



Board of Zoning Appeals

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Henry Szymanski

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Martin E. Kohler
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Secretary
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AGENDA

November 7, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 7, 2013**, 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. 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	1st	32642 Special Use <i>Dismissal</i>	Alicia Sanders, Lessee Request to continue occupying the premises as a day care center for 85 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	3718 W. Lancaster Av.
2	2nd	32751 Special Use <i>Dismissal</i>	DEALPOINT MERRILL, LLC, Prospective Buyer Request to occupy the premises as an indoor storage facility	5800 W. Hope Av.
3	2nd	32810 Extension of Time	Omar Jackson, Lessee Request for an extension of time to comply with the conditions of case #32000	7625 W. Fond Du Lac Av.



Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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<u>4:00 p.m. Administrative Consent Agenda</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u>				
4	4th	32785 Extension of Time	Cedar Square LLC, Property Owner Request for an extension of time to comply with the conditions of case #31540	945 N. 17th St.
<u>4:00 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>				
<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>				
5	13th	32763 Special Use	Daljit Kler, Property Owner Request to continue occupying the premises as a motor vehicle filling station	3500 S. 13th St.
6	13th	32772 Special Use	Prime Financial Credit Union, Property Owner Request to continue occupying the premises as a permitted financial institution with a drive-through facility that does not meet minimum queue length or minimum distance from residential use	1923 W. Oklahoma Av.
7	13th	32818 Special Use	C&C South 27th, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant	3702 S. 27th St.
8	14th	32777 Use Variance	Matthew McCulloch, Lessee Request to occupy the premises as a heavy manufacturing facility (brewery and restaurant)	2273 S. Howell Av.

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

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9	14th	32824 Dimensional Variance	Tom or Sarah Grimm, Property Owner	2744 S. Adams Av.
			Request to construct a porch that does not meet the minimum front setback (required 12 ft. / proposed 11 ft.)	
10	15th	32732 Special Use	Linda Hammer, Lessee	2342 W. North Av.
			Request to occupy a portion of the premises as a hand car wash	
11	15th	32761 Special Use	Young Achiever Learning Center, Lessee	1218 W. Walnut St.
			Request to continue occupying the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	
12	15th	32770 Use Variance	Lou Avila, Property Owner	4319 W. North Av.
			Request to continue occupying the premises as a heavy motor vehicle body shop	
13	15th	32790 Special Use/ Dimensional Variance	Trinity Missionary Baptist Church, Prospective Buyer	2829 N. Teutonia Av.
			Request to continue occupying the premises as a religious assembly hall without the required number of parking spaces (this is a new operator)	

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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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>				
14	15th	32803 Special Use	Superstar Childcare, Lessee Request to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight	1862 W. Fond Du Lac Av. 1
15	15th	32821 Special Use/ Dimensional Variance	Unity Gospel House of Prayer, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required parking spaces (required 166 / proposed 29) or the minimum front setback (required 9.13 ft. / proposed 4 ft.)	1731 N. 12th St.
16	15th	32825 Special Use	Unity Gospel House of Prayer, Property Owner Request to continue occupying the premises as a principal use parking lot	1220 W. Fond Du Lac Av.
17	1st	32757 Special Use	Magnolia Realty LLC, Property Owner 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 1:00 a.m	3821 W. Florist Av.
18	1st	32816 Special Use	Bell Therapy Inc./Bellwood Ltd., Property Owner Request to continue occupying the premises as a community living arrangement for 46 occupants	5151 W. Silver Spring Dr.

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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

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19	1st	32795 Special Use	Marlas Child Development Academy, Property Owner	3008 W. Capitol Dr.
			Request to continue occupying the premises as a day care center for 100 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 8:00 a.m. - 8:00 p.m	
20	2nd	32760 Special Use	Bright Beginnings Children Center, Lessee	5576 N. 76th St.
			Request to continue occupying the premises as a 24 hour day care center for 68 children per shift 6:00 a.m. - 9:00 p.m., and 20 children per shift 9:00 p.m. - 6:00 a.m., infant to 12 years of age, operating Monday - Sunday	
21	2nd	32814 Special Use	Carmel Development Center, Lessee	8715 W. Fond Du Lac Av.
			Request to occupy a portion of the premises as a 24 hour day care center for 40 children per shift infant to 12 years of age, operating Monday - Sunday	
22	4th	32797 Special Use	Bridgeman Foods II Inc./J B Properties, Property Owner	914 N. 27th St.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	
23	4th	32805 Special Use	Three B Company, LLC, Property Owner	953 N. 17th St.
			Request to occupy the premises as a rooming house for 24 occupants	

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

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24	5th	32762 Special Use	TLC Personal Care Agency LLC, Prospective Buyer Request to occupy the premises as a general office	8105 W. Lisbon Av.
25	5th	32714 Special Use/ Dimensional Variance	Sean Jensen, Prospective Buyer Request to continue occupying the premises as a motor vehicle sales and repair facility that does not meet the minimum required landscape width (required 5ft. / proposed 4ft.) (this is a new operator)	10712 W. Hampton Av.
26	5th	32794 Dimensional Variance	Sisters of the Divine Savior, Property Owner Request to erect a fence in the rear yard that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	4257 N. 100th St.
27	6th	32753 Special Use	Darneesha Jude, Lessee Request to continue occupying 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)	2977 N. 17th St.
28	6th	32765 Dimensional Variance	Mount Moriah Baptist Church, Property Owner Request to raze the existing structure and construct a permitted religious assembly hall that exceeds the maximum allowed side street setback (required 15ft. / proposed 115ft.)	416 W. Christine Ln.

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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29	6th	32779 Special Use	Lorenzo Moody, Lessee	3240 N. Teutonia Av.
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Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday (this is a new operator)

30	6th	32789 Special Use	Devern Suggs, Prospective Buyer	1135 W. Keefe Av.
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Request to continue occupying the premises as a religious assembly hall (this is a new operator)

31	6th	32817 Special Use	Aurora Visiting Nurse Association, Inc., Property Owner	1702 N. 4th St. 1
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Request to continue occupying the premises as a day care center for 80 adults, operating Monday - Friday 7:00 a.m. to 5:00 p.m

32	7th	32767 Special Use	Shiquita Mann, Lessee	4335 N. 35th St.
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Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight (this is a new operator)

33	7th	32784 Special Use	Sallie Thomas, Property Owner	4032 N. 39th St.
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Request to continue occupying the premises as a day care center for 12 children per shift infant to 3 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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

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34	7th	32820 Special Use	Carrie Palmer, Property Owner	3272 N. 30th St.
			Request to continue occupying 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. to 11:00 p.m	
35	8th	32704 Special Use	Victor Colon, Prospective Buyer	1761 S. Muskego Av.
			Request to occupy the premises as a second-hand sales facility	
36	9th	32787 Special Use	Rob Settecase, Property Owner	7320 W. Good Hope Rd.
			Request to continue occupying the premises as a second-hand sales facility	
37	11th	32798 Dimensional Variance	Our Lady of Lourdes, Property Owner	3722 S. 58th St.
			Request to erect a sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 26.55 sq.ft.) and the maximum allowed height (allowed 6 ft. / proposed 7.25 ft.)	
38	12th	32773 Special Use	Luis Machare, Lessee	607 S. 5th St.
			Request to occupy the premises as a motor vehicle sales and repair facility	
39	12th	32786 Special Use	Maria Herrera, Lessee	2000 S. 14th St.
			Request to occupy a portion of the premises as a general office	

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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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.

40	1st	32495 Use Variance	The Power of God Church Ministries, Lessee	3712 W. Lancaster Av.
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Request to continue to allow the expanded hours of the school and to continue to occupy a portion of the premises as a religious assembly hall

41	3rd	32706 Appeal of an Order	Autopilot Management, LLC, Lessee	2950 N. Shepard Av.
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Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a commercial hotel

4:45 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.

42	13th	32796 Special Use	Lucky Petroleum, LLC, Property Owner	4709 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)

43	13th	32628 Special Use	Layton Ave, LLC, Property Owner	1010 E. Layton Av.
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Request to continue occupying the premises as a motor vehicle sales facility

44	13th	32630 Special Use	Layton Ave, LLC, Property Owner	1026 E. Layton Av.
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Request to continue occupying the premises as a motor vehicle sales facility

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:45 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	15th	32597 Special Use	Karen Dotson, Property Owner	2440 N. 35th St.
			Request to occupy the premises as a day care center for 40 children per shift 1 to 5 years of age, operating Monday - Sunday 6:00 a.m. to 9:00 p.m	

46	1st	32472 Special Use	Patricia Metcalf, Lessee	5140 N. Teutonia Av.
			Request to occupy the premises as an indoor recreation facility and a second-hand sales facility	

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.

47	1st	32593 Special Use	Waterstone Bank SSB, Property Owner	5475 N. Hopkins St.
			Request to occupy the premises as a rooming house for 17 occupants	

48	1st	32703 Appeal of an Order	Milwaukee Free Riders M.C. Club, Inc., Lessee	4940 N. 32nd St.
			Request to appeal an order from the Department of Neighborhood Services stating that the applicant has not complied with the conditions of case #31552 (this is a revocation order)	

49	1st	32802 Special Use	Accelero Learning Milwaukee County, Inc., Lessee	5719 N. Teutonia Av.
			Request to occupy the premises as a day care center for 150 children per shift 3 to 5 years of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m	

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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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	32799 Dimensional Variance	Ray Rydz, Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 50 sq.ft. / proposed 61.6 sq.ft.) and the maximum allowed height (allowed 14 ft. / proposed 20 ft.)	7000 W. Capitol Dr.
51	2nd	32433 Special Use	Gro Family Services LLC, Lessee Request to occupy a portion of the premises as a social service facility	6400 W. Capitol Dr. 200
52	2nd	32719 Special Use	Monte Mabra, Lessee Request to occupy a portion of the premises as a social service facility	6665 W. Mill Rd.
53	7th	32602 Use Variance	All Saints Catholic Church, Property Owner Request to occupy the premises as a rooming house for 24 occupants	3717 W. Keefe Av.

6:30 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.

54	8th	32804 Special Use	Wisconsin Gas LLC, Property Owner Request to erect a transmission tower	2425 S. 35th St.
55	9th	32600 Special Use	Continental A-1 Corp., Property Owner Request to construct a new building and to occupy the premises as a motor vehicle filling station	6418 W. Mill Rd.

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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6:30 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.

56	9th	32654 Appeal of an Order	Steven Patrick, Property Owner Request to appeal an order from the Department of Neighborhood Services stating that all areas used for the parking of motor vehicles or trailers or light or heavy motor vehicle storage shall have paved or approved surfaces	11529 W. County Line Rd.
57	9th	32667 Special Use	The Church of Pentecost, Lessee Request to occupy the premises as a religious assembly hall	8042 N. 76th St.
58	9th	32806 Special Use	TitleMax of Wisconsin, Inc., Lessee Request to occupy the premises as a title loan agency	7250 N. 76th St.
59	9th	32808 Special Use	Educational Enterprises, LLC, Prospective Buyer Request to occupy the premises as a school for 500 students K - 8th grades, operating Monday - Friday 7:00 a.m. to 5:00 p.m	8920 W. Brown Deer Rd.
60	10th	32506 Special Use	Rajesh Kumar, Property Owner Request to continue occupying the premises as a motor vehicle filling station	7110 W. Lisbon Av.
61	12th	32730 Special Use	Eduvige Jimenez, Property Owner Request to occupy the premises as a day care center for 24 children per shift infant to 13 years of age, operating Monday - Saturday 6:00 a.m. to midnight	1822 S. 10th St.

Board of Zoning Appeals, Hearing on Thursday, November 7, 2013

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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.

62	7th	32680 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a community living arrangement for 26 occupants	4803 W. Burleigh St.
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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.