

AGENDA

January 17, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 17, 2013**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, 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. Type</u>	<u>Case Information</u>	<u>Location</u>
1	6th	32158 Special Use Dismissal	Gregory Johnson, Lessee Request to occupy the premises as an assembly hall	2053 N. Martin L King Jr Dr.
2	9th	31853 Special Use Dismissal	7505 West Bradley Road LLC, Property Owner Request to occupy a portion of the premises as a day care center for 99 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 1:00 a.m	7429 W. Bradley Rd.
3	15th	32108 Special Use Dismissal	Jermaine Young, Lessee Request to occupy a portion of the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	4701 W. Lisbon Av.

Board of Zoning Appeals, Hearing on Thursday, January 17, 2013

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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.

4	3rd	32257 Dimensional Variance	Jock & Linda Mutschler, Property Owner	3245 N. Lake Dr.
			Request to add allow two principal building on the premises (adding a kitchen to the existing garage)	
5	3rd	32231 Special Use	Rob Settecase, Lessee	1709 N. Farwell Av.
			Request to continue occupying the premises as a second-hand sales facility	
6	4th	32202 Special Use	Milwaukee Institute of Art & Design Inc. (MIAD), Property Owner	143 N. Broadway .
			Request to continue occupying a portion of the premises as a dormitory for 14 students	
7	4th	32254 Special Use	Genesis Behavioral Services, Inc., Lessee	230 W. Wells St. 312
			Request to continue occupying a portion of the premises as a social service facility	
8	6th	32166 Special Use	Genesis Behavioral Services, Inc., Lessee	3296 N. 13th St.
			Request to continue occupying the premises as a transitional living facility for 4 occupants	
9	6th	32167 Use Variance	Genesis Behavioral Services, Inc., Lessee	3916 N. 17th St.
			Request to continue occupying the premises as a transitional living facility for 4 occupants	

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<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>				
10	6th	32264 Special Use	Andrew Neumann, Property Owner Request to construct an addition to the existing school and to increase the number of students from 350 to 600 K4 - 8th grades for the school operating Monday - Friday 7:00 a.m. - 7:00 p.m	3601 N. Port Washington Av.
11	6th	32168 Special Use	Genesis Behavioral Services, Inc., Lessee Request to continue occupying the premises as a transitional living facility for 4 occupants	2523 A N. Buffum St.
12	6th	32197 Special Use	Talmah Flowers, Lessee Request to continue occupying the premises as a 24 hour day care center for 22 children per shift infant to 12 years of age, operating Monday - Sunday	2979 N. Palmer St.
13	6th	32204 Special Use	Emilia Nunez, Lessee Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday	2118 N. Buffum St.
14	6th	32279 Special Use	Kulwant Dhillon, Property Owner Request to raze the existing structure and construct a motor vehicle filling station (applicant will be combining two adjacent lots, 519 E. Keefe & a portion of 531 E. Keefe)	3474 N. Holton St.
15	7th	32147 Use Variance	Ibrahim Mahmoud, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	5040 W. Fond Du Lac Av.

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16	7th	32219 Special Use	Investing In You, Inc., Lessee Request to continue occupying the premises as a group home for 5 occupants	4532 N. 44th St.
17	8th	32165 Dimensional Variance	Journey House, Lessee Request to erect a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	524 S. Layton Bl.
18	8th	32250 Special Use	Victor Colon Jr, Lessee Request to continue occupying the premises as a general retail establishment	1201 S. 33rd St.
19	9th	32157 Dimensional Variance	John Lucas, Property Owner Request to allow a detached garage that does not meet the minimum required front setback (required 120 ft. / proposed 60 ft.)	6929 N. 44th St.
20	9th	32194 Special Use	Clarence Jenkins, Property Owner Request to construct an addition and continue occupying the premises as a social service facility, health clinic, and second-hand sales facility	9505 W. Brown Deer Rd.
21	9th	32209 Special Use	Mr. Vipin Dutta, Lessee Request to continue occupying the premises as a motor vehicle filling station	10501 W. Brown Deer Rd.

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22	9th	32272 Dimensional Variance	David Herbeck, Prospective Buyer	6574 N. 76th St.
			Request to construct a general retail establishment that does not meet the minimum required front setback (required 34 ft. / proposed 25 ft.)	
23	10th	32169 Special Use	Vital Voices for Mental Health	912 N. Hawley Rd.
			Request to continue occupying the premises as a social service facility	
24	10th	32179 Use Variance	Archdiocese of Milwaukee Office of Finance, Lessee	135 N. 76th St.
			Request to allow 4 banners signs attached to the premises	
25	10th	32236 Special Use	Ripton Stewart, Property Owner	5418 W. Burleigh St.
			Request to continue occupying the premises as a religious assembly hall	
26	10th	32237 Special Use	Ripton Stewart, Property Owner	5506 W. Burleigh St.
			Request to continue occupying the premises as a parking lot	
27	11th	32225 Special Use	Jeffrey Ligman, Lessee	5757 W. Oklahoma Av. 201
			Request to occupy a portion of the premises as a health clinic	

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

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28	11th	32258 Special Use	Mauricio Herrera, Lessee	4440 W. Forest Home Av.
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Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)

29	12th	32212 Special Use	Aida Molina, Lessee	611 W. National Av.
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Request to increase the number of children from 50 to 80 per shift infant to 12 years of age, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 8:00 p.m. (this is a new operator)

30	12th	32207 Special Use	Milwaukee Christian Center, Inc., Property Owner	807 S. 14th St.
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Request to continue occupying the premises as a community center (this is a new operator)

31	12th	32211 Special Use	Filiberto Ruiz, Property Owner	1438 S. 6th St.
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Request to continue occupying the premises as a motor vehicle repair facility

32	12th	32214 Special Use	Teresa Perez Sosa, Lessee	1406 W. Mitchell St.
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Request to occupy the premises as a second hand sales facility

33	13th	32224 Special Use	Richard Prostek Sr., Property Owner	4325 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle repair facility

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34	15th	32097 Special Use	Martha Cooper, Property Owner Request to construct an attached garage and continue occupying the premises as a religious assembly hall	2800 W. Center St.
35	15th	32126 Dimensional Variance	Tom Sprague, Property Owner Request to erect three wall signs that exceed the maximum number allowed per principal building (allowed 1 / proposed 4)	1228 W. Lloyd St.
36	15th	32176 Use Variance	Dorenda Heflin, Lessee Request to occupy the premises as a 24 hour day care center for 25 children per shift infant to 12 years of age, operating Monday - Sunday	3800 W. Vliet St.
37	1st	32123 Special Use	Lincoln Russell Sr., Property Owner Request to continue occupying the premises as a religious assembly hall	2025 W. Hampton Av.
38	1st	32199 Special Use	Imani Early Childhood Education Center, Lessee Request to occupy a portion of the premises as a day care center for 80 children per shift, 3 & 4 years of age, operating Monday - Friday 6:00 a.m. to 8:00 p.m.	5249 N. 35th St.

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39	1st	32226 Special Use	Clifford Weddle, Lessee	4030 W. Douglas Av.
			Request to continue occupying the premises as an indoor salvage operation	
40	1st	32228 Dimensional Variance	Silver Mill Mgm. Co., LLC, Property Owner	6201 N. Teutonia Av.
			Request to erect signs that exceed the maximum number of signs allowed per 25 ft. segment	
41	1st	32249 Special Use	Ernie M. Oby, Property Owner	4949 W. Villard Av.
			Request to continue occupying the premises as a religious assembly hall	
42	1st	32251 Special Use/ Dimensional Variance	Steven Tipton, Property Owner	2620 W. Silver Spring Dr.
			Request to continue occupying the premises as a motor vehicle sales facility and ground transportation service that does not meet the minimum required landscaping	
43	2nd	32222 Special Use	Kim Lewis, Lessee	9712 W. Flagg Av.
			Request to continue occupying a portion of the premises as a motor vehicle repair facility	

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<u>4:15 p.m. Public Hearings</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
44	4th	32159 Dimensional Variance	Richard Mitchell, Property Owner Request to allow a monument sign that exceeds the maximum allowed display area (allowed 35 sqft. / proposed 60 sqft.) and continue occupying the premises as a permitted parking lot that does not meet the minimum required landscaping	740 N. Plankinton Av.
45	4th	32198 Special Use	S.R. Mills, Property Owner Request to occupy the premises a multi-family dwelling	700 W. Michigan St.
46	4th	32256 Use Variance	Wisconsin Conservatory of Music, Property Owner Request to occupy the premises as a day care center for 16 children per shift 3 to 4 years of age, operating Monday - Friday 9:15 a.m. - 12:00 p.m.	1584 N. Prospect Av.
47	4th	32263 Special Use	252, LLC, Property Owner Request to occupy the premises as a dormitory for 308 occupants	252 E. Menomonee St.
48	5th	31964 Special Use	Kabir Hussain, Property Owner Request to continue occupying the premises as a motor vehicle filling station	9109 W. Burleigh St.
49	5th	32124 Special Use	Saleem & Olivia El-Amin, Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 85 children per shift infant to 12 years of age operating Monday - Friday	7918 W. Capitol Dr.

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50	5th	31834 Special Use/ Dimensional Variance	Jeji Family Inc., Property Owner Request to allow a roof sign that exceeds the maximum allowed display area (allowed 32 sq.ft. / proposed 134 sq.ft.), a wall sign that exceeds the maximum allowed display area (64 sq.ft. / proposed 126 sq.ft.) and to continue occupying the premises as a motor vehicle filling station, sales and repair facility	8712 W. Lisbon Av.
51	6th	32242 Special Use	Melissa Frechette, Lessee Request to occupy the premises as a tavern	642 W. Garfield Av.
52	6th	32221 Special Use	Haji LLC, Lessee Request to occupy the premises as a fast-food / carry-out restaurant	2860 N. Holton St.
53	7th	31830 Special Use	Blanche Williams, Lessee Request to occupy the premises as a 24 hour day care center for 75 children per shift infant to 12 years of age, operating Monday - Sunday	4248 W. Fond Du Lac Av.

5:15 p.m. Public Hearings

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54	7th	32085 Special Use	Nejia Nolden, Property Owner Request to occupy the premises as a 24 hour day care center for 8 children per shift infant to 13 years of age, operating Monday - Sunday	4644 N. 53rd St.
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55	8th	32175 Special Use	Gerald Mutza, Property Owner Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	2617 S. 31st St.
56	8th	32193 Special Use	Corbo Andres, Property Owner Request to construct a principal use parking lot on the premises	1019 S. 24th St.
57	8th	32217 Special Use	Choice One Financial Services LLC, Prospective Buyer Request to add a cash-for-gold business to the existing Board approved currency exchange and pay day loan facility	2000 W. Forest Home Av.
58	9th	32102 Special Use	All Night Child Care, Inc., Lessee Request to increase the number of children from 39 to 60 per shift and to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Sunday, and continue occupying the premises as a day care center for children infant to 12 years of age	8225 N. 107th St.
59	9th	32229 Special Use	Lakisha King, Lessee Request to occupy a portion of the premises as an adult day care center for 21 clients	8048 N. 76th St.
60	10th	32094 Special Use	Michael Daramanu, Lessee Request to add a motor vehicle sales facility to the existing Board approved repair facility	5638 W. Appleton Av.

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61	10th	32116 Dimensional Variance	St. Vincent Palloti Congregation, Property Owner Request to divide the existing lot and to allow a new lot that does not meet the minimum required lot area	174 N. 77th St.
62	10th	32129 Special Use	Violet Wilkerson, Lessee Request to occupy a portion of the premises as a second-hand sales facility	5836 W. Blue Mound Rd.
63	10th	32178 Special Use	Resurrection Power Ministries, Property Owner Request to add 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. to the existing Board approved religious assembly hall	5330 W. Lisbon Av.

6:15 p.m. Public Hearings

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64	12th	32153 Special Use	Waldemar Rivera, Property Owner Request to add a ground transportation service to the existing Board approved motor vehicle repair facility	630 W. National Av.
65	12th	32206 Use Variance	Eduardo Diaz, Lessee Request to occupy a portion of the premises as a cash-for-gold business	1515 W. Lincoln Av.
66	13th	32216 Special Use	RD Expedited, Inc., Prospective Buyer Request to occupy the premises as a truck freight terminal and motor vehicle repair facility	1101 W. Grange Av.

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6:15 p.m. Public Hearings (Continued)

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67	13th	32235 Special Use	Inter-Active Playground, LLC, Lessee Request to occupy the premises as an indoor recreation facility and second-hand sales facility	4030 S. Howell Av.
68	13th	32205 Special Use	Amrit Kaur, Property Owner Request to continue occupying the premises as a motor vehicle filling station	3725 S. Howell Av.
69	15th	32008 Special Use	Denita Sublett, Property Owner Request to increase the number of children from 47 to 65 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 5:30 p.m	934 W. Center St.
70	15th	32091 Special Use	Bernadette Anderson, Other Request to occupy the premises as a transitional living facility for 8 occupants	4718 W. Garfield Av.
71	1st	32223 Special Use	Eric Broxton, Property Owner Request to occupy the premises as an indoor salvage operation	2500 W. Cornell St.
72	1st	32240 Special Use	James Carter, Lessee Request to occupy a portion of the premises as a religious assembly hall	5268 N. 35th St.

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73	2nd	32149 Special Use	Valerie Lewis, Lessee	7212 W. Fond Du Lac Av.
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Request to occupy the premises as a day care center for 30 children per shift 2 - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 9:00 a.m. - 5:00 p.m

74	2nd	32201 Special Use	Anchorage Home Adult Day Center, Property Owner	6435 W. Capitol Dr.
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Request to occupy a portion of the premises as an adult day care center for 50 clients

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, Milwaukee, WI 53202.