

AGENDA

May 19, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 19, 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. 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	1st	30882 Change of Operator <i>Dismissal</i>	The Imagination Station; Lessee Request to continue occupying the premises as a day care center for 94 children infant to 13 years of age, operating Monday - Friday 5:00 a.m. - midnight	3818 W. Florist Av.
2	1st	30959 Change of Operator <i>Dismissal</i>	John Pace; Lessee Request to continue occupying the premises as a motor vehicle repair facility	5206 N. Hopkins St.

Board of Zoning Appeals, Hearing on Thursday, May 19, 2011

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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.

3	13th	31038 Special Use	FEAP of Milwaukee, LLP; Other	4635 S. 23rd St.
			Request to continue occupying the premises as a parking lot	
4	13th	31070 Special Use	Dan Binder; Lessee	4346 A S. 27th St.
			Request to continue occupying a portion of the premises (rear building) as a car wash facility	
5	14th	31021 Special Use	Kim Malacara; Property Owner	3003 S. Kinnickinnic Av.
			Request to occupy a portion of the premises as an assembly hall	
6	14th	31023 Special Use	Juan R. Torres Vazquez; Lessee	707 W. Cleveland Av.
			Request to occupy the premises as a motor vehicle repair facility	
7	14th	31036 Special Use	Mary Linsmeier Schools; Lessee	3200 S. Herman St.
			to occupy a portion of the premises as a day care center for 60 children per shift 2 to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	
8	1st	31043 Special Use	Jimmy McClendon; Property Owner	4339 N. 27th St.
			Request to continue occupying the premises as a transitional living facility 12 occupants	

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

Items Scheduled for approval on the Consent Agenda

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|----|-----|-----------------------|--|---------------------------|
| 9 | 1st | 31077
Use Variance | Katherine Handy; Property Owner | 4641 N. 28th St. |
| | | | Request to increase the hours of operation from 6:00 a.m. - midnight to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday | |
| 10 | 2nd | 31033
Special Use | Makini Triplett; Property Owner | 6523 W. Fond Du Lac Av. |
| | | | 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 | |
| 11 | 2nd | 31046
Special Use | Mattie M. Pickens; Property Owner | 8301 W. Silver Spring Dr. |
| | | | Request to continue occupying the premises as a 24 hour day care center for 52 children per shift infant to 12 years of age, operating Monday - Saturday | |
| 12 | 2nd | 31053
Special Use | Selina Smith and Latosha Martin; Lessee | 8711 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a day care center for 47 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - midnight | |
| 13 | 2nd | 31074
Special Use | Terska Beasley; Lessee | 8749 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant to 12 years of age, operating Monday - Sunday (this is a new operator) | |

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

Items Scheduled for approval on the Consent Agenda

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14	2nd	31056 Special Use	Donya Parker; Property Owner	7401 W. Fond Du Lac Av.
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Request to occupy the premises as a motor vehicle sales and repair facility

15	2nd	31073 Special Use	Durable Contract Services; Property Owner	8400 W. Silver Spring Dr.
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Request to continue occupying the premises as a building maintenance service

16	3rd	31044 Dimensional Variance	George Mireles; Lessee	3129 N. Bremen St.
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Request to construct an outdoor seating area to the existing Board approved restaurant that does not meet the required west side setback (required 1.5 ft. / proposed 0 ft.)

17	3rd	31061 Special Use	Carl Mueller; Property Owner	1749 N. Prospect Av.
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Request to construct an addition and to expand the Board approved general office into the third floor of the premises

18	3rd	31063 Special Use	Deborah A. Glenn; Lessee	1658 N. Van Buren St.
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Request to occupy the premises as a personal service facility (spa)

19	4th	31057 Special Use	Highland Community School; Lessee	2708 W. Wisconsin Av.
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Request to occupy a portion of the premises as a day care center for 32 children infant to 4 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m

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

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20	5th	30863 Special Use	Joseph and Shirley Dallas; Property Owner	8731 W. Burleigh St.
			Request to increase the number of children from 25 to 40 per shift and to continue occupying a portion of the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m	
21	5th	31067 Special Use	Steven Tokarczyk; Lessee	9350 W. Fond Du Lac Av.
			Request to continue occupying the premises as a nursing home	
22	6th	31072 Special Use	Angel Gunn; Lessee	2850 N. Teutonia Av.
			Request to continue occupying the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Sunday 7:30 a.m. to 11:30 p.m	
23	6th	30957 Special Use	Alicia Scott; Lessee	2977 N. 17th St.
			Request to occupy the premises as a day care center for 75 children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m	
24	7th	30989 Dimensional Variance	Melissa N. Goins; Prospective Buyer	3871 N. 35th St.
			Request to construct a permitted multi-family residential dwelling that exceeds the maximum allowed front setback (allowed 0.5 ft. / proposed 5 ft.) and the allowed side street setback (allowed 5 ft. / proposed 6 ft.)	

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25	7th	31031 Special Use	Steven Anders; Property Owner	3359 N. 25th St.
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Request to continue occupying the premises as a group home for 8 occupants

26	7th	31047 Special Use	Megan Martin; Property Owner	3319 N. 24th St.
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Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday

27	8th	31026 Special Use	Iglesia Pentecostal; Property Owner	818 S. 23rd St.
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Request to continue occupying the premises as a parking lot (to be used in conjunction with the church at 2221 W. National Ave.)

28	8th	31027 Special Use	Iglesia Pentecotal; Property Owner	2221 W. National Av.
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Request to continue occupying the premises as a religious assembly hall

29	9th	31028 Dimensional Variance	Mark Halbman; Property Owner	7000 N. 76th St.
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Request to continue occupying the premises as a permitted garden supply / landscaping center that does not meet the minimum required landscape buffer (required 15 ft. / proposed 5 ft.)

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30	9th	31058 Special Use	Isam Hassan; Lessee	5201 W. Silver Spring Dr.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

31	10th	31016 Special Use	Desma Harris; Lessee	5114 W. Center St.
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Request to continue occupying 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. (this is a new operator)

32	10th	31018 Special Use	Jewel Barrow; Property Owner	5401 W. Lisbon Av.
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Request to continue occupying the premises as a motor vehicle sales and body shop

33	10th	31020 Special Use	Rosalind Thomas; Lessee	3942 N. 76th St.
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Request to continue occupying the premises as a day care center for 110 children infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 1:30 a.m

34	10th	31048 Special Use	Sheena Mills; Lessee	5512 W. Center St.
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Request to continue occupying the premises as a day care center for 32 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m

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35	10th	31066 Special Use	Mario Kimbrough; Property Owner	6333 W. Burleigh St.
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Request to continue occupying the premises as a 24 hour day care center for 148 children per shift infant to 12 years of age, operating Monday - Friday (new operator)

36	12th	31017 Special Use	Horner Sod Farms LLP; Property Owner	646 S. 2nd St.
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Request to construct an addition to the Board approved ground transportation facility

37	12th	31019 Special Use	Michael Solano; Property Owner	2266 S. 13th St.
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Request to continue occupying the premises as a bank with a drive-through facility

38	12th	31051 Special Use	Khaldoun Oreidat; Lessee	111 E. Mineral St.
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Request to occupy the premises as a motor vehicle sales and repair facility

39	12th	31060 Special Use	Nara Colton; Property Owner	1436 W. Mitchell St.
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Request to increase the number of children from 50 to 68 per shift and to expand into the lower level of the Board approved 24 hour day care center operating Monday - Friday

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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	14th	30933 Use Variance/ Special Use	Global Tower Assets LLC; Lessee	427 E. Stewart St.
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Request to erect a transmission tower that exceeds a height of 85 feet and that is located in a wetland area

41	6th	30870 Special Use	Teen USA, LLC; Lessee	3872 N. Fratney St.
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Request to occupy the premises as an assembly hall

4:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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42	13th	31000 Special Use/ Dimensional Variance	Phuoc Hau Buddhist Temple of Milwaukee Limited; Property Owner	1575 W. Oklahoma Av.
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Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 15 / proposed 14)

43	13th	30941 Special Use/ Dimensional Variance	James Griffin; Property Owner	5700 S. 27th St.
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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.)

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4:30 p.m. Public Hearings

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44	14th	31059 Dimensional Variance	Robert Aring; Property Owner	2629 S. Wentworth Av.
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Request to construct a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 17 ft.)

45	14th	30984 Dimensional Variance	Housing Authority of the City Milwaukee; Property Owner	430 E. Holt Av.
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Request to construct a single-family dwelling that does not meet the minimum required front facade width (required 45.6 ft. / proposed 24 ft.)

46	15th	31010 Special Use	Always Towing & Recovery Inc.; Prospective Buyer	3700 W. Wells St.
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Request to occupy the premises as a motor vehicle repair

47	1st	31002 Use Variance/ Dimensional Variance	Gielow's Lawn & Garden Equipment; Property Owner	6643 N. Teutonia Av.
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Request to construct an addition to the existing general retail establishment that does not meet the minimum required glazing (required 30% / proposed 6%) and exceeds the maximum allowed sill height (allowed 4 ft. 6 in. / proposed 7 ft. 4 in.)

48	1st	31042 Use Variance	Daughters of the Father Christian Academy; Lessee	3718 W. Lancaster Av.
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Request to occupy the premises as a school for 150 students K4th - 8th grades, operating Monday - Friday 8:00 a.m. - 3:30 p.m

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4:30 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.

49	1st	31052 Special Use	Corey Byrd; Lessee Request to occupy the premises as an assembly hall	5235 N. Hopkins St.
50	2nd	31015 Special Use	Milton and Jane Pointer; Property Owner Request to add an outdoor storage facility to the existing nonconforming motor vehicle repair facility	6333 W. Fond Du Lac Av.
51	2nd	30753 Special Use	Earnest Bridges; Lessee Request to occupy the premises as a car wash and detailing facility	6419 W. Capitol Dr.

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.

52	4th	31054 Special Use	Ward Komorowski; Property Owner Request to occupy the premises as an indoor storage facility	433 E. Michigan St.
53	7th	31045 Special Use	Original Wild Wings; Lessee Request to occupy the premises as a fast-food/carry-out restaurant with a drive-through	4779 N. Hopkins St.
54	7th	30745 Special Use	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 .

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5:30 p.m. Public Hearings (Continued)

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55	7th	31062 Special Use	Redevelopment Authority of the City of Milwaukee; Property Owner Request to occupy the premises as a facility engaged in the processing and recycling of mined materials	2725 W. Hopkins .
56	8th	30961 Special Use	Betty Dills; Lessee 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	2842 W. Forest Home Av.
57	9th	30914 Special Use	Northpoint Ford; Lessee Request to continue occupying the premises as a motor vehicle sales facility	7800 N. 76th St.
58	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.
59	10th	31003 Special Use	Steve and Rhonda Armon-Bent; Lessee Request to occupy the premises as a social service facility	3975 N. 68th St.

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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.

60	10th	30901 Dimensional Variance	Alan Koenig; Property Owner Request to allow a parking within the front yard of the premises	411 S. 65th St.
61	12th	30963 Special Use	Ernesto Villavieal; Property Owner Request to occupy the premises as a parking lot	1301 W. Forest Home 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.

62	12th	31029 Other	Filiberto Ruiz; Property Owner Request to modify condition #10 of case #30417 stating that "that no cars are parked on Orchard St. and the door that faces Orchard St. is closed"	1438 S. 6th St.
63	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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6:30 p.m. Public Hearings (Continued)

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64	12th	31040 Special Use	Invision Cycle ; Lessee	536 S. 5th St.
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Request to occupy the premises as a motor vehicle repair facility (motorcycle repair)

65	12th	31065 Special Use/ Dimensional Variance	La Causa ; Property Owner	522 W. Walker St.
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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

66	12th	30918 Dimensional Variance	Miller Compressing Company; Property Owner	900 S. Water St.
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Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles over the maximum allowed height (allowed 8 ft. / proposed 25 ft.) and without the minimum required landscaping and screening

7:15 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.

67	4th	30977 Use Variance	Kashmir Multani; Lessee	1530 W. State St.
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Request to determine whether the motor vehicle filling station is a legal nonconforming use

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7:45 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.

68	5th	30813 Special Use	Alicia Bell; Property Owner Request to occupy the premises as a group home for 6 occupants	7630 W. Center St.
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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.