

AGENDA

October 7, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 7, 2010**, 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	7th	30509 Special Use <i>Dismissal</i>	Judy Moncree; Lessee Request to continue occupying the premises as a day care center for 24 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (new operator)	4406 W. Burleigh St.
2	1st	30272 Special Use <i>Dismissal</i>	Lillie Marie Brown; Lessee Request to occupy the premises as a day care center for 80 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	4861 N. Teutonia Av.
3	1st	30332 Special Use <i>Dismissal</i>	Word of Grace Fellowship, Inc.; Property Owner Request to occupy the premises as a religious assembly hall	4949 W. Villard Av.

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

Items scheduled for dismissal on the Administrative Consent Agenda

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4	1st	30380 Special Use Dismissal	Latrina Gatewood; Lessee Request to occupy 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. - midnight	4633 N. 24th Pl.
5	2nd	30552 Special Use Dismissal	Billy Anderson; Property Owner Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating 24 hours Monday - Friday and 6:00 a.m. - midnight Saturday - Sunday	8028 W. Grantosa Dr.

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.

6	5th	30611 Special Use/ Dimensional Variance	Omar Ahmad; Property Owner Request to construct fast-food / carry-out restaurant with a drive-through that exceeds the maximum allowed side setback (allowed 25 ft. / proposed 44 ft. 5 in.)	11410 W. Silver Spring Dr.
7	5th	30612 Special Use	Edward Burlakov; Lessee Request to occupy the premises as a motor vehicle repair facility	8302 W. Lisbon Av.
8	5th	30613 Special Use	Gene Batuner; Property Owner Request to continue occupying the premises as a motor vehicle sales facility	8482 W. Hampton Av.

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9	6th	30590 Special Use	Boykin Blackmon; Lessee Request to continue occupying the premises as a car wash, motor vehicle repair facility, and sales facility (tires)	3854 N. Teutonia Av.
10	6th	30658 Special Use	Time Warner Cable; Property Owner Request to occupy the premises as a substation / indoor distribution equipment facility	514 W. Walnut St.
11	6th	30663 Special Use	Oscar Moncao; Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	3700 N. Fratney St.
12	6th	30666 Special Use	CMSM, LLC; Lessee Request to expand the adult day care center into an adjacent unit and to increase the number of clients from 24 to 40 and to continue occupying the premises as an adult day care center operating Monday - Friday 9:00 a.m. - 3:00 p.m	301 E. Reservoir Av. 1
13	7th	30567 Special Use	Rabinder Khahra; Property Owner Request to continue occupying the premises as a motor vehicle filling station	5904 W. Hampton Av.
14	8th	30620 Special Use	Manuel and Marta Cordovez; Property Owner Request to increase the ages of children from infant to 6 years of age to infant to 12 years of age and to continue occupying the premises as a day care center for 22 children per shift, operating Monday - Friday 6:30 a.m. - midnight	1762 S. Muskego Av.

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

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15	8th	30635 Use Variance	Karl Tatum; Lessee Request to continue occupying the premises as a currency exchange / payday loan facility	2000 W. Becher St.
16	8th	30660 Special Use	David Hase; Property Owner Request to occupy the premises as an accessory use parking lot (expansion and reconfiguration of accessory parking lot)	3025 W. Oklahoma Av.
17	8th	30662 Special Use	Siva Truck Lease, LLC; Lessee Request to continue occupying the premises as a heavy motor vehicle repair facility	2301 W. St Paul Av.
18	9th	30625 Special Use	Yolanda Cain; Lessee Request to occupy a portion of the premises as a 24 hour day care center for 63 children per shift 5:00 a.m. - 9:00 p.m. and 20 children per shift 9:00 p.m. - 5:00 a.m., for children infant to 15 years of age, operating Monday - Sunday (the applicant is moving the center from one unit in the building to a new unit)	5821 W. Silver Spring Dr.
19	9th	30671 Special Use	Risen Savior Lutheran Church; Prospective Buyer Request to occupy the premises as a social service facility, health clinic and secondhand sales facility	9505 W. Brown Deer Rd.
20	9th	30674 Special Use	John Erdmann, Southeast Sales Corp.; Lessee Request to continue occupying the premises as a motorcycle sales and repair facility	7016 N. 76th St.

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21	9th	30678 Special Use	Summit Credit Union; Lessee Request to continue occupying the premises as a bank with a drive-through facility located within 150 feet of a residential district	6914 W. Brown Deer Rd.
22	9th	30679 Special Use	Tanya Coleman; Lessee Request to continue occupying the premises as a 24 hour day care center for 35 children first and second shift and 20 children third shift, operating Monday - Sunday	7945 N. 76th St.
23	9th	30664 Special Use	Gladys LLC; Property Owner Request to occupy the premises as a motor vehicle repair and outdoor storage facility	8920 W. Brown Deer Rd.
24	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.
25	12th	30467 Special Use	Parminderjeet Dhillon; Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	2072 S. 6th St.
26	12th	30653 Special Use	Gyro Palace; Lessee Request to occupy a portion of the premises as a fast-food/carry-out restaurant	602 S. 2nd St.

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27	12th	30654 Special Use	WP Express, LLC; Lessee Request to continue occupying a portion of the premises as a motor vehicle repair facility	605 S. 1st St.
28	12th	30656 Special Use	Jose Mathew; Property Owner Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	902 W. National Av.
29	13th	30649 Special Use	Gina's Trucking Inc.; Lessee Request to continue occupying the premises as a truck freight terminal	241 W. Edgerton Av.
30	14th	30488 Dimensional Variance	Iglesia Pentecostal; Property Owner to continue occupying the premises as a permitted religious assembly hall without the minimum number of required parking spaces (required 15 / proposed 5)	2500 S. 9th Pl.
31	14th	30639 Dimensional Variance	Shane and Michelle Manyen; Property Owner Request to construct a swimming pool located in the front yard	3422 S. Brust Av.
32	14th	30661 Special Use	Wendy E. Lopez, Christina Cetina & Lenny R. Sosa; Lessee Request to occupy the premises as a second-hand sales facility	2808 S. 13th St.

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33	15th	30496 Special Use	Guardian Angel Child Development; Lessee Request to continue occupy the premises as a day care center for 48 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	1218 W. Walnut St.
34	15th	30651 Special Use	Beverly Walker; Lessee Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 12:00 a.m. (this is a new operator)	3630 W. Lisbon Av.
35	1st	30582 Special Use	Seven Stars Auto Salvage, LLC; Property Owner Request to continue occupying the premises as a motor vehicle sales, repair and salvage facility	3626 W. Mill Rd.
36	1st	30648 Special Use	Hope Street Ministries, Inc.; Property Owner Request to continue occupying the premises as a transitional living facility for 44 occupants	2522 W. Capitol Dr.
37	1st	30669 Special Use	Roosevelt McMorris Jr.; Lessee Request to continue occupying the premises as a car wash and detailing facility	4110 N. Green Bay Av.
38	2nd	30655 Special Use	Kulbir Singh; Lessee Request to occupy the premises as a second-hand sales facility	6538 W. Fond Du Lac Av.

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39	2nd	30667 Special Use	Deborah Boyd; Property Owner	6831 W. Villard 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 Monday - Friday 6:00 a.m. - midnight

40	3rd	30617 Dimensional Variance	Thomas Miller; Property Owner	1633 N. Farwell Av.
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Request to continue occupying the premises as a personal service facility (hair salon) without the required parking spaces

41	4th	30680 Special Use	University Investments 2000 LLC; Property Owner	853 N. 17th St.
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Request to continue occupying the premises as a sorority

42	4th	30641 Dimensional Variance	Richard Notarpole; Property Owner	1220 N. 30th St.
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Request to allow a masonry fence that exceeds the maximum allowed height along the front and side yard (allowed 4 ft. / proposed 5.5 ft.)

4:15 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.

43	3rd	30452 Special Use	Housing Authority of the City of Milwaukee; Property Owner	1300 E. Kane Pl. 1001
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Request to expand the existing accessory use parking lot

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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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

44	5th	30458 Special Use	Tomikia Babb; Lessee Request to occupy the premises as a car wash	8436 W. Lisbon .
45	5th	30518 Special Use	Al's Auto Repair; Lessee Request to occupy the premises as a motor vehicle repair facility	3250 N. 77th St.
46	6th	30545 Use Variance	Genesis Behavioral Services, Inc.; Lessee Request to occupy the premises as a transitional living facility for 4 occupants	3414 N. 23rd St.
47	6th	30540 Special Use	Darrel Eisenhardt; Property Owner Request to continue occupying the premises as a bank with a drive-through facility	230 W. Reservoir Av.
48	6th	30555 Dimensional Variance	Derrick Martin; Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 80.7 sq.ft. / proposed 139.7 sq.ft.)	709 E. Capitol Dr.
49	6th	30638 Dimensional Variance	TJX Companies; Lessee Request to erect a sign that exceeds the maximum allowed area (allowed 80 sq.ft. / proposed 139.7 sq.ft.)	709 E. Capitol Dr.

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4:30 p.m. Public Hearings (Continued)

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50	6th	30604 Special Use	William Weshow; Lessee Request to occupy a portion of the premises as a motor vehicle sales and repair facility (scooter sales and repair)	2070 N. Riverboat Rd.
51	7th	30646 Special Use	House of Vision Inc. Property Owner Request to occupy the premises as a transitional living facility for 24 occupants	2605 W. Capitol Dr.
52	7th	30668 Special Use	Insite RE, Inc. Agent for T-Mobile Central LLC; Lessee Request to erect a transmission tower that exceeds a height of 85 ft	3180 W. Townsend Av.
53	8th	30563 Use Variance	Graciela and Inocente Hernandez; Other Request to continue occupying the premises as a general retail establishment (grocery store)	3911 W. Greenfield Av.

5:30 p.m. Public Hearings

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54	8th	30579 Special Use	Amira Academy LLC Property Owner Request to continue occupying the premises as a day care center for 51 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m	2439 W. Mitchell St.
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5:30 p.m. Public Hearings (Continued)

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55	8th	30643 Special Use	Souphasith Phonthavisouk Lessee Request to occupy the premises as a social service facility	3413 W. National Av.
56	9th	30531 Dimensional Variance	Liesener Soils Inc.; Lessee Request to continue occupying the premises as a contractor's yard with stockpiles that exceed the maximum allowed height	8410 W. Calumet Rd.
57	10th	30439 Special Use	Place of Praise Family Life Center; Lessee Request to occupy a portion of the premises as a social service facility	7101 W. Capitol Dr.
58	10th	30632 Special Use	Larry Pachefsky; Property Owner Request to construct an addition to the existing building and to occupy the premises as a motor vehicle sales, repair and outdoor storage facility (this is an addition to a non-conforming motor vehicle repair facility)	5204 W. Center St.
59	10th	30644 Special Use	Saad Fleifel; Property Owner Request to occupy the premises as a motor vehicle sales and repair facility	5704 W. Center St.
60	11th	30652 Special Use	Michael Suttner; Property Owner Request to occupy the premises as a motor vehicle sales facility	2375 S. 43rd St.

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

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61	12th	30417 Special Use	Filiberto Ruiz; Property Owner Request to continue occupying the premises as a motor vehicle repair (this is a new operator)	1438 S. 6th St.
62	12th	30476 Use Variance	Hector Soto; Property Owner Request to occupy the premises as a contractor's shop	2041 S. 6th St.
63	12th	30568 Use Variance	Whole Village Institute; Lessee Request to occupy a portion of the premises as a school for 150 students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 7:30 a.m. - noon	1236 W. Pierce St.

6:30 p.m. Public Hearings

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64	12th	30607 Special Use	Oliver Gardipee; Lessee Request to occupy the premises as a motor vehicle sales facility (to be operated in conjunction with the motor vehicle repair, sales and salvage facility at 111 E. Mineral St.)	1010 S. 1st St.
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6:30 p.m. Public Hearings (Continued)

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65	12th	30636 Special Use/ Dimensional Variance	Mickey Hussein Govani; Property Owner Request to occupy a portion of the premises as a motor vehicle repair facility and to construct a general retail establishment 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 24 / proposed 36) and does not meet the minimum required number of bicycle parking spaces (required 4 / proposed 0)	1574 W. National Av.
66	14th	30557 Special Use	Tyyon Hagans; Lessee Request to occupy the premises as a motor vehicle sales facility (motor scooters and accessories)	2473 S. Howell Av.
67	14th	30645 Special Use	Geraldine Phillips; Property Owner Request to occupy the premises as a tavern with an outdoor deck (this is an expansion of a legal non-conforming use)	939 E. Lincoln Av.
68	15th	30503 Special Use/ Dimensional Variance	Community Advocates, Inc.; Prospective Buyer to construct a social service facility and transitional living facility for 21 occupants that exceeds the maximum allowed front setback (allowed 0 ft. / proposed 5 ft.), the maximum allowed side street setback (allowed 5 ft. / proposed 16-30 ft.) and does not meet the minimum lot area per dwelling unit (required 25,200 sq.ft. / proposed 12,303 sq.ft)	3402 W. Lisbon Av.

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69	15th	30544 Special Use	Genesis Behavioral Services, Inc.; Lessee Request to occupy the premises as a transitional living facility for 4 occupants	1310 W. Clarke St.
70	1st	30524 Special Use/ Use Variance/ Dimensional Variance	Kent Kaiser; Property Owner Request to add a ground transportation facility and an outdoor salvage operation and to continue occupying the premises as a motor vehicle sales, repair and outdoor storage facility with a razor wire fence	6944 N. Teutonia Av.
71	1st	30618 Special Use	Cedric Horton; Lessee Request to occupy the premises as a tavern	5138 N. 37th St.
72	2nd	30511 Special Use	James Brown; Lessee Request to occupy the premises as a motor vehicle repair facility	8519 W. Kaul Av.
73	2nd	30578 Special Use	National Real Estate Investors LLC; Property Owner Request to continue occupying the premises as a motor vehicle repair facility	5740 W. Fond Du Lac Av.

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7:30 p.m. Public Hearings

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74	3rd	30633 Special Use	Riverwest Yogashala, Inc. Lessee Request to occupy the premises as a rooming house for 7 occupants and a personal service facility (yoga studio)	700 E. Meinecke Av.
75	3rd	30640 Special Use	Goodwill Retail Services, Inc.; Lessee Request to occupy the premises as a second-hand sales facility	2830 N. Oakland Av.
76	4th	30594 Dimensional Variance	Lee Berg; Property Owner Request to erect a wall sign that exceeds the maximum allowed area (allowed 80 sq.ft. / proposed 846 sq.ft.)	1100 W. Wells St.
77	4th	30615 Special Use/ Dimensional Variance	Dreamland Petroleum Inc.; Prospective Buyer Request to raze and rebuild a motor vehicle filling station and car wash that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 81 ft.) and does not meet the minimum required building height (required 18 ft. / proposed 13 ft.)	405 N. 27th St.
78	4th	30616 Special Use	Dreamland Petroleum Inc.; Property Owner Request to occupy the premises as a motor vehicle repair facility	2720 W. St Paul Av.

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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.