

AGENDA

November 8, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 8, 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 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	7th	31889 Special Use <i>Dismissal</i>	NU2U Appliances, Lessee Request to occupy a portion of the premises as a second-hand sales facility	5017 W. Capitol Dr.
2	12th	31702 Dimensional Variance <i>Dismissal</i>	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.
3	14th	31704 Dimensional Variance <i>Dismissal</i>	Brew Haus LLC, Property Owner 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.)	2067 S. 1st St.

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<p align="center"><u>4:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	14th	31951 Use Variance <i>Dismissal</i>	Atlas Outdoor Media, LLC, Lessee Request to allow an off-premise sign	2463 S. St Clair St.
5	15th	31822 Special Use <i>Dismissal</i>	Sonya Robinson, 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 - Saturday 6:00 a.m. - midnight	2129 W. North Av.
<p align="center"><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></p> <p><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></p>				
6	1st	32041 Special Use	Child Genius Learning & Development Center, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 92 children per shift, ages infant to 12 years of age, Monday - Sunday (this is a new operator)	3532 W. Villard Av.
7	2nd	31979 Special Use/ Dimensional Variance	Jimmy Fisher II, Lessee Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required parking (required 10 / proposed 4)	6619 W. Capitol Dr.
8	2nd	32066 Special Use	Hazim Farah, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	7210 W. Capitol Dr.

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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>				
9	2nd	32089 Special Use	Teen Challenge International Milwaukee, Property Owner Request to continue occupying the premises as a rooming house for 54 occupants	9222 W. Appleton Av.
10	2nd	32090 Special Use	Teen Challenge International Milwaukee, Property Owner Request to continue occupying the premises as a motor vehicle sales, repair, and wholesale facility	9246 W. Appleton Av.
11	2nd	32093 Special Use	AT&T, Lessee Request to continue to allow a transmission tower on the premises	5310 W. Capitol Dr.
12	4th	32063 Special Use	Stein's Jewelers, LLC, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility and pawn shop	715 W. Wisconsin Av.
13	6th	31611 Special Use	Pastor West Hawkins, Lessee Request to continue occupying a portion of the premises as a religious assembly hall	3752 N. Teutonia Av.
14	7th	32036 Special Use	Lakeia Jones, Property Owner Request to occupy the premises as a social service facility	4001 W. Capitol Dr.

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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.

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15	7th	32087 Special Use	Judith Jackson, Property Owner	3924 W. Fond Du Lac Av.
			Request to continue occupying the premises as a day care center for 29 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	
16	7th	32104 Special Use	Marilyn Barton, Lessee	4322 W. Center St.
			Request to increase the hours of operation from 24 hours Monday - Friday to 24 hours Monday - Sunday and to continue occupying the premises as a day care center for 38 children per shift infant to 12 years of age	
17	8th	32088 Dimensional Variance	Milwaukee County Parks, Property Owner	524 S. Layton Bl.
			Request to erect a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	
18	9th	32073 Special Use	Arkadiy Tsirlin, Property Owner	5200 W. Mill Rd.
			Request to continue occupying the premises as a motor vehicle repair and sales facility	
19	9th	32074 Special Use	Inderjeet Singh, Property Owner	5909 W. Good Hope Rd.
			Request to continue occupying the premises as a motor vehicle filling station	
20	9th	32096 Special Use	Albert Holmes, Lessee	7120 W. Good Hope Rd.
			Request to occupy the premises as a social service facility	

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

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21	9th	32076 Special Use	Kamesha Lewis, Lessee	6140 N. 60th St.
			Request to continue occupying 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. - 11:30 p.m	
22	9th	32077 Dimensional Variance	J Johnson Holdings LLC, Property Owner	7915 N. 81st St.
			Request to reconstruct a parking lot that does not meet the minimum required landscaping	
23	12th	32080 Dimensional Variance	Mill Valley Recycling, LLC, Property Owner	125 E. Mineral St.
			Request to continue to allow an 8 foot solid fence that does not meet the minimum required landscaping buffer (required 5 ft. / proposed 0 ft.)	
24	12th	32092 Special Use	Ernesto De Leon, Lessee	1009 W. Historic Mitchell St.
			Request to occupy a portion of the premises as a second-hand sales facility	
25	13th	32033 Use Variance	Theodore F. Dragotta, Lessee	4810 S. 13th St.
			Request to continue occupying the premises as a motor vehicle outdoor storage facility	

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26	15th	32095 Special Use/ Dimensional Variance	Bridgeman Foods II, Inc., Lessee	4601 W. North Av.
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Request to continue occupying the premises as a fast-food / carry-out restaurant that exceeds the maximum allowed front setback (allowed 0 ft. / proposed 23.12 ft.)

4:00 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.

27	15th	31865 Special Use	Sara Mahmud, Property Owner	3727 W. Galena St.
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Request to occupy the premises as a general retail establishment

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.

28	2nd	32019 Special Use	Dantae White, Lessee	6502 W. Fond Du Lac Av.
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Request to occupy the premises as a motor vehicle sales facility

29	3rd	31961 Use Variance	Zeta Zeta Chapter of Tau Kappa Epsilon Fraternity , Property Owner	3321 N. Oakland Av.
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Request to continue occupying the premises as a fraternity

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

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30	3rd	32050 Dimensional Variance	Robert Frediani, Property Owner Request to construct a detached garage that does not meet the minimum required side setback (required 1.5 ft. / proposed 0 ft.)	2952 N. Summit Av.
31	5th	31964 Special Use	Kabir Hussain, Property Owner Request to continue occupying the premises as a motor vehicle filling station	9109 W. Burleigh St.
32	5th	32012 Use Variance	Northwest Lutheran School, Property Owner Request to erect an automatic changeable message sign	4119 N. 81st St.
33	5th	32026 Special Use	Marilyn Kern, Lessee Request to increase the number of children from 75 to 111 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. - 9:00 p.m	7935 W. Burleigh St.
34	5th	32053 Special Use	John & Paolee Vang, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday 8:00 a.m. - 4:00 p.m. to 24 hours Monday - Sunday and to continue occupying the premises as day care center for 55 children per shift infant to 12 years of age (this is a new operator)	4701 N. 76th St.

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

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

35	6th	31989 Special Use	Danielle Jones, Lessee Request to increase the number of children from 45 to 60 per shift and to increase the days of operation from Monday - Friday to Monday - Sunday and to continue occupying the premises as a day care center for children infant to 12 years of age, operating 6:00 a.m. – midnight.	3414 N. Port Washington Av.
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5:30 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.

36	6th	31991 Special Use	Tiffany Williams, Lessee Request to occupy a portion of the premises as a day care center for 35 children per shift infant to 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight	2216 W. Hopkins St.
37	6th	32100 Special Use	Yellow Cab Cooperative, Property Owner Request to occupy the premises as a ground transportation service	1747 N. 6th St.
38	9th	32052 Special Use	Shoua Lue Thao, Lessee Request to occupy the premises as a motor vehicle repair facility	7016 N. 76th St.
39	10th	32024 Special Use	Clifton Joseph Jr., Prospective Buyer Request to occupy the premises as a religious assembly hall	5820 W. Burleigh St.

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5:30 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.

40	10th	32059 Special Use	Latonya Gatson, 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	5312 W. Burleigh St.
41	11th	32056 Dimensional Variance	Dave Renock, Property Owner Request to construct a detached garage that exceeds the maximum allowed height (allowed 15 ft. / proposed 19 ft.)	3849 S. 55th St.
42	12th	31986 Dimensional Variance	Javier Rodriguez, Property Owner Request to allow a detached garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 12 ft.)	1227 S. 14th St.
43	12th	32068 Special Use	Robert Miranda, Property Owner Request to occupy a portion of the premises as an assembly hall	611 W. National Av.
44	13th	32079 Special Use	Serena Ballman, Property Owner Request to occupy the premises as a day care center for 20 children per shift infant to 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	4170 S. Howell Av.

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6:30 p.m. Public Hearings

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45	13th	32107 Special Use	Joseph Huddleston, Lessee	1200 W. Mallory Av.
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Request to occupy the premises as a motor vehicle repair facility and body shop

46	13th	31975 Special Use	Shane Linskey, Lessee	4202 S. Howell Av.
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Request to occupy a portion of the premises as a second-hand sales facility

47	14th	32051 Special Use	Latasha Hines, Lessee	206 E. Lincoln Av.
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Request to continue occupying the premises as an adult day care center

48	15th	32008 Special Use	Denita Sublett, Property Owner	934 W. Center St.
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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

49	15th	32091 Special Use	Bernadette Anderson, Other	4718 W. Garfield Av.
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Request to occupy the premises as a transitional living facility for 8 occupants

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7:00 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

50	4th	32134 Other	WIS27, LLC, Prospective Buyer	2601 W. Wisconsin Av.
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Request to accept the modified site plan, landscape
plan and building elevations dated October 19, 2012

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.