

AGENDA

May 17, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 17, 2012**, 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 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	12th	31504 Special Use <i>Dismissal</i>	Javier Rivera, Lessee Request to occupy the premises as a religious assembly hall	1651 S. 11th St.
2	2nd	28761 Special Use <i>Dismissal</i>	International Electronic Service, LLC, Lessee Request to occupy the premises as a second hand sales facility (operating for the repair and sale of used T.V.'s)	6432 W. Silver Spring Dr.
3	2nd	31418 Special Use <i>Dismissal</i>	Signature Auto Sales, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	6502 W. Fond Du Lac Av.
4	4th	31593 Special Use <i>Dismissal</i>	Sam Corrao, Property Owner Request to occupy the premises as a rooming house for 9 occupants	1914 W. Kilbourn Av.

Board of Zoning Appeals, Hearing on Thursday, May 17, 2012

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<u>4:00 p.m. Consent Agenda</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<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>				
5	13th	31753 Special Use	230 West Boden Street, LLC, Property Owner Request to construct an addition to the existing building and occupy the premises as a truck freight terminal	230 W. Boden St.
6	13th	31688 Special Use	A.O.C. Investment Group, LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	5801 S. 27th St.
7	13th	31720 Special Use	Priya Corporation, Property Owner Request to continue occupying the premises as a motor vehicle filling station	1235 W. Layton Av.
8	14th	31705 Special Use	William Frickensmith, Lessee Request to occupy a portion of the premises as a second-hand sales facility	2653 S. Kinnickinnic Av.
9	15th	31731 Special Use	Holy Hill C.O.G.I.C., Other Request to continue occupying the premises as a religious assembly hall	2823 W. Fond Du Lac Av.
10	1st	31653 Special Use	Sean K Tatum, Lessee Request to occupy a portion of the premises as a second-hand sales facility	6035 N. Teutonia Av.

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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. Consent Agenda (Continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
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<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>				
11	1st	31694 Special Use	Jacqueline Williams, Lessee Request to continue occupying a portion the premises as a day care center for 18 children per shift 2 years to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	4369 N. Teutonia Av.
12	1st	31695 Special Use	Jacqueline Williams, Lessee Request to continue occupying a portion of the premises as a day care center for 5 children per shift 2 years to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m	4371 N. Teutonia Av.
13	1st	31716 Special Use	Jacqueline Williams, Lessee Request to continue occupying the premises as a day care center (reception area for the proposed centers at 4369 and 4371 N. Teutonia Av.)	4373 A N. Teutonia Av.
14	1st	31739 Special Use	Dasada Property Management LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	7537 N. Teutonia Av.
15	2nd	31719 Special Use	Micmar Properties, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	7405 W. Villard Av.
16	2nd	31692 Special Use	Hane Xayboury, Lessee Request to add a motor vehicle repair facility to the existing Board approved body shop (this is a new operator)	6027 W. Villard Av. A

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

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<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<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>				
17	3rd	31726 Special Use	Shana Mill, Lessee Request to continue occupying the premises as an assembly hall	933 E. Center St.
18	3rd	31729 Special Use	Frank Fix, Lessee Request to continue occupying the premises as a motor vehicle repair and sales facility	631 E. Center St.
19	3rd	31734 Special Use	Francine Feinberg Meta House, Inc., Lessee Request to continue occupying the premises as a social service facility	2625 N. Weil St.
20	3rd	31747 Special Use/ Dimensional Variance	Frank Fix, Lessee Request to occupy the premises as a parking lot that is without the minimum required landscaping (to be used in conjunction with the motor vehicle repair facility located at 631 E. Center St.)	2678 N. Booth St.
21	4th	31775 Special Use	Marshall & Wells, LLC, Property Owner Request to continue occupying the premises as a parking lot	807 N. Marshall St.

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<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>				
<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>				
22	5th	31713 Special Use	U-Haul Real Estate, Property Owner	7677 W. Appleton Av.
			Request to continue occupying the premises as a motor vehicle sales and rental facility and an indoor storage facility (rental facility with mini warehouses)	
23	5th	31736 Special Use	Steven Tenley, Lessee	9208 W. Capitol Dr.
			Request to continue occupying the premises as a motor vehicle filling station	
24	7th	31725 Special Use	Wisconsin Community Services Inc., Property Owner	2930 N. 25th St.
			Request to continue occupying the premises as a community living arrangement for 40 occupants	
25	7th	31749 Special Use	LaQuanda Gray, Property Owner	2434 W. Hadley St.
			Request to continue occupying the premises as a 24 hour day care center for 30 children infant to 12 years of age, operating Monday - Sunday	
26	8th	31721 Special Use	Anita Bates, Lessee	2201 S. 20th St.
			Request to continue occupying 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	
27	8th	31738 Special Use	Milwaukee Fence Inc., Property Owner	1630 S. 38th St.
			Request to continue occupying the premises as a contractor's yard	

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4:00 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.

28	9th	31730 Special Use	Mt. Zion Assembly of the Apostolic Faith, Inc. Property Owner	7132 W. Good Hope Rd.
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Request to continue occupying the premises as a school for 450 children K4 - 12th grade, operating Monday - Friday 7:30 a.m. - 3:00 p.m. and as a day care center for 150 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6 p.m

29	10th	31681 Special Use	Harcharan Gill, Property Owner	7321 W. Burleigh St.
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Request to continue occupying the premises as a parking lot

30	10th	31685 Special Use	Amjad Choudhary, Property Owner	5706 W. Blue Mound Rd.
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Request to continue occupying the premises as a motor vehicle filling station

31	10th	31728 Special Use	Tracy Glass, Property Owner	4716 W. Vliet St.
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Request to continue occupying the premises as a day care center for 25 children per shift infant to 35 months of age, operating Monday - Sunday 6:00 a.m. - 8 p.m (this is a new operator)

4:00 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.

32	12th	31672 Special Use/ Dimensional Variance	Jesus Nunez, Lessee	1116 W. Windlake Av.
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Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (required 17/proposed 0)

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<u>4:00 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.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
33	12th	31697 Special Use	Hussein Govani, Property Owner Request to construct a bank with a drive-through facility	1574 W. National Av.
34	12th	31698 Special Use	Hussein Govani, Property Owner Request to occupy the premises as a parking lot (used in conjunction with the bank at 1574 W. National Av.)	1554 W. National Av.
35	12th	31702 Dimensional Variance	Milwaukee Marine Company, Property Owner Request to erect an off-premise sign that exceeds the maximum allowed square footage (allowed 300 sq. ft. / proposed 1200 sq. ft.) that is located within 500 ft. of another sign	1933 S. 1st St.
36	12th	31723 Appeal of an Order	Ziad Snobar Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a cash for gold facility	905 S. Cesar E Chavez Dr.
37	12th	31741 Use Variance	F & P Properties, Lessee Request to occupy the premises as a contractor's yard	1663 S. Muskego Av.
38	13th	31501 Special Use	Nargis Anis, Property Owner Request to continue occupying the premises as a motor vehicle filling station	4709 S. Howell Av.

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4:00 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.

39	13th	31724 Dimensional Variance	Yousuf Hirani, Lessee	151 W. Layton Av.
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Request to erect an awning sign that exceeds the allowable number of signs along the north facade (allowed 1 / proposed 5) and a freestanding sign over the maximum allowed display area (required 50 sq.ft./ proposed 94 sq.ft.)

40	14th	31703 Use Variance	Brew Haus LLC, Property Owner	2029 S. 1st St.
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Request to continue to allow a temporary banner sign attached to a fence

41	14th	31704 Dimensional Variance	Brew Haus LLC, Property Owner	2067 S. 1st St.
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Request to erect an off-premise wall sign that is within the required distance between signs (required 200 ft. / proposed 0 ft.), without the minimum required setback (required 10 ft. / proposed 0 ft.), and does not meet the required height of a sign located near the public right-of-way (required 10 ft. / proposed 0 ft.)

5:00 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.

42	15th	31389 Special Use	Albert L. Chapelle Jr., Lessee	3807 W. Vliet St.
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Request to occupy the premises as a motor vehicle repair facility and car wash

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<u>5:00 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.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
43	15th	31651 Use Variance	Jimmy McClendon, Property Owner Request to continue occupying the premises as a day care center for 70 children per shift, operating Monday - Saturday 6:30 a.m. - midnight (this is a new operator)	2454 W. Lisbon Av.
44	2nd	31604 Special Use	KG Family Investments, Lessee Request to occupy the premises as a motor vehicle repair facility and a ground transportation service	7540 W. Fond Du Lac Av.
45	2nd	31643 Use Variance	Zeanie Henderson, Property Owner Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 13 years old, operating Monday - Sunday	4477 N. 66th St.
46	3rd	31737 Special Use	Kathryn Ninneman, Lessee Request to occupy a portion of the premises as a personal service facility	1761 N. Warren Av.
47	3rd	31061 Special Use	Carl Mueller, Property Owner Request to construct an addition and to expand the Board approved general office facility to the third floor of the premises	1749 N. Prospect Av.
48	3rd	31740 Dimensional Variance	Lynn Forthaus, Lessee Request to erect a wall sign and projecting sign that is over the maximum allowed number of signs located in the same facade segment	2321 N. Murray Av.

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5:00 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	4th	31754 Special Use	WIS27, LLC, Prospective Buyer	2601 W. Wisconsin Av.
			Request to construct a government office with the accessory parking lot located between a street facade of the principal building and a street lot line	

6:00 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.

50	6th	31640 Special Use	Phillip Dixon, Sr., Lessee	333 E. Hadley St.
			Request to occupy the premises as a general retail establishment	
51	6th	31750 Special Use	Welford Sanders, Prospective Buyer	2710 N. 4th St.
			Request to construct two multi-family dwellings on the premises	
52	6th	31751 Special Use	Welford Sanders, Prospective Buyer	2716 N. 5th St.
			Request to construct two multi-family dwellings on the premises	
53	7th	31733 Special Use/ Variance	Douglas Evans, Lessee	4638 N. Hopkins St.
			Request to occupy the premises as a motor vehicle repair facility, car wash, and indoor salvage operation	

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6:00 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.

54	8th	31655 Special Use	Rigoberto Sanchez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2534 W. Greenfield Av.
55	8th	31743 Special Use/ Dimensional Variance	Brian Bohmann, Property Owner Request to occupy the premises as a contractor's yard without the minimum required landscaping	2932 W. Forest Home Av.
56	8th	31765 Use Variance	Launchpad Development Company Prospective Buyer Request to construct an addition to the existing building and occupy the premises as a school for 600 children kindergarten - 5th grade, operating 7:30 a.m. - 6:00 p.m. Monday - Friday (to be operated in conjunction with 2700 S. 31st St.)	2933 W. Cleveland Av.
57	10th	31756 Dimensional Variance	Laborers Union, Property Owner Request to erect a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	6310 W. Appleton Av.
58	11th	31732 Dimensional Variance	Alan Damato, Property Owner Request to construct a deck in the front yard that does not meet the minimum required setback (required 22.6 ft. / proposed 18 ft.)	3675 S. 71st St.

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<u>7:00 p.m. Public Hearings (Contested)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
59	1st	31571 Use Variance	Daughters of the Father Christian Academy, Lessee Request to add a religious assembly hall and amend the plan of operation for the existing school to expand the hours of operation	3712 W. Lancaster Av.

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.