

AGENDA

March 24, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 24, 2011** commencing at **2:00 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.

2:00 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	12th	30798 Special Use <i>Dismissal</i>	Gabriel Lopez Vasquez Lessee Request to occupy the premises as a speciality/personal instruction school (dance studio)	738 S. 3rd St.
2	12th	30955 Extension of Time	Henry Choconta Property Owner Request for an extension of time to comply with the conditions of case #29798	1304 S. 6th St.
3	12th	30956 Extension of Time	Henry Choconta Property Owner Request for an extension of time to comply with the conditions of case #29927	1317 S. 5th St.
4	1st	30715 Special Use <i>Dismissal</i>	Desma Harris Lessee Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Friday 8:00 a.m. - midnight and Saturday 8:00 a.m. - 10:00 p.m	5231 W. Villard Av.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
5	4th	30879 Special Use/ Dimensional Variance <i>Dismissal</i>	2040 Lofts LLC Property Owner Request to increase the number of occupants of a Board approved rooming house that does not meet the minimum required lot area per dwelling unit/roomer (required 140,400 sq.ft./ proposed 97, 445 sq.ft.) and the required number of parking spaces (required 254 / proposed 188)	2040 W. Wisconsin Av.
6	6th	30685 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	1940 N. Martin L King Jr Dr.
7	6th	30686 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	1944 N. Martin L King Jr Dr.
8	6th	30687 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	1948 N. Martin L King Jr Dr.
9	6th	30688 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2438 N. Martin L King Jr Dr.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
10	6th	30689 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2442 N. Martin L King Jr Dr.
11	6th	30690 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2448 N. Martin L King Jr Dr.
12	6th	30691 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2459 N. Martin L King Jr Dr.
13	6th	30692 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2513 N. Martin L King Jr Dr.
14	6th	30693 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2517 N. Martin L King Jr Dr.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2:00 p.m. Administrative Consent Agenda (Continued)</u>				
<u>Items scheduled for approval on the Administrative Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
15	6th	30694 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	2971 N. Martin L King Jr Dr.
16	6th	30700 Special Use/ Dimensional Variance <i>Dismissal</i>	Department of City Development Property Owner Request to occupy the premises as a temporary parking lot without the code required landscaping	227 R W. Brown St.
17	6th	30743 Use Variance <i>Dismissal</i>	Darryl Sutton Lessee Request to occupy the premises as a motor vehicle sales and repair facility	3290 N. Teutonia Av.
18	7th	30745 Special Use <i>Dismissal</i>	Latasha Roby Lessee Request to occupy the premises as a day care center for 24 children per shift 2 - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4404 W. Burleigh .
19	10th	30482 Use Variance <i>Dismissal</i>	John Stoss Property Owner Request to occupy the premises as a contractor's yard	1119 N. Alois St.
20	10th	30483 Dimensional Variance <i>Dismissal</i>	John Stoss Property Owner Request to erect a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	4904 R W. State St.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 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.

21	13th	30941 Special Use/ Dimensional Variance	James Griffin Property Owner	5700 S. 27th St.
			Request to construct an addition to the motor vehicle sales facility that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 127 ft.) and the maximum side street setback (allowed 25 ft. / proposed 68 ft.)	
22	13th	30939 Special Use	Robert McBride Property Owner	5546 S. 27th St.
			Request to continue occupying the premises as a motor vehicle repair facility	
23	13th	30958 Special Use	John Goodnetter Lessee	600 E. Layton Av.
			Request to continue occupying the premises as a motor vehicle sales facility	
24	14th	30938 Special Use	SIEMAG TECHBERG Inc. Lessee	2969 S. Chase Av.
			Request to continue occupying a portion of the premises as a general office	
25	15th	30945 Use Variance	The Dr. Howard L. Fuller Education Foundation Lessee	3628 W. Wright St.
			Request to continue occupying the premises as an emergency residential shelter and social service facility	

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 p.m. Consent Agenda (Continued)

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.

26	15th	30965 Dimensional Variance	Wisconsin Bell, Inc. Property Owner	801 N. 35th St.
----	------	----------------------------------	--	-----------------

Request to continue to allow a transmission tower that exceeds the maximum allowed height (allowed 120 ft. / proposed 150 ft.)

27	15th	30973 Special Use	Lillie Brown Lessee	2814 W. Lisbon Av.
----	------	----------------------	------------------------	--------------------

Request to continue occupying the premises as a 24 hour day care center for 40 children per shift infant to 14 years of age, operating Monday - Sunday

28	1st	30886 Special Use/ Dimensional Variance	MacPyles Corporation Franchisee	5193 N. Teutonia Av.
----	-----	--	------------------------------------	----------------------

Request to raze and rebuild a fast-food restaurant that exceeds the maximum allowed street setback (allowed 5 ft. / proposed 60 ft.), does not meet the minimum required glazing (required 60%/ proposed 53%) with an accessory use parking lot located between the street facade of the building and street lot line that exceeds the maximum allowed number of parking spaces (allowed 13 / proposed 19)

29	2nd	30894 Use Variance	James Hightower Property Owner	5457 N. 91st St.
----	-----	-----------------------	-----------------------------------	------------------

Request to continue occupying the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - midnight

30	2nd	30953 Special Use	Priya Corporation Lessee	4801 N. 76th St.
----	-----	----------------------	-----------------------------	------------------

Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 p.m. Consent Agenda (Continued)

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.

31	2nd	30795 Special Use	Murphy Jamerson Lessee	9135 W. Silver Spring Dr.
			Request to occupy the premises as a day care center for 70 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 1:00 a.m.	
32	4th	30966 Special Use	John B. Crichton Property Owner	1119 N. Cass St.
			Request to continue occupying the premises as a parking lot	
33	5th	30936 Special Use	Victory Temple Church of The First Born Int'l Property Owner	8310 W. Appleton Av.
			Request to continue occupying the premises as a religious assembly hall	
34	6th	30884 Special Use	Milwaukee Health Services Inc. Prospective Buyer	331 W. Clarke St.
			Request to raze the existing building and to occupy the premises as a parking lot	
35	6th	30968 Special Use	Nellie Gilliam Property Owner	1930 N. Martin L King Dr.
			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 7:00 a.m. - 12:30 a.m	
36	7th	30949 Special Use	United Milwaukee Scrap LLC Lessee	3232 W. Fond Du Lac Av.
			Request to continue occupying the premises as a material reclamation facility	

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 p.m. Consent Agenda (Continued)

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.

37	7th	30975 Special Use	Bridgeman Foods II, Inc. Property Owner	2725 W. Capitol Dr.
			Request to continue occupying the premises as a fast-food / carry-out restaurant	
38	7th	30878 Special Use	Ulyses Dugger Lessee	3823 W. Fond Du Lac Av.
			Request to continue occupying the premises as a motor vehicle repair and car wash facility	
39	8th	30952 Special Use	Vince Ferrera Property Owner	2727 S. 27th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
40	8th	30961 Special Use	Betty Dills Lessee	2842 W. Forest Home Av.
			Request to increase the days of operation from Monday - Saturday to Monday - Sunday and to continue occupying the premises as a day care center for 38 children per shift infant to 12 years of age, operating 5:00 a.m. - 11:00 p.m	
41	8th	30962 Use Variance	Community Advocates Property Owner	923 S. 24th St.
			Request to continue occupying the premises as an emergency residential shelter	
42	9th	30902 Special Use	James Grzanna Lessee	9400 N. 124th St.
			Request to continue occupying the premises as a motor vehicle sales facility	

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 p.m. Consent Agenda (Continued)

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.

43	9th	30914 Special Use	Northpoint Ford Lessee	7800 N. 76th St.
			Request to continue occupying the premises as a motor vehicle sales facility	
44	9th	30960 Special Use	Harry Pelman Property Owner	6760 N. Industrial Rd.
			Request to continue occupying the premises as an outdoor salvage operation	
45	10th	30892 Special Use	James Lein, Robert Foulston & Dale Gutknect Property Owner	5835 W. Lisbon Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
46	10th	30969 Dimensional Variance	Clear Channel Outdoors Other	4550 W. Wisconsin Av.
			Request to continue to allow an off-premises sign that exceeds the maximum allowed height (allowed 35 ft. / proposed 40 ft.)	
47	10th	30972 Special Use	Badger Association for the Blind Property Owner	912 N. Hawley Rd.
			Request to occupy a portion of the premises as a day care center for 24 children infant to 6 years of age, operating Monday - Thursday 9:30 a.m. - 3:15 p.m	

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:15 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	11th	30948 Dimensional Variance	Allan Seidl Property Owner Request to allow a garage that exceeds the height of the principal building (allowed 22 ft. 9 in. / proposed 23 ft. 1 3/4 in.)	4009 S. 52nd St.
49	12th	30896 Dimensional Variance	OOS Investments, LLC Lessee Request to allow a freestanding sign that does not meet the minimum required street setback (required 40 ft. / proposed 4.8 ft.), the minimum required freeway setback (required 75 ft. / proposed 67.8 ft.) and the minimum spacing between freestanding signs (required 1000 ft. / proposed 540 ft.)	1930 S. 4th St.
50	12th	30918 Dimensional Variance	Miller Compressing Company Property Owner Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles over the maximum allowed height (allowed 8 ft. / proposed 20 ft.) and without the minimum required landscaping and screening	900 S. Water St.
51	12th	30919 Special Use	Jeff Garwood Lessee Request to occupy a portion of the premises as a heavy manufacturing facility	613 S. 2nd St.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:15 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.

52	14th	30849 Special Use	Mohammed Bhimani, Sofian LLC Property Owner Request to continue occupying the premises as a motor vehicle filling station	2401 S. Howell Av.
53	14th	30933 Special Use/ Use Variance	Global Tower Assets, LLC Lessee Request to erect a transmission tower that exceeds a height of 85 feet and that is located within a wetlands area	427 E. Stewart St.
54	15th	30873 Special Use	Learning 2 Grow Child Development Center Lessee Request to occupy the premises as a 24 hour day care center for 20 children per shift infant to 12 years of age, operating Monday - Sunday	3800 W. Vliet St.
55	15th	30954 Special Use	Victor Barnett Property Owner Request to occupy the premises as a community center	1300 A W. Fond Du Lac Av.

3:15 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.

56	15th	30920 Special Use	Darrin Madison Lessee Request to occupy the premises as a ground transportation service (limousine storage)	3044 W. Lisbon Av.
----	------	----------------------	---	--------------------

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>3:15 p.m. Public Hearings (Continued)</u>				
<u>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.</u>				
57	15th	30804 Special Use	Youa Vang Property Owner Request to occupy the premises as a day care center for 20 children per shift, infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	3227 W. Lisbon Av.
58	1st	30609 Use Variance	Genesis Behavioral Services, Inc. Lessee Request to occupy the premises as a transitional living facility for 4 occupants	5033 N. 49th St.
59	1st	30867 Special Use	West Hawkins, Jr. Property Owner Request to occupy the premises as a day care center for 21 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m	4625 W. Mill Rd.
60	1st	30943 Special Use	Charleston Gray Property Owner Request to occupy the premises as a fast-food / carry-out restaurant (this is an expansion of the existing restaurant)	4191 N. Green Bay Av.
61	2nd	30976 Dimensional Variance	Carl R. Munson Property Owner Request to construct a garage in the front yard	4520 N. 72nd St.
62	2nd	30753 Special Use	Earnest Bridges Lessee Request to occupy the premises as a car wash and detailing facility	6419 W. Capitol Dr.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

3:15 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.

63	3rd	30942 Use Variance	Emily Stalker and John Chirillo Lessee Request to occupy a mobile home on the premises	2978 N. Fratney St.
----	-----	-----------------------	--	---------------------

64	6th	30515 Special Use	ATTIC Correctional Services, Inc. Lessee Request to occupy the premises as a transitional living facility for 4 occupants	406 E. Burleigh St.
----	-----	----------------------	---	---------------------

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.

65	6th	30841 Special Use	CRC Health Group Inc. Lessee Request to continue occupying the premises as a medical service facility	3707 N. Richards St.
----	-----	----------------------	---	----------------------

66	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.
----	-----	-----------------------	---	------------------

67	7th	30673 Special Use	Clay Stephens and Melvin Grafton Lessee Request to occupy the premises as a motor vehicle sales, repair and body shop facility with outdoor motor vehicle storage	5320 W. Hampton Av.
----	-----	----------------------	---	---------------------

68	8th	30881 Use Variance	Lomeli Audio and Muffler, LLC Lessee Request to occupy the premises as a motor vehicle repair facility	4115 W. Greenfield Ave.
----	-----	-----------------------	--	-------------------------

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

69	8th	30754 Special Use/ Dimensional Variance	Jaun Jimenez Property Owner Request to occupy the premises as a contractor's yard without the required landscaping	2005 S. Muskego Av.
70	9th	30915 Special Use	Kimberly Zulkowski Lessee 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	7431 W. Bradley Rd.
71	9th	30927 Special Use	Jericho Church Without Walls Lessee Request to occupy the premises as a religious assembly hall	8086 N. 76th St.
72	9th	30773 Appeal of an Order	Care Management Plus Property Owner Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a transitional living facility	7225 N. 86th St.
73	10th	30626 Special Use	Young Stars Universal Academy Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 9:00 a.m. - 6:00 p.m	7251 W. Appleton Av.

Board of Zoning Appeals, Hearing on Thursday, March 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

5:15 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.

74	12th	30866 Special Use	Mill Valley Recycling Property Owner Request to occupy the premises as an outdoor salvage operation	225 E. Mineral St.
----	------	----------------------	--	--------------------

PLEASE NOTE:

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.

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.