Special Use	Ceria M. Travis Academy Property Owner	8350 N. Steven Rd.
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Request to continue occupying the premises as a secondary school

22	10th	31354 Special Use/ Dimensional Variance	Saint Anne's Cathedral Holy Church of Deliverance Property Owner	5831 W. Burleigh St.
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Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 42 / proposed 25)

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23	11th	31338 Special Use	Curative Care Network Inc. Property Owner Request to continue occupying the premises as a social service facility	6700 W. Forest Home Av.
24	12th	31356 Special Use	Juan Salas Lessee Request to continue occupying the premises as a general retail establishment	2366 S. 9th Pl.
25	13th	31342 Special Use	Scrub Willows LLC dba Scrub-A-Dub Property Owner Request to continue occupying the premises as a car wash	4240 S. 27th St.
26	15th	31314 Special Use	Lanell White Property Owner Request to continue occupying the premises as a transitional living facility for 14 occupants	2811 W. North Av.
27	15th	31317 Special Use	Stop N Shop LLC Lessee Request to continue occupying the premises as a motor vehicle filling station	2905 W. Fond Du Lac Av.
28	1st	31309 Special Use	On the Go Real Estate, LLC Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility (installation and sales of handicap vehicles and equipment)	7289 N. Teutonia Av.

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29	1st	31320 Special Use	Belinda Curtain Property Owner	4202 W. Silver Spring Dr.
			Request to continue occupying the premises as a day care center for 49 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
30	1st	31344 Use Variance	Benz Oil Co. Property Owner	2724 W. Hampton Ave.
			Request to continue occupying the premises as a heavy manufacturing and hazardous material storage facility	
31	1st	31349 Special Use	Benz Oil Co. Property Owner	2817 W. Stark St.
			Request to continue occupying the premises as a hazardous material storage facility	
32	1st	31368 Use Variance	Daughters of the Father Christian Academy Lessee	3718 W. Lancaster Av.
			Request to increase the number of students from 150 to 200 for the Board approved school for students K4th - 8th grades, operating Monday - Friday 8:00 a.m. - 3:30 p.m	
33	2nd	31323 Special Use	Aurora Health Care Inc. Lessee	4016 N. 60th St.
			Request to continue occupying the premises as a health clinic	
34	2nd	31327 Special Use	Robert Pyles Franchisee	7451 W. Appleton Av.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	

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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.

35	14th	31151 Special Use	Latasha Hines Lessee	206 E. Lincoln Av.
Request to occupy the premises as an adult day care center				

4:00 p.m. Public Hearing

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.

36	3rd	31061 Other	Carl Mueller Property Owner	1749 N. Prospect Av.
Request to appeal a determination by the Department of City Development stating that Board approval is necessary to occupy the third floor of the premises as a general office facility				

37	5th	31366 Special Use	Jeremy LaSage Lessee	8105 W. Lisbon Av.
Request to occupy the premises as a general office and retail facility				

38	5th	31207 Special Use	Paul Bouraxis Property Owner	7822 W. Capitol Dr.
Request to continue occupying the premises as a restaurant with a drive-through facility				

39	6th	31224 Special Use	William Jones Property Owner	3700 N. Fratney St.
Request to occupy a portion of the premises as a car wash				

40	6th	31295 Use Variance	Joe Berrada Property Owner	2070 N. Riverboat Rd.
Request to occupy the premises as an animal boarding facility				

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4:00 p.m. Public Hearing (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	6th	31312 Dimensional Variance	Dairyland Buses, Inc. Lessee	3850 N. Holton St.
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Request to occupy the premises as a permitted ground transportation service without the code required landscaping

42	6th	31332 Special Use	Asia Beckum Lessee	3345 N. Booth St.
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Request to occupy the premises as a motor vehicle repair facility and hand car wash

43	6th	31310 Special Use	Wal-Mart Real Estate Business Property Owner	401 E. Capitol Dr.
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Request to erect a sign that exceeds the maximum mallowed area (allowed 100 sq.ft. / proposed 221 sq.ft.)

44	7th	30970 Special Use	Keona Jones Property Owner	3147 N. 24th St.
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Request to occupy the premises as a group home for 8 occupants

5:00 p.m. Public Hearing

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	7th	31099 Special Use	Deliverance by Faith Evangelistic Ministry Lessee	4500 W. Burleigh St.
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Request to occupy the premises as a religious assembly hall and social service facility

46	8th	31088 Special Use	David Syrrakos, Sr. Lessee	2617 S. 31st St.
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Request to continue occupying the premises as a motor vehicle repair facility

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

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47	12th	31322 Special Use	Rafael Malinari Lessee Request to occupy the premises as a second-hand sales facility	2028 W. Greenfield Av.
48	13th	31380 Special Use	Cornerstone Pavers Lessee Request to continue occupying the premises as a temporary concrete / batch plant	1121 W. Grange Ave.
49	13th	31256 Special Use	Ziad Omar Lessee Request to occupy the premises as a car wash facility	5042 S. 27th St.
50	14th	31348 Dimensional Variance	Caterpillar Property Owner Request to allow a roof sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 180 sq.ft.)	184 W. Oklahoma Av.
51	1st	31250 Special Use	Laquetta Clipps Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. (this is a new operator)	5226 W. Hampton Av.
52	2nd	31311 Dimensional Variance	Randolph & Latoya Sims Property Owner Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	4251 N. 72nd St.

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

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53	2nd	31257 Special Use	Greater New Birth Church Property Owner	8237 W. Silver Spring Dr.
Request to expand into adjacent units and to continue occupying the premises as a religious assembly hall				

54	2nd	31305 Special Use	Sandra Chapman Lessee	5555 W. Capitol Dr.
Request to occupy a portion of the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. and Saturday 8:00 a.m. - 2:00 p.m				

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.

55	4th	31093 Special Use	Robert Pyles Property Owner	2455 W. Wisconsin Av.
Request to reconfigure the drive-through lanes of the Board approved fast-food / carry-out restaurant				

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.

56	6th	31035 Special Use	Mohammed Mazharuddin and Idiljeet S. Khahra Lessee	3105 N. Holton St.
Request to continue occupying the premises as a motor vehicle filling station				

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.