



Board of Zoning Appeals

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AGENDA

April 10, 2014

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 10, 2014**, 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	6th	33021 Special Use <i>Dismissal</i>	Marquette University Neighborhood Heath Center, Lessee Request to occupy a portion of the premises as a medical office	1452 N. 7th St.
2	15th	33061 Special Use <i>Dismissal</i>	Educational Enterprises, Inc., Lessee Request to construct an addition and to occupy the premises as an elementary school for 600 students grades K - 8, operating Monday - Friday 7:00 a.m. to 7:00 p.m.	2345 N. 25th St.
3	1st	32560 Special Use <i>Dismissal</i>	Quincy Anderson, Property Owner Request to occupy the premises as a motor vehicle sales and repair facility	3841 W. Villard Av.



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

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	2nd	32985 Use Variance <i>Dismissal</i>	Kabao Yang, Property Owner 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 5:30 a.m. to midnight	7805 W. Bender Av. 2
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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.

5	3rd	33024 Special Use	Kathryn Ninneman, Lessee Request to continue occupying a portion of the premises as a personal service facility	1761 N. Warren Av.
6	4th	32946 Special Use	Claudette Harris, Lessee Request to continue occupying the premises as a day care center for 39 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	3410 W. Mc Kinley Bl.
7	5th	33008 Special Use	Punit Jaiswal, Lessee Request to continue occupying the premises as a motor vehicle filling station	5401 N. Lovers Lane Rd.
8	5th	33042 Special Use	Divine Savior Holy Angels High School, Lessee Request to occupy a portion of the premises as an accessory use parking lot	4257 N. 100th St.

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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>				
9	5th	33053 Special Use	Marian Charities, Inc., Property Owner Request to occupy the premises as a community center	3707 N. 92nd St.
10	5th	33054 Special Use	Intelligence, Inc., Lessee Request to continue occupying the premises as a day care center for 54 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. to midnight	8500 W. Capitol Dr.
11	5th	33080 Special Use	SASC, Property Owner Request to increase the number of occupants from 48 to 55 for the Board-approved community living arrangement	3820 N. 92nd St.
12	6th	32983 Special Use	Dewayne or Ernest Ross, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	245 E. Keefe Av.
13	6th	33007 Special Use	Tomorrow's Future Early Childhood Center, Inc., 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	1451 N. 6th St.
14	6th	33011 Special Use	The Power of Change, Lessee Request to occupy a portion of the premises as a social service facility	2821 N. 4th St.

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

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15	6th	33049 Special Use	CRC Health Group Inc., Lessee Request to continue occupying the premises as a medical service facility	3707 N. Richards St.
16	6th	33055 Dimensional Variance	Milwaukee Public Schools, Property Owner Request to erect three wall signs that exceed the number allowed per principal building (allowed 1 / proposed 3)	3275 N. 3rd St.
17	7th	33031 Special Use	Caiyle McKenzie, Lessee Request to increase the hours of operation from 6:30 a.m. - 11:00 p.m. to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age, operating Monday - Friday (this is a new operator)	2972 N. 49th St.
18	7th	33051 Special Use	Najuan Brown, 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 - Sunday 5:00 a.m. to midnight	4036 N. 51st Bl.
19	8th	33043 Special Use	Gustavo Romo, Property Owner Request to occupy the premises as an indoor storage facility	3535 W. Greenfield Av.

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20	9th	33044 Special Use	V&J Foods Inc., Lessee	8404 W. Brown Deer Rd.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
21	9th	33046 Special Use	Bee Hang, Lessee	8025 N. 76th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
22	10th	33036 Special Use	Robert Knoop, Lessee	6815 W. Capitol Dr.
			Request to continue occupying the premises as a social service facility	
23	10th	33045 Special Use	Golden View LLC, Lessee	6526 W. Blue Mound Rd.
			Request to continue occupying the premises as a community living arrangement for 33 occupants	
24	11th	33028 Special Use	Zafar Iqbal Mian, Property Owner	3100 S. 60th St.
			Request to continue occupying the premises as a motor vehicle filling station	
25	12th	33033 Special Use	Ilyas Ahmed, Lessee	1418 S. Muskego Av.
			Request to continue occupying the premises as a motor vehicle filling station	

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26	14th	33037 Special Use/ Dimensional Variance	All-Bible Baptist Church, Property Owner	3068 S. 13th St.
			Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of required parking spaces	
27	15th	33022 Special Use	Bennie Galloway, Lessee	1801 W. Galena St.
			Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Sunday	
28	15th	33027 Special Use	Harry & Rose Samson Family Jewish Community Center, Lessee	2930 W. Center St.
			Request to continue occupying the premises as a social service facility	
29	15th	33030 Special Use	Agape Love Deliverance Church, Property Owner	4716 W. Lisbon Av.
			Request to continue occupying the premises as a religious assembly hall	
30	15th	33032 Special Use	Talmah Flowers, Lessee	2664 N. 38th St.
			Request to increase the number of children from 49 to 50 per shift infant to 12 years of age, and to continue occupying the premises as a 24 hour day care center, operating Monday - Sunday (this is a new operator)	

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31	1st	33025 Special Use	ELCO Development Inc., Property Owner Request to occupy the premises as a heavy motor vehicle rental facility	3514 W. Good Hope Rd.
32	2nd	33029 Special Use	Invisible Faith CME Church, Property Owner Request to continue occupying the premises as a religious assembly hall	6519 W. Fond Du Lac Av.
33	2nd	33060 Special Use	V&J Foods Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	5120 W. Capitol Dr.

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.

34	4th	33003 Special Use	Interstate Parking Company LLC, Lessee Request to occupy the premises as a principal use parking lot	601 W. Wells St.
35	4th	33018 Special Use	Interstate Parking Company LLC, Lessee Request to occupy the premises as a principal use parking lot	723 N. 6th St.
36	4th	33004 Special Use	Amanda James, Lessee Request to occupy the premises as a day care center for 36 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 7:00 p.m.	3030 W. Highland Bl.

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4:15 p.m. Public Hearings (Continued)

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37	4th	33057 Special Use	DJ Acquisitions LLC, Prospective Buyer	401 W. Michigan St.
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Request to occupy the premises as a multi-family dwelling with dwelling units on the street level

38	6th	33058 Special Use	True Love Missionary Baptist Church, Property Owner	220 W. Keefe Av.
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Request to occupy the premises as a social service facility

39	7th	32893 Special Use	Daniel Watson, Lessee	4744 N. Hopkins St.
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Request to continue occupying the premises as a hand car wash (this is a new operator)

40	8th	33006 Special Use	Prairie Land, Lessee	2101 S. 37th St.
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Request to occupy the premises as a ground transportation service

5:15 p.m. Public Hearings

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41	11th	31735 Dimensional Variance	Walter Jones, Property Owner	5028 W. Manitoba St.
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Request to allow a swimming pool, pool deck, and gazebo in the front yard of the premises

42	12th	32731 Special Use	Martin Sanchez, Property Owner	1662 S. 13th St.
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Request to occupy the premises as a light manufacturing and motor vehicle repair facility

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5:15 p.m. Public Hearings (Continued)

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43	13th	32541 Special Use	Thomas Herman, Lessee Request to occupy the premises as a motor vehicle repair facility	6100 S. Howell Av.
44	13th	33009 Dimensional Variance	South 15th Street, LLC, Property Owner Request to occupy the premises as a two-family dwelling that does not meet the required lot area per dwelling unit (required 7,200 sq.ft. / proposed 5,400 sq.ft.)	2923 S. 15th St.
45	14th	32933 Special Use	Adult Day Services of Wisconsin, Lessee Request to occupy the premises as an adult day care center	206 E. Lincoln Av.
46	15th	33048 Special Use	Academy of Excellence, Lessee Request to increase the number of students from 300 to 500 for the Board approved school for students K4 - 12th grade, operating Monday - Friday 7:00 a.m. to 5:00 p.m.	3814 W. North Av.
47	1st	32942 Special Use	Hadeer Matloub, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	4979 N. Teutonia 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.

48	1st	32962 Special Use/ Dimensional Variance	Gurdev Singh, Property Owner Request to raze the existing structure and to construct a motor vehicle filling station that does not meet the required landscaping	5208 N. Teutonia Av.
49	1st	33020 Special Use	Multicultural Community Services, Property Owner Request to occupy the premises as a social service facility and an adult day care center	5161 N. Hopkins St.
50	1st	33056 Use Variance	Genesis Behavioral Services, Inc., Lessee Request to raze the existing structure and to construct a building to be occupied as a community living arrangement for 26 occupants	5150 N. 32nd St.
51	1st	33059 Use Variance	Educational Enterprises, Inc., Property Owner Request to construct an addition and to increase the number of students from 330 to 350 grades K - 8 for the Board approved elementary school, operating Monday - Friday 7:00 a.m. to 7:00 p.m.	3040 W. Capitol Dr.
52	2nd	32725 Special Use	F L Johnson Properties, Property Owner Request to construct an addition to the existing motor vehicle repair facility	6801 W. Villard Av.

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.