

AGENDA

December 13, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 13, 2012**, 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 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 | 3rd | 32048 Dimensional Variance <i>Dismissal</i> | Wisconsin Institute for Torah Study, Property Owner Request to erect a wall sign that exceeds the maximum allowed display area (allowed 36 sq.ft. / proposed 58 sq.ft.) | 3288 N. Lake Dr. |
| 2 | 10th | 32143 Special Use <i>Dismissal</i> | Rajendra Patel, Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant | 683 S. Hawley Rd. |
| 3 | 12th | 32200 Special Use <i>Dismissal</i> | Tony Wojtecki, Lessee Request to continue occupying the premises as a tavern and indoor recreation facility | 1753 S. Kinnickinnic Av. |

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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.

| | | | | |
|---|-----|----------------------|---|-------------------------|
| 4 | 2nd | 32067 Special Use | Let The Children Come Learning Academy, Lessee | 4700 N. 76th St. |
| | | | Request to continue occupying the premises as a day care center for 37 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight | |
| 5 | 2nd | 32174 Special Use | Kathryn Carter, Lessee | 6830 W. Villard Av. 300 |
| | | | Request to continue occupying the premises as a social service facility | |
| 6 | 3rd | 32162 Special Use | Cafe Corazon, Lessee | 3129 N. Bremen St. |
| | | | Request to continue occupying the premises as a sit-down restaurant | |
| 7 | 4th | 32118 Special Use | St. John's Cathedral, Property Owner | 845 N. Van Buren St. |
| | | | Request to continue occupying the premises as a social service facility | |
| 8 | 4th | 32144 Special Use | Milwaukee and Kilbourn Parking Corp., Lessee | 325 E. Kilbourn Av. |
| | | | Request to continue occupying the premises as a principal use parking lot | |

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| <u>2:00 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 | 4th | 32160 Special Use | The Northwestern Mutual, Lessee Request to continue occupying the premises as a principal use parking lot | 822 N. Van Buren St. |
| 10 | 4th | 32171 Special Use | Marquette Delta Corp, Property Owner Request to continue occupying the premises as a fraternity house | 1615 W. Kilbourn Av. |
| 11 | 4th | 32172 Special Use | Marquette Delta Corp, Property Owner Request to continue occupying the premises as a fraternity house | 845 N. 16th St. |
| 12 | 5th | 32154 Special Use | Atiq U. Rehman, Property Owner Request to continue occupying the premises as a motor vehicle filling station | 9025 W. Appleton Av. |
| 13 | 6th | 31994 Special Use | John Gray, Property Owner Request to continue occupying the premises as an assembly hall | 3815 N. Teutonia Av. |
| 14 | 6th | 32122 Special Use | Freddie Jones, Lessee Request to continue occupying the premises as an outdoor storage facility | 3408 N. Port Washington Av. |

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| <u>Items Scheduled for approval on the Consent Agenda</u> | | | | |
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| 15 | 6th | 32138 Special Use | Leola Williams, Property Owner Request to occupy the premises as a social service facility | 3565 N. Martin L King Jr Dr. |
| 16 | 7th | 32069 Special Use | Erma Slade, 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 - Friday 6:00 a.m. - midnight | 4704 W. Center St. |
| 17 | 7th | 32195 Special Use | Redevelopment Authority of the City of Milwaukee, Property Owner Request to continue occupying the premises as a facility engaged in the processing and recycling of mined materials | 2725 W. Hopkins St. |
| 18 | 8th | 32084 Special Use | Laura Luna, Lessee Request to continue occupying the premises as a general office and general retail establishment | 2635 W. Burnham St. |
| 19 | 8th | 32137 Special Use | Jamal Rahman, Lessee Request to occupy a portion of the premises as a second-hand sales facility | 3430 W. National Av. |
| 20 | 8th | 32146 Special Use | Socorro Villalobos, Property Owner Request to continue occupying the premises as a day care center for 28 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight | 1732 S. Muskego Av. |

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| <p align="center"><u>2:00 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></p> | | | | |
| 21 | 8th | 32163 Special Use | Walgreens Co., Lessee Request to continue occupying the premises as a general retail establishment with a drive-through facility | 2410 W. Forest Home Av. |
| 22 | 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. |
| 23 | 9th | 32110 Special Use | Gwendolyn Owens, Lessee Request to continue occupying the premises as a day care center for 75 children infant to 12 years of age, operating Monday - Friday 5:00 a.m. - 11:00 p.m | 8842 N. Swan Rd. |
| 24 | 9th | 32120 Special Use | Anita Allen, Property Owner Request to continue occupying the premises as a group home for 5 occupants | 6537 W. Spokane St. |
| 25 | 9th | 32191 Dimensional Variance | Family Dollar Stores of Wisconsin, Inc., Lessee Request to erect a wall sign that exceeds the maximum allowed display area (allowed 32 sqft. / proposed 100 sqft.) | 6000 W. Silver Spring Dr. |
| 26 | 10th | 32105 Special Use | Paul Hansen, Property Owner Request to continue occupying the premises as a motor vehicle repair facility | 5714 W. North Av. |

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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> | | | | |
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| 27 | 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. |
| 28 | 10th | 32142 Special Use | Current Initiatives Counseling Service LLC, Lessee Request to continue occupying a portion of the premises as a social service facility | 6815 W. Capitol Dr. 207 |
| 29 | 11th | 32183 Special Use | Border Patrol Wisconsin, Inc., Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through facility | 3191 S. 76th St. |
| 30 | 12th | 32115 Special Use | Zeus Rodriguez, Lessee Request to increase the grade of students from 4th - 8th to 3rd - 8th grades, and to continue occupying the premises as a school for 150 students operating Monday - Friday 7:30 a.m. - 5:30 p.m | 929 W. Historic Mitchell St. |
| 31 | 12th | 32119 Special Use/ Dimensional Variance | Milwaukee Fix LLC, Property Owner Request to continue occupying the premises as a health clinic that does not meet the minimum required number of off-street parking spaces (required 11 / proposed 0) | 538 S. 2nd St. |
| 32 | 14th | 32180 Use Variance | Christ Church, Milwaukee, Property Owner Request to allow an automatic changeable message sign | 915 E. Oklahoma Av. |

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| 33 | 14th | 32196 Dimensional Variance | Family Dollar Stores of Wisconsin, Inc., Lessee Request to erect a wall sign that exceeds the maximum allowed display area (allowed 25 sqft. / proposed 100 sqft.) | 3045 S. 13th St. |
| 34 | 15th | 32098 Special Use | Black Health Coalition of Wisconsin, Lessee Request to continue occupying a portion of the premises as a social service facility | 3020 W. Vliet St. |
| 35 | 15th | 32099 Special Use | Wisconsin African American Women's Center, Property Owner Request to continue occupying the premises as a community center | 3020 W. Vliet St. |
| 36 | 15th | 32151 Special Use/ Dimensional Variance | E & A Recycling, Property Owner Request to continue occupying the premises as an indoor and outdoor salvage operation that does not meet the minimum required landscaping | 2100 N. 30th St. |
| 37 | 15th | 32184 Special Use | Next Chapter Living Center, Lessee Request to continue occupying the premises as a group home for 6 occupants | 2767 N. 16th St. |
| 38 | 15th | 32192 Dimensional Variance | Family Dollar Stores of Wisconsin, Inc., Lessee Request to erect a wall sign that exceeds the maximum allowed display area (allowed 25 sqft. / proposed 100 sqft.) | 1201 N. 35th St. |

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| 39 | 1st | 31919 Special Use | New Blood Covenant, Property Owner Request to continue occupying the premises as a religious assembly hall and social service facility | 5235 N. 35th St. |
| 40 | 1st | 32170 Special Use | Hadeer Matloub, Property Owner Request to construct an addition to the building and to occupy the premises as a motor vehicle sales facility | 4240 W. Silver Spring Dr. |
| 41 | 1st | 32103 Special Use | Firstborn Learning Center, Property Owner Request to increase the number of children from 37 to 40 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. - midnight | 4960 N. 18th St. |
| 42 | 1st | 32135 Special Use | Ronny Stroli, Property Owner Request to continue occupying the premises as a motor vehicle sales facility | 4087 N. Green Bay Av. |
| 43 | 1st | 32141 Special Use | Caprice Mathies-Hill, Property Owner Request to increase the number of students from 37 to 40 grades K3 - K5 and to continue occupying the premises as a school operating Monday - Friday 8:00 a.m. - 4:00 p.m., and as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 8:00 p.m | 3727 W. Villard Av. |
| 44 | 1st | 32152 Special Use | Asem Zaid, Lessee Request to continue occupying the premises as a motor vehicle sales & repair facility | 4210 W. Silver Spring Dr. |

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| 45 | 1st | 32187 Use Variance | Ace Cash Express, Inc., Lessee | 1935 W. Silver Spring Dr. |
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Request to continue occupying a portion of the premises as a currency exchange facility and payday loan agency

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| 46 | 1st | 32164 Special Use | Taj International Petroleum Co., Property Owner | 4057 N. Green Bay Av. |
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Request to construct an addition to the existing Board approved motor vehicle filling station

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| 47 | 1st | 32190 Dimensional Variance | Family Dollar Services of Wisconsin, Inc., Lessee | 2601 W. Hampton Av. |
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Request to erect a wall sign that exceeds the maximum allowed display area (allowed 32 sqft. / proposed 100 sqft.)

2:30 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.

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|----|-----|--|----------------------------------|--------------------|
| 48 | 5th | 31834 Special Use/ Dimensional Variance | Jeji Family Inc., Property Owner | 8712 W. Lisbon Av. |
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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

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| 49 | 6th | 31924 Special Use | Gregory Grice Sr., Lessee | 844 W. Atkinson Av. |
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Request to occupy the premises as a motor vehicle repair facility

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| <u>2:30 p.m. Public Hearings (Continued)</u> | | | | |
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| 50 | 6th | 31999 Special Use | Tamika Godbold, Lessee Request to occupy the premises as a transitional living facility for 4 occupants | 408 W. Melvina St. |
| 51 | 7th | 32036 Special Use | Lakeia Jones, Property Owner Request to occupy the premises as a social service facility | 4001 W. Capitol Dr. |
| 52 | 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. |
| 53 | 7th | 32128 Dimensional Variance | Chuck Thorn, Lessee Request to occupy the premises as a permitted outdoor storage facility that does not meet the minimum required landscaping | 3125 N. 31st St. |
| 54 | 8th | 32189 Special Use/ Dimensional Variance | John Brodersen, Property Owner Request to construct a fast-food / carry-out restaurant with a drive-through facility, and erect a monument sign that exceeds the maximum allowed display area (allowed 50 sqft. / proposed 54.5 sqft.) | 4209 W. Greenfield Av. |
| 55 | 8th | 31849 Special Use | Jawad Hamayal, Lessee Request to occupy a portion of the premises as a cash-for-gold business | 823 S. Layton Bl. |

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2:30 p.m. Public Hearings (Continued)

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| 56 | 9th | 32096 Special Use | Albert Holmes, Lessee Request to occupy the premises as a social service facility | 7120 W. Good Hope Rd. |
| 57 | 9th | 32109 Special Use/ Dimensional Variance | McDonald's Corporation, Lessee Request to raze and rebuild the fast-food / carry-out restaurant and to erect two wall signs that exceeds the maximum number of signs per facade segment (allowed 1 / proposed 2), erect five freestanding signs that exceeds the maximum allowed number of signs (allowed 1 / proposed 5) and to erect two menu boards that exceeds the maximum allowed square footage and height (allowed 30 sqft. / proposed 44 sqft.) (allowed 6 ft. / proposed 6 ft. 9 inches) | 8100 W. Brown Deer Rd. |

3:30 p.m. Public Hearings

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| 58 | 10th | 32005 Special Use | Scrub Appleton LLC, Scrub-A-Dub, Property Owner Request to continue occupying the premises as a car wash | 7315 W. Appleton Av. |
| 59 | 11th | 32161 Special Use | Ali Omar Ismail, Lessee Request to occupy a portion of the premises as a cash-for-gold business | 3425 W. Oklahoma Av. |
| 60 | 12th | 32010 Special Use | Mohammad Atshan, Lessee Request to continue occupying the premises as a general retail establishment | 1239 S. 12th St. |

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| <u>3:30 p.m. Public Hearings (Continued)</u> | | | | |
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| 61 | 12th | 32017 Special Use | Miguel Arvelo, Property Owner Request to continue occupying the premises as an assembly hall | 935 W. National Av. |
| 62 | 12th | 32062 Special Use | Tender Car Auto Sales LLC, Lessee Request to add a motor vehicle body shop and continue occupying the premises as a motor vehicle sales, repair, and car wash facility | 1825 S. Kinnickinnic Av. |
| 63 | 12th | 32092 Special Use | Ernesto De Leon, Lessee Request to occupy a portion of the premises as a second-hand sales facility | 1009 W. Historic Mitchell St. |
| 64 | 12th | 32185 Special Use | Ener-Con Companies, Inc., Prospective Buyer Request to occupy the premises as a principal parking lot | 209 S. 1st St. |
| 65 | 12th | 32075 Special Use | Paul & Amanda Lavoe, Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility (repair of motorcycles, cars and trucks) | 1531 S. 1st St. |
| 66 | 12th | 32186 Special Use | Third Coast Inn, Inc., Lessee Request to occupy the premises as a bed and breakfast | 602 S. 3rd St. |

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| <u>4:30 p.m. Public Hearings</u> | | | | |
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| 67 | 13th | 32030 Special Use | Ish Dhawan, Lessee Request to continue occupying the premises as a motor vehicle filling station | 1930 W. Morgan Av. |
| 68 | 13th | 32136 Special Use | Nafez Al-Debbah, Prospective Buyer Request to occupy the premises a motor vehicle sales facility | 3821 S. 27th St. |
| 69 | 14th | 32051 Special Use | Latasha Hines, Lessee Request to continue occupying the premises as an adult day care center | 206 E. Lincoln Av. |
| 70 | 15th | 31766 Special Use | LaQuisha Hanna, Lessee Request to occupy the premises as a day care center for 30 children per shift infant to 12 years of age, operating 7:00 a.m. - 11:00 p.m. Monday - Sunday | 2806 W. Lisbon Av. |
| 71 | 15th | 32034 Special Use | Angela Cherry-Austin, Lessee Request to occupy a portion of the premises as a 24 hour day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday | 2245 N. 24th Pl. |
| 72 | 15th | 32054 Use Variance/ Dimensional Variance | Gary Plassmeyer, Property Owner Request to allow a barbed-wire fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 8 ft.) | 1634 W. North Av. |

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

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| 73 | 15th | 32125 Special Use | Doaj's Prestige of Special Education LLC, Lessee Request to increase the number of children from 18 to 30 per shift, to increase the days of operation from Monday - Friday to Monday - Sunday, and continue occupying the premises as a 24 hour day care center for children infant to 13 years of age | 3828 W. Lisbon Av. |
| 74 | 15th | 32131 Special Use | Unity Gospel House of Prayer, Property Owner Request to occupy the premises as a community center | 1748 N. 13th St. |
| 75 | 1st | 32127 Special Use/ Dimensional Variance | Astronautics Corp of America, Property Owner Request to occupy the premises as a parking lot that does not meet the minimum required landscaping | 4070 N. 23rd St. |

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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.