

AGENDA

July 30, 2009

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 30, 2009** 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/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	13th	29391 Special Use/ Use Variance <i>Dismissal</i>	Hamdan Corp. dba First Rate Auto & All Star Towing Lessee Request to occupy the premises as an outdoor motor vehicle storage facility and ground transportation service (U-haul rental, towing and storage)	4816 S. 13th St.
2	14th	29802 Extension of Time	Francisco Hernandez, Property Owner Request for an extension of time to comply with the conditions of case #27020	2567 S. Howell Av.
3	1st	29353 Special Use <i>Dismissal</i>	Detra Callahan, Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 5 a.m. - midnight	7245 N. Teutonia Av.

Board of Zoning Appeals, Hearing on Thursday, July 30, 2009

<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. Administrative Consent Agenda (Continued)</u>				
<u>Items scheduled for Approval/Dismissal on the Administrative Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
4	2nd	29797 Special Use Dismissal	Dr. Chuck Holloway, Prospective Buyer Request to occupy the premises as a school for 120 students 6th - 12th grades, operating Monday - Friday 7:00 a.m. - 6:00 p.m	6833 W. Fond Du Lac Av.
<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	7th	29799 Special Use/ Dimensional Variance	Abiding Faith Fellowship Baptist Church, Lessee Request to continue occupying the premises as a religious assembly hall without the minimum required parking spaces (required 13 / proposed 0)	4600 W. Burleigh St.
6	9th	29715 Special Use	Bob Brown, Lessee Request to continue occupying the premises as a day care center for 160 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	6835 N. 76th St.
7	9th	29819 Special Use	Robert Rauch & Richard Romanshek Property Owner Request to continue occupying the premises as an ambulance service	9401 W. Brown Deer Rd.
8	9th	29796 Special Use	8300 Brown Deer II LLC, Prospective Buyer Request to occupy the premises as a fast-food / carry-out restaurant	8300 W. Brown Deer Rd.

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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	10th	29731 Special Use	Heather Anderson, Lessee	7251 W. Appleton Av. 1
			Request to occupy the premises as day care center for 50 children per shift, operating Monday - Friday 6:30 a.m. - midnight	
10	10th	29713 Dimensional Variance	Lisa Simon, Property Owner	3943 W. Blue Mound Rd.
			Request to construct a detached garage that is closer to the side street than the existing principal building (a garage shall not be closer to a side street than the existing principal building)	
11	12th	29785 Special Use	Sunlite Building Corp., Property Owner	1506 W. Pierce St.
			Request to continue occupying the premises as a social service facility	
12	15th	29782 Special Use	Tracy Roberts, Lessee	1726 W. Lloyd St.
			Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
13	1st	29581 Special Use	Fakhry Maizer, Lessee	2604 W. Capitol Dr.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	

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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.

14	1st	29756 Special Use	The Giving Tree, Lessee Request to increase the number of students from 90 to 180 for a Board approved school for K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 5:00 p.m	5151 N. 35th St.
15	1st	29789 Use Variance	Community Financial Service Center, Lessee Request to continue occupying the premises as a currency exchange	6069 N. Teutonia Av.
16	1st	29808 Special Use	Gregory Owens, Property Owner Request to continue occupying the premises as a group home for 8 occupants	4261 N. Teutonia Av.
17	2nd	29791 Special Use	Lighthouse Youth Center, Lessee Request to continue occupying a portion of the premises as a community center	5641 N. 68th St.
18	3rd	29787 Special Use	Wanda Beals, Property Owner Request to expand the existing massage school into the lower level of the premises	830 E. Chambers St.
19	3rd	29812 Special Use	Andrew Davis Otis, Lessee Request to occupy the premises as a ground transportation service facility (bicycle taxi service)	1020 E. Land Pl.

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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>				
20	5th	29560 Special Use	Fakhry Maizer-Member, Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant	7601 W. Hampton Av.
21	5th	29779 Special Use	Jesse Rowell, Lessee Request to occupy a portion of the premises as a specialty school (karate/martial arts studio)	4871 N. 119th St.
22	5th	29786 Use Variance	Community Financial Center Corp., Lessee Request to continue occupying a portion of the premises as a currency exchange	10400 W. Silver Spring Dr.
23	6th	29750 Special Use	Freddie Jones, Lessee Request to continue occupying the premises as an outdoor storage facility (motor vehicles and yard equipment)	3408 N. Port Washington Av.
24	6th	29811 Special Use	Deborah Tatum, Property Owner Request to continue occupying the premises as a day care center for 31 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	3818 N. Port Washington 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. Administrative Review</u>				
<u>Items scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on this item.</u>				
25	9th	29503 Special Use	Courtney Powell & Naomi Nuutinen-Powell, Lessee Request to occupy a portion of the premises as an assembly hall (banquet hall)	6542 N. 76th St.
26	11th	29553 Use Variance	Stanley E. Cole, Lessee Request to occupy the premises as a personal service facility (barber shop)	3410 W. Forest Home Av.
<u>4:15 p.m. Public Hearings</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>				
27	7th	29656 Use Variance	Donneva Griffin, Property Owner 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. - 9 p.m	4008 N. 41st St.
28	7th	29751 Special Use	Kathie Wiltturner, Lessee Request to add a school for 100 students K3 - 8th grades, operating 7:45 a.m. - 3:00 p.m. Monday - Friday to the Board approved day care center for 70 children infant - 12 years of age, operating Monday - Saturday 6 a.m. - midnight	3861 N. 35th St.
29	8th	29739 Special Use	Antonio Fernandez, Property Owner Request to occupy the premises as a parking lot	2230 W. Middlemass St.

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4:15 p.m. Public Hearings (Continued)

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30	8th	29749 Special Use	Eliezer Cosme, Property Owner Request to occupy the premises as a second-hand sales facility	2517 W. Greenfield Av.
31	8th	29501 Special Use	Rigoberto Sanchez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2534 W. Greenfield Av.
32	10th	29698 Dimensional Variance	Brad Elwing, Property Owner Request to construct a garage that is located within the front yard of the premises (a garage is not permitted in the front yard)	9468 W. Main St.
33	12th	29682 Special Use	Walker's Point Youth and Family Center Property Owner Request to occupy the premises as a social service facility	2030 W. National Av.
34	12th	29728 Special Use	St. Anthony's Congregation, Lessee Request to occupy the premises as a school for 250 students 9th - 10th grades, operating Monday - Friday 7:15 a.m. - 3:45 p.m	1644 S. 9th St.
35	12th	29733 Special Use	Columbia St. Mary's Inc; d/b/a Madre Angela Dental Clinic, Lessee Request to occupy the premises as a dental clinic.	1730 S. 13 th St.

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5:15 p.m. Public Hearings

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36	13th	29697 Special Use	Badger State Baptist School, Lessee Request to occupy the premises as a school for 75 students K4 - 12th grades, operating Monday - Friday 7:30 a.m. - 4:00 p.m	3330 S. 16th St.
37	13th	29483 Dimensional Variance	S&JP Hospitality Group Inc., Property Owner Request to modify the display area of an existing freestanding sign which exceeds the maximum allowed display area (allowed 50 sq.ft. / proposed 195 sq.ft.) and the maximum allowed height (allowed 14 ft. / proposed 40 ft. height was previously nonconforming)	6541 S. 13th St.
38	14th	29665 Special Use	Raul Rodriguez, Lessee Request to occupy the premises as a contractor's yard	2621 S. 5th Pl.
39	14th	29647 Special Use/ Dimensional Variance	All Bible Baptist Church, Prospective Buyer Request to occupy the premises as a religious assembly hall that does not meet the minimum required parking spaces (required 25 / proposed 7)	3068 S. 13th St.
40	15th	29578 Special Use	Jessica Key, Lessee Request to occupy the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Saturday	2229 N. 47th St.

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5:15 p.m. Public Hearings (Continued)

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41	15th	29712 Special Use	Boys Into Men; Kaylan Nwonye, Lessee Request to occupy the premises as a group home for 8 occupants	1557 W. Hadley St.
42	15th	29611 Special Use	Amaree's Awesome Angels, 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	3716 W. Roberts St.
43	15th	29653 Special Use	William E. Robbins Sr. Christian Academy Inc. Property Owner Request to occupy the premises as an elementary school for 250 students K4 - 8th grades operating Monday - Friday 7:30 a.m. - 4:00 p.m	2030 W. North Av.
44	1st	29580 Special Use/ Dimensional Variance	Mark Lalonde, Property Owner Request to occupy the premises as a facility engaged in the processing and recycling of mined materials that does not meet the code required screening and exceeds allowed stockpile heights	2826 W. Silver Spring Dr.
45	1st	29741 Use Variance	Margaret Smith, Property Owner Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday 6:30 a.m. - midnight	4523 N. 22nd St.

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6:15 p.m. Public Hearings

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46	1st	29468 Special Use	Bently Kienbaum, Property Owner Request to occupy the premises as an outdoor salvage operation (to be utilized in conjunction with the Board approved facility at 3800 W. Mill Rd.)	3460 W. Mill Rd.
47	2nd	29743 Special Use	Berdie Cowser; Birdhouse Family Services, Inc. Property Owner Request to occupy the premises as a group home for 8 occupants	7502 W. Congress St.
48	2nd	29358 Use Variance	Arester Young, Property Owner Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 8:00 a.m. - 11:00 p.m	7917 W. Winfield Av.
49	2nd	29149 Special Use	Ali Ismail, Lessee Request to occupy the premises as an outdoor sales facility (rug sales in parking lot)	4405 N. 60th St.
50	3rd	29744 Use Variance	Suzanne Seilers, Lessee Request to occupy the premises as a personal service facility (massage therapy)	2460 N. Frederick Av.
51	3rd	29585 Special Use	ShaLeatha Love, Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	832 E. Meinecke Av.

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

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52	3rd	29759 Special Use	Clear Channel Outdoor, Joseph Stribl; Lessee Request to replace the existing sign with a digital changeable message sign	2017 E. North Ave.
53	5th	29467 Dimensional Variance	Delores Lingelbach, Property Owner Request to allow a berm that exceeds the maximum allowed height (allowed 6 ft. / proposed 18 ft.)	6700 N. 107th St.
54	6th	29657 Special Use	Redemption Fellowship Church, Prospective Buyer Request to occupy the premises as a religious assembly hall	2524 W. Keefe Av.
55	6th	29683 Special Use	Deneta Harrington, 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 6:00 a.m. - 7:00 p.m	2836 N. Teutonia 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.