

## AGENDA

**September 22, 2011**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 22, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	8th	31126 Special Use <i>Dismissal</i>	Layton Boulevard West Neighbors Lessee  Request to occupy a portion of the premises as a community center	3430 W. National Av.
2	8th	30830 Special Use <i>Dismissal</i>	Sarah Edwards Lessee  Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age operating Monday - Sunday 6:00 a.m. - midnight	2169 S. 31st St.
3	8th	30831 Special Use <i>Dismissal</i>	Sarah Edwards Lessee  Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2001 S. 28th St.
4	12th	30866 Special Use <i>Dismissal</i>	Mill Valley Recycling Property Owner  Request to occupy the premises as an outdoor salvage operation	225 E. Mineral St.

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**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.*

5	2nd	31260 Special Use	Roberson Family Day Care Property Owner	6260 N. 76th St.
			Request to increase the hours of operation from 5:00 a.m. - midnight to 24 hours for the Board approved day care center for 191 children per shift infant to 12 years of age, operating Monday - Friday	
6	2nd	31289 Special Use	Arthur Zakhariants Lessee	5839 N. 94th St.
			Request to continue occupying the premises as an assembly hall	
7	2nd	31298 Special Use	Olufunmilayo Abioye Property Owner	10050 W. Appleton Av.
			Request to continue occupying the premises as a 24 hr. day care center operating Sunday - Saturday and an elementary/secondary school operating from 7:00 a.m. - 3:30 p.m Monday - Friday for 50 children per shift infant to 12 years of age	
8	2nd	31305 Special Use	Sandra Chapman Lessee	5555 W. Capitol Dr.
			Request to occupy a portion of 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. - 6:00 p.m. and Saturday 8:00 a.m. - 2:00 p.m	
9	3rd	31216 Special Use	WE5, LLC Lessee	1200 N. Van Buren St.
			Request to occupy the premises as a fast-food / carry-out restaurant	

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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10	4th	31267 Special Use	Valerie Benton Lessee	275 W. Wisconsin Av. BL800
			Request to occupy a portion of the premises as a specialty school (after-school and weekend program for youth)	
11	4th	31218 Special Use	Lance Lichter Property Owner	316 W. State St.
			Request to continue occupying the premises as a parking lot	
12	4th	31236 Special Use	Community Advocates Inc. Lessee	626 W. Wisconsin Av.
			Request to continue occupying the premises as a parking lot	
13	4th	31246 Special Use	Lara Day Care Center LLC Lessee	2639 W. Clybourn St.
			Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 6:00 p.m	
14	4th	31269 Special Use	DeVry, Inc. Lessee	411 E. Wisconsin Av.
			Request to continue occupying a portion of the premises as a college with a sign that is not attached to a flat, opaque wall surface	
15	4th	31278 Special Use	Faheem Ansari Property Owner	800 N. 35th St.
			Request to continue occupying the premises as a fast-food / carry-out restaurant	

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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16	4th	31306 Special Use/ Dimensional Variance	Redevelopment Authority of the City of Milwaukee Property Owner	401 W. Wisconsin Av.
			Request to occupy the premises as a parking lot does not meet the minimum landscape requirements	
17	5th	31241 Special Use	Nigerian Community in Milwaukee, Inc. Property Owner	8028 W. Appleton Av.
			Request to continue occupying the premises as a community center	
18	5th	31296 Special Use	Pytlik Enterprises LLC dba: Cousins Subs Lessee	11401 W. Silver Spring Dr.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
19	6th	31270 Special Use	James Hopson Lessee	323 E. Garfield Av.
			Request to occupy the premises as a day care center for 27 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	
20	6th	31299 Special Use	Goodwill Industries of Southeastern Wisconsin, Inc Lessee	3903 N. Richards St.
			Request to continue occupying the premises as a social service facility	
21	7th	31225 Special Use	Cynthia Johnson Property Owner	4821 W. Burleigh St.
			Request to continue occupying a portion of the premises as a group home for 8 occupants	

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22	7th	31231 Special Use	United Milwaukee Scrap LLC Lessee  Request to continue occupying the premises as a material reclamation facility	3033 W. Burleigh St.
23	7th	31240 Special Use	Rosalind Thomas Lessee  Request to continue occupying the premises as a day care center for 25 children per shift infant to 12 years of age, operation Monday - Saturday 6:00 a.m. - midnight	4006 W. Burleigh St.
24	8th	31288 Special Use	Jose and Roberto's Tire Shop Lessee  Request to occupy the premises as a motor vehicle repair facility	2934 W. Burnham St.
25	8th	31220 Special Use	John Dobron Property Owner  Request to continue occupying the premises as a rooming house for 7 occupants	729 S. 21st St.
26	9th	31193 Special Use	Terence Williams Lessee  Request to occupy a portion of the premises as a fast-food / carry-out restaurant	10505 W. Brown Deer Rd.
27	9th	31219 Special Use	Eula Jones Property Owner  Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	5200 N. 51st Bl.

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

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28	9th	31238 Special Use	Kalim Beg Property Owner	9026 W. Brown Deer Rd.
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Request to continue occupying the premises as a motor vehicle filling station

29	9th	31251 Special Use	Gladys LLC Property Owner	8920 W. Brown Deer Rd.
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Request to erect an additional structure on the site of the Board approved motor vehicle repair and outdoor storage facility

30	9th	31265 Special Use	Precious Minds & Memories Childcare LLC Property Owner	5714 W. Florist Av.
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Request to continue occupying the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight

31	9th	31303 Special Use	Hearts & Minds Childcare, LLC Lessee	8940 N. 85th St.
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Request to add a day care center for 50 children per shift 5 to 12 years of age, operating Monday - Friday 4:00 p.m. - 9:00 p.m. (September - June), 7:00 a.m. - 7:00 p.m. (July - August) and Saturday 9:00 a.m. - 5:00 p.m. (January - December) to the Board approved school

32	10th	31244 Special Use	Kalim Beg Property Owner	7311 W. Capitol Dr.
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Request to continue occupying the premises as a motor vehicle filling station and car wash

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33	10th	31252 Special Use	LaSandra Walton Lessee	7261 W. Appleton Av.
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Request to continue occupying the premises as a day care center for 62 children per shift infant to 12 years of age, operating Sunday - Saturday 6:00 a.m. to midnight (this is a new operator)

34	10th	31280 Dimensional Variance	New World Solutions Lessee	5402 W. State St.
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Request to occupy the premises as a permitted contactor's yard and outdoor storage facility without the required landscaping and screening

35	10th	31290 Special Use	Outreach Child Care LLC Lessee	5310 W. North Av.
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Request to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight for a Board approved day care center for 200 children infant to 12 years of age, operating Monday - Friday

36	10th	31294 Special Use	Jerome Riley Sr. Lessee	5616 W. Lisbon Av.
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Request to occupy the premises as a hand car wash

37	12th	31136 Special Use/ Dimensional Variance	Eder Mendez Lessee	2016 W. National Av.
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Request to continue occupying the premises as a motor vehicle repair facility and body shop with a sign that exceeds the maximum allowed area (allowed 39 sq.ft./proposed 64 sq.ft.)

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38	12th	31221 Special Use	Mariana Maciel Lessee  Request to occupy a portion of the premises as a specialty / personal instruction school (vocational training)	1125 W. National Av.
39	12th	31233 Special Use	Mark Gray Lessee  Request to occupy a portion of the premises as a general office facility	420 S. 1st St.
40	12th	31258 Special Use	Ramon Basurto-Tejeda Prospective Buyer  Request to continue occupying the premises as an assembly hall	1984 S. 16th St.
41	12th	31276 Special Use	Jacob Mashiach Property Owner  Request to continue occupying the premises as a rooming house for 52 occupants	1513 W. National Av.
42	12th	31282 Special Use	PENSEC, Inc. Lessee  Request to continue occupying the premises as a fast-food / carry-out restaurant	1575 W. Washington St.
43	12th	31284 Special Use	PENSEC, Inc. Lessee  Request to continue occupying the premises as a fast-food / carry-out restaurant	1931 S. 14th St.

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44	12th	31287 Special Use	Journey House Inc. Property Owner  Request to continue occupying the premises as a social service facility	1900 W. Washington St.
45	12th	31292 Special Use/ Dimensional Variance	University of Wisconsin Board of Regents Property Owner  Request to construct a building that exceeds the maximum allowed height (allowed 60 ft. / proposed 70 ft.) and to occupy the premises as a college	600 E. Greenfield Av.
46	13th	31234 Special Use	Jeffrey Steren Lessee  Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through	5890 S. 27th St.
47	13th	31235 Special Use/ Dimensional Variance	McDonald's Real Estate Company Property Owner  Request to reconfigure the drive-through lanes of the existing Board approved fast-food / carry-out restaurant and to erect signs on the west and south facade that exceeds the maximum allowed number of signs per facade (allowed 1 / proposed 2), the allowed number of freestanding signs (allowed 1 / proposed 7) and a menu board that exceeds the maximum allowed area (allowed 30 sq.ft. / proposed 44 sq.ft.)	6262 S. 13th St.
48	13th	31237 Special Use	Wilbur Ave. Property LLC Property Owner  Request to continue occupying the premises as a general retail establishment	107 W. Wilbur Av.

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49	13th	31256 Special Use	Ziad Omar Lessee	5042 S. 27th St.
			Request to occupy the premises as a car wash facility	
50	13th	31262 Special Use	Midwest Car Corporation Property Owner	5934 S. Howell Av.
			Request to expand the parking area and to continue occupying the premises as a motor vehicle rental facility	
51	13th	31275 Special Use	N & N Real Estate LLC Property Owner	5900 S. 27th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
52	14th	31223 Special Use	Mohammed Bhimani Property Owner	1127 E. Oklahoma Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
53	14th	31226 Special Use	Mohammed Bhimani Property Owner	1200 E. Howard Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
54	15th	31242 Special Use	Gayla Jenkins Property Owner	1801 W. North Av.
			Request to continue occupying the premises as a rooming house for 10 occupants	

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55	15th	31266 Special Use	Godfather LLC dba Godfather Electronics & Wheels Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility (installation of tires and sound equipment)	1400 W. North Av.
56	15th	31281 Special Use	Angela Mancuso Lessee  Request to occupy a portion of the premises as a social service facility	3732 W. Wisconsin Av.
57	1st	31250 Special Use	Laquetta Clippis Lessee  Request to occupy a portion of 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)	5226 W. Hampton Av.
58	1st	31254 Special Use	McDonald's Corporation Property Owner  Request to remodel the existing Board approved fast-food / carry-out restaurant	2700 W. Capitol Dr.
59	1st	31263 Use Variance	Southeastern Youth & Family Services, Inc. Property Owner  Request to continue occupying the premises as a school for 100 students 6th - 8th grades	4050 N. 34th St.
60	1st	31291 Special Use	Growing Minds Child Development Center Lessee  Request to increase the days and hours of operation from Monday - Friday 6:00 a.m - 6:00 p.m. to Sunday - Saturday 5:00 a.m. - midnight for a Board approved day care center for 82 children per shift infant to 12 years of age	2812 W. Fairmount Av.

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

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61	1st	31308 Special Use	Synovia Youngblood Lessee	6123 N. Teutonia Av.
Request to continue occupying the premises as an elementary school for 50 students K4 - 1st grades, operating Monday - Friday 7:30 a.m. - 3:30 p.m				

62	1st	31313 Special Use	Synovia Youngblood Lessee	6125 N. Teutonia Av.
Request to continue occupying the premises as an elementary school for 80 students K4 - 1st grades, operating Monday - Friday 7:30 a.m. - 3:30 p.m				

**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.

63	2nd	31187 Special Use	Bright Beginnings Children Center Lessee	4248 N. 76th St.
Request to increase the days of operation from Monday - Saturday to Monday - Sunday for a Board approved 24 hour day care center for 81 children per shift infant to 12 years of age				

64	3rd	31300 Dimensional Variance	South Shore Park Properties LLC Property Owner	2803 E. Belleview Pl.
Request to allow an accessory use parking lot that does not meet the landscape requirements along the street frontage and interior lot lines				

65	3rd	31302 Dimensional Variance	River Park Properties, LLC Property Owner	2813 E. Belleview Pl.
Request to allow an accessory use parking lot that does not meet the landscape requirements along the interior lot lines				

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**2:15 p.m. Public Hearings (Continued)**

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66	3rd	31355 Special Use Rehearing	Clear Channel Outdoor  Request to replace the existing sign with a digital changeable message sign (rehearing of case #29759)	2017 E. North Ave.
67	6th	31229 Special Use	Calvary's Christian Academy Lessee  Request to occupy the premises as a school for 150 students K4 - 8th grades	510 E. Burleigh St.
68	6th	31293 Special Use	Adulthood's Path II, LLC Property Owner  Request to increase the number of occupants from 5 to 8 and to continue occupying the premises as a group home	3442 N. 14th St.
69	8th	31230 Special Use	Jared Bell Lessee  Request to occupy a portion of the premises as a motor vehicle sales facility	1595 S. 38th St.
70	8th	31297 Special Use	R & A Enterprise, Inc. Lessee  Request to occupy the premises as an assembly hall	3419 W. Forest Home Av.
71	8th	31129 Special Use	REO Motors, Inc. Lessee  Request to occupy the premises as a motor vehicle repair facility	2738 S. 29th St.

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**2:15 p.m. Public Hearings (Continued)**

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72	8th	31100 Special Use	Wadood Ahmad Property Owner	2931 W. Lincoln Av.
			Request to continue occupying the premises as a motor vehicle filling station	

**3:15 p.m. Public Hearings**

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73	9th	31261 Use Variance	Juana and Jesus Contreras Property Owner	6603 N. 56th St.
			Request to occupy a portion of the premises as a contactor's yard and an outdoor storage facility	

74	10th	31206 Special Use	Reid's Childcare Academy Inc. Property Owner	5836 W. Appleton Av.
			Request to continue occupying the residential dwelling as a 24 hour day care center for 8 children per shift 4 weeks to 1 year of age, operating Monday - Sunday and to continue occupying the commercial building as a 24 hour day care center for 95 children per shift infant to 12 years of age, operating Monday - Sunday	

75	10th	31112 Special Use	Brenda Lockett Property Owner	5202 W. Lisbon Av.
			Request to occupy a portion of the premises as an assembly hall	

76	10th	31069 Dimensional Variance	Pettit National Ice Center Property Owner	450 S. 84th St.
			Request to erect an off-premise sign that exceeds the allowed distance between freeway signs	

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<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
77	12th	31232 Special Use	Miguel Herrera Prospective Buyer  Request to occupy the premises a motor vehicle repair and outdoor storage facility	1711 W. Pierce St.
78	12th	31264 Special Use	SRN Real Estate, LLP Property Owner  Request to occupy the premises as a parking lot	1535 W. Becher St.
79	12th	31285 Use Variance	Yamira Govani Lessee  Request to occupy a portion of the premises as a 24 hour day care center for 68 children per shift infant to 12 years of age, operating Monday - Sunday	1125 W. National Av.
80	12th	31304 Dimensional Variance	Next Act Theatre, Inc. Lessee  Request to erect a sign that exceeds the maximum allowed area (allowed 64 sq.ft. / proposed 497 sq.ft.)	255 S. Water St.
81	12th	31271 Use Variance (3)/ Dimensional Variance (3)	La Causa Inc. Property Owner  Request to occupy the premises as an outdoor recreation facility with a fence that exceeds the maximum allowed height (to be operated in conjunction with the adjacent properties at 234 & 238 W. Mitchell St.)	228 W. Mitchell St. 234 W. Mitchell St. 238 W. Mitchell St.
82	12th	31169 Special Use	Darin & Dimity Grabowski Prospective Buyer  Request to occupy the premises as a second-hand sales facility	1017 W. Historic Mitchell St.

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**4:15 p.m. Public Hearings**

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83	13th	31168 Special Use	LKQ Great Lakes Corp. Lessee  Request to raze nine existing structures and remodel two existing structures and to continue occupying the premises as a motor vehicle sales and outdoor salvage facility (operated in conjunction with 950 W. College Av.)	6102 S. 13th St.
84	13th	31249 Special Use	LKQ Great Lakes Corp. Lessee  Request to continue occupying the premises as an outdoor salvage operation (operated in conjunction with 6102 S. 13th St.)	950 W. College Av.
85	13th	31191 Special Use	David Doern Prospective Buyer  Request to occupy the premises as an outdoor storage facility	1125 W. Waterford Av.
86	14th	31149 Special Use	Eric Lewis Lessee  Request to occupy a portion of the premises as an assembly hall	2534 S. Kinnickinnic Av.
87	14th	31194 Use Variance	Council for the Spanish Speaking Inc. Lessee  Request to occupy the premises as a day care center for 104 children per shift infant to 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	2745 S. 13th St. 1
88	14th	31272 Dimensional Variance	PJR Properties LLC Property Owner  Request to erect a wall sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 301 sq.ft.)	123 W. Oklahoma Av.

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**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.

89	14th	31283 Special Use	William Cole Lessee  Request to occupy the premises as a tavern	2685 S. 9th Pl.
90	14th	31183 Dimensional Variance	Amber Nichole Slack Property Owner  Request to construct a garage in the front yard of the premises	341 E. Rosedale Av.
91	15th	31286 Special Use	Young Achiever Learning Center Lessee  Request to occupy 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. - midnight	1218 W. Walnut St.
92	1st	31192 Special Use	Choua Her Property Owner  Request to increase the number of children from 54 to 82 per shift and to expand the Board approved day care center operating Monday - Saturday 6:00 a.m. - 10:30 p.m. to the lower level of the premises	6900 N. 43rd St.
93	1st	31277 Use Variance	O'Byrne Group LLC Property Owner  Request to occupy the premises as a laundromat	5250 N. Sherman Bl.

Board of Zoning Appeals, Hearing on Thursday, September 22, 2011

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

94	14th	31151 Special Use	Latasha Hines Lessee  Request to occupy the premises as an adult day care center	206 E. Lincoln Av.
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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.