

AGENDA

June 16, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 16, 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/dismissal 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 | 4th | 30858 Use Variance <i>Dismissal</i> | Amanda Schlicher Lessee Request to occupy the premises as a photography studio | 2123 W. Michigan St. |
| 2 | 7th | 30852 Special Use <i>Dismissal</i> | Satonia McElroy Lessee Request to occupy the premises as a day care center for 25 children per shift infant to 4 years of age, operating 6:00 a.m. - midnight Monday - Friday and 6:00 a.m. - 6:00 p.m. Saturday - Sunday | 4917 W. Fond Du Lac Av. |
| 3 | 9th | 30556 Special Use <i>Dismissal</i> | Steve Patrick Property Owner Request to occupy the premises as an outdoor salvage operation and outdoor storage facility and to allow filling or grading of land that exceeds the elevation of the existing finished grade | 11529 W. County Line Rd. |

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

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| 4 | 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. |
| 5 | 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. |
| 6 | 10th | 30650 Special Use <i>Dismissal</i> | Clifford Johnson Lessee Request to occupy the premises as a car wash | 5616 W. Lisbon Av. |
| 7 | 15th | 31118 Extension of Time <i>Approval</i> | Wisconsin Lutheran College Prospective Buyer Request for an extension of time to comply with the conditions of case #30536 | 4243 W. North Av. |

2:00 p.m. Consent Agenda

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| 8 | 14th | 31082 Dimensional Variance | Robert Weier Revocable Trust Property Owner Request to raze and rebuild a garage that does not meet the minimum required side street setback (required 20 ft. / proposed 8 ft.) | 3155 S. Delaware Av. |
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| 9 | 14th | 31117 Special Use | Leonardo Martinez Property Owner | 2701 S. Chase Av. |
| | | | Request to occupy a portion of the premises as a social service facility | |
| 10 | 14th | 31119 Special Use | Jose Hernandez Lessee | 3170 S. 13th St. |
| | | | Request to continue occupying the premises as a motor vehicle sales and repair facility | |
| 11 | 14th | 31122 Use Variance | John McAdams Property Owner | 2995 S. Howell Av. |
| | | | Request to continue occupying the premises as a business service facility (printing company) | |
| 12 | 15th | 31107 Special Use | Don Lewis Property Owner | 2451 W. Fond Du Lac Av. |
| | | | Request to occupy the premises as a community center | |
| 13 | 15th | 31108 Special Use | Leonid Khodos Property Owner | 2661 N. 30th St. |
| | | | Request to occupy the premises as an outdoor salvage operation (to be operated in conjunction with the salvage facility at 3015 W. Center St.) | |
| 14 | 15th | 31109 Special Use | Leonid Khodos Property Owner | 3015 W. Center St. |
| | | | Request to occupy the premises as an outdoor salvage operation (to be operated in conjunction with the salvage facility at 2661 N. 30th St.) | |

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| 15 | 15th | 31098 Dimensional Variance | Michelle Lenski, Facilities Planning Analyst Property Owner | 2029 N. 20th St. |
| | | | Request to erect two wall signs on the existing building | |
| 16 | 1st | 31079 Use Variance /Special Use | Jabez C.O.G.I.C. Property Owner | 4001 W. Mill Rd. |
| | | | Request to continue occupying the premises as a religious assembly hall and social service facility | |
| 17 | 1st | 31131 Special Use | Cheryl Mayes Lessee | 6067 N. Teutonia Av. |
| | | | Request to continue occupying the premises as a religious assembly hall | |
| 18 | 1st | 31133 Special Use | John Bell Property Owner | 5660 N. Teutonia Av. |
| | | | Request to occupy the premises as an adult day care center operating Monday - Friday 8:00 a.m. - 5:00 p.m | |
| 19 | 2nd | 31124 Dimensional Variance | Maddie Turner, Jr. Property Owner | 4303 N. 64th St. |
| | | | Request to construct a wheelchair ramp that does not meet the minimum required front and side street setback | |

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| 20 | 4th | 31093 Special Use | Robert Pyles Property Owner | 2455 W. Wisconsin Av. |
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Request to reconfigure the drive-through lanes of the Board approved fast-food / carry-out restaurant

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| 21 | 5th | 31078 Special Use | The Children's Place Learning Center Inc. Lessee | 3401 N. 76th St. |
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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 11:00 p.m

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| 22 | 5th | 31115 Special Use | SDC Social Development Commission Lessee | 7803 W. Capitol Dr. |
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Request to continue occupying the premises as a day care center for 170 children 3 to 5 years of age, operating Monday - Friday 7:30 a.m. - 5:00 p.m

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| 23 | 5th | 31116 Special Use | Arturo Salgado Lessee | 10000 W. Capitol Dr. |
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility

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| 24 | 6th | 31035 Special Use | Mohammed Mazharuddin and Idiljeet S. Khahra Lessee | 3105 N. Holton St. |
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Request to continue occupying the premises as a motor vehicle filling station

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| 25 | 6th | 31101 Special Use | Earnest Willis, Sr. Lessee | 3414 N. Port Washington Av. |
| | | | Request to increase the number of children from 45 to 80 per shift and to increase the days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a 24 hour day care center for children infant to 12 years of age | |
| 26 | 7th | 31086 Special Use | Tamara Collins Lessee | 4235 W. Fond Du Lac Av. |
| | | | Request to continue occupying the premises as a day care center for 14 children per shift infant to 12 years of age, operating Monday - Sunday 7:00 a.m. - midnight | |
| 27 | 8th | 31087 Special Use | Friedens Community Ministries Inc. Lessee | 1615 S. 22nd St. |
| | | | Request to occupy a portion of the premises as a social service facility | |
| 28 | 8th | 31088 Special Use | David Syrrakos, Sr. Lessee | 2617 S. 31st St. |
| | | | Request to continue occupying the premises as a motor vehicle repair facility | |
| 29 | 8th | 31100 Special Use | Wadood Ahmad Property Owner | 2931 W. Lincoln Av. |
| | | | Request to continue occupying the premises as a motor vehicle filling station | |

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| 30 | 8th | 31106 Dimensional Variance | St. Rafael School Property Owner | 2259 S. 31st St. |
| | | | Request to allow an air conditioning unit that does not meet the required front setback (required 50 ft. / proposed 35 ft.) | |
| 31 | 8th | 31121 Dimensional Variance | Josue Torres Property Owner | 3203 W. Mitchell St. |
| | | | Request to divide the existing lot and to allow a new lot that does not meet the minimum required lot area (required 4800 sq.ft. / proposed 3664 sq.ft.) | |
| 32 | 8th | 31123 Dimensional Variance | Grace Evangelical Lutheran Church Property Owner | 3030 W. Oklahoma Av. |
| | | | Request to erect an automatic changeable message sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft. 7 in.) and the maximum allowed display area (allowed 8.5 sq.ft. / proposed 20.4 sq.ft.) | |
| 33 | 9th | 31114 Use Variance | Gail Tradewell; L.P.T. Properties, LLC Property Owner | 9400 N. 124th St. |
| | | | Request to continue occupying the premises as a material reclamation facility | |
| 34 | 12th | 31113 Special Use | La Causa Inc. Property Owner | 1643 S. 2nd St. |
| | | | Request to increase the number of students from 640 to 850 for a Board approved school for students K4 - 8th grades, operating Monday - Friday 7:00 a.m. - 7:30 p.m | |

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| 35 | 12th | 31060 Special Use | Nara Colton Property Owner | 1436 W. Mitchell St. |
| Request to increase the number of children from 50 to 68 per shift and to expand into the lower level of the Board approved day care center operating Monday - Friday 5:30 a.m. - midnight | | | | |

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| 36 | 12th | 31096 Special Use | Miguel Negrón Prospective Buyer | 1573 W. Becher St. |
| Request to occupy the premises as a religious assembly hall | | | | |

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| 37 | 13th | 31071 Special Use | Cornerstone Pavers, LLC Lessee | 1121 W. Grange Av. |
| Request to occupy the premises as a temporary concrete/batch plant (concrete production for General Mitchell Airport project) | | | | |

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| 38 | 13th | 31104 Special Use | Lucky Petroleum LLC Property Owner | 110 E. Layton Av. |
| Request to occupy a portion of the premises as a fast-food / carry-out restaurant | | | | |

2:00 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.

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| 39 | 4th | 30977 Use Variance | Kashmir Multani Lessee | 1530 W. State St. |
| Request to determine whether the motor vehicle filling station is a legal nonconforming use | | | | |

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2:00 p.m. Administrative Review (Continued)

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| 40 | 5th | 30813 Special Use | Alicia Bell Property Owner | 7630 W. Center St. |
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Request to occupy the premises as a group home for 6 occupants

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| 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

2:30 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.

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| 42 | 14th | 31084 Use Variance | Ana L. Gerlach Property Owner | 3248 S. New York Av. |
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Request to occupy the premises as a personal service facility (esthetician's office)

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| 43 | 14th | 31120 Dimensional Variance | Dennis Blohowiak Property Owner | 2727 S. Greeley St. |
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Request to construct an addition to the existing garage that exceeds the maximum allowed lot coverage (allowed 540 sq.ft./ proposed 616 sq.ft.)

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| 44 | 15th | 31076 Special Use | LaToya Jones Lessee | 2247 N. 31st St. |
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Request to occupy the premises as a day care center for 16 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight

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| 45 | 15th | 31094 Special Use/ Dimensional Variance | Auto Parts & Service Inc. Lessee Request to occupy a portion of the premises as an outdoor storage facility without the required landscaping and screening | 1829 W. North Av. |
| 46 | 15th | 31095 Special Use | Paris Crossley Property Owner Request to occupy the premises as a personal service facility | 2776 N. 17th St. |
| 47 | 15th | 30944 Use Variance/ Dimensional Variance | Sandhar Corporation Lessee Request to continue occupying the premises as a motor vehicle filling station with signage that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 40 sq.ft.) | 2175 N. 35th St. |
| 48 | 1st | 31002 Use Variance/ Dimensional Variance | Gielow's Lawn & Garden Equipment Property Owner 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.) | 6643 N. Teutonia Av. |
| 49 | 1st | 31052 Special Use | Corey Byrd Lessee Request to occupy the premises as an assembly hall | 5235 N. Hopkins St. |

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| 50 | 1st | 31089 Use Variance | Lighthouse Academies of Wisconsin Lessee Request to occupy the premises as a school for 435 students 9th - 12th grades, operating Monday - Friday 7:30 a.m. - 4:30 p.m | 4200 W. Douglas Ave. |
| 51 | 2nd | 31091 Special Use | Toua Thao Lessee Request to occupy the premises as a motor vehicle repair facility | 7124 W. Fond Du Lac Av. |

3:30 p.m. Public Hearings

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|----|-----|-------------------------------|--|--------------------|
| 52 | 2nd | 30996 Use Variance | Catherine Griffin Lessee 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. - 10:00 p.m | 4045 N. 47th St. |
| 53 | 2nd | 30935 Special Use | Ike's Custom Car Care Lessee Request to occupy the premises as an outdoor motor vehicle storage facility | 4730 N. 76th St. |
| 54 | 3rd | 31044 Dimensional Variance | George Mireles Lessee 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.) | 3129 N. Bremen St. |

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| 55 | 3rd | 30808 Special Use | Linda Hammer Lessee Request to occupy a portion of the premises as a car wash | 2010 E. Thomas Av. |
| 56 | 3rd | 30793 Dimensional Variance | Michael White Request to construct an addition that does not meet the minimum required side street setback (required 18 ft. / proposed 6 ft.) and the minimum rear setback (required 20 ft. / proposed 9.5 ft.) | 2134 N. Terrace Av. |
| 57 | 5th | 30803 Special Use | Creative Marketing Inc Lessee Request to occupy the premises as a general office and retail facility | 8105 W. Lisbon Av. |
| 58 | 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. |
| 59 | 6th | 31049 Dimensional Variance | David Gilewski Property Owner Request to construct a second floor deck that does not meet the required front setback (required 7.264 ft. / proposed 0 ft.) | 512 E. Glover Av. |
| 60 | 7th | 31099 Special Use | Deliverance by Faith Evangelistic Ministry Lessee Request to occupy the premises as a social service facility | 4500 W. Burleigh St. |

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| 61 | 7th | 30513 Use Variance | ATTIC Correctional Services, Inc. Lessee | 2808 N. 48 th St. |
| | | | Request to occupy the premises as a transitional living facility for 4 occupants | |

4:30 p.m. Public Hearings

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| 62 | 7th | 31105 Special Use | Gary Gorman Prospective Buyer | 3245 N. 37th St. |
| | | | Request to occupy the premises as a permitted multi-family residence with a parking lot located between the building and the street facade | |

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| 63 | 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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| 64 | 7th | 30970 Special Use | Keona Jones Property Owner | 3147 N. 24th St. |
| | | | Request to occupy the premises as a group home for 8 occupants | |

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| 65 | 7th | 30673 Special Use | Clay Stephens and Melvin Grafton Lessee | 5320 W. Hampton Av. |
| | | | Request to occupy the premises as a motor vehicle sales, repair and body shop facility with outdoor motor vehicle storage | |

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| 66 | 10th | 31112 Special Use | Brenda Lockett Property Owner Request to occupy a portion of the premises as an assembly hall | 5202 W. Lisbon Av. |
| 67 | 10th | 31069 Dimensional Variance | Petit National Ice Center Property Owner Request to erect an off-premise sign that exceeds the allowed distance between freeway signs | 450 S. 84th St. |
| 68 | 11th | 30964 Use Variance | Leeds Place LLC Property Owner Request to occupy the premises as a material reclamation facility | 3430 W. Leeds Pl. |
| 69 | 12th | 31068 Special Use | Melvin Torres Lessee Request to occupy the premises as a motor vehicle repair and car wash facility | 521 W. Mineral St. |
| 70 | 12th | 31075 Special Use/ Use Variance | Randy Melchert and Anna Horneck Lessee Request to occupy a portion of the premises as a school for 120 students K4 - 12th grade and a day care center for 48 children per shift 2 - 4 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m | 633 S. 12th St. |

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| 71 | 12th | 31085 Special Use | Byron Gudiel Property Owner Request to occupy the premises as a general retail establishment | 2200 S. 12th 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.