

AGENDA

February 24, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 24, 2011** 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	10th	30391 Special Use <i>Dismissal</i>	Quincy Lynk, Property Owner Request to occupy a portion of the premises as an assembly hall and religious assembly hall	5527 W. North Av.
2	11th	30719 Special Use <i>Dismissal</i>	James Parkinson, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	4440 W. Forest Home Av.
3	13th	30670 Special Use <i>Dismissal</i>	Amjed Abdelmuti, Lessee Request to add motor vehicle sales to the existing non-conforming motor vehicle repair facility	5040 S. 27th St.
4	2nd	30731 Special Use <i>Dismissal</i>	Willie Brooks, Lessee Request to occupy the premises as a religious assembly hall	7434 W. Capitol Dr.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 p.m. Administrative Consent Agenda (Continued)

Items scheduled for dismissal/approval on the Administrative Consent Agenda
No oral testimony will be taken on these items.

5	6th	30394 Use Variance <i>Dismissal</i>	Joe Berrada, Property Owner	2070 N. Riverboat Rd.
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Request to occupy the premises as an animal boarding facility

6	7th	30673 Special Use <i>Dismissal</i>	Clay Stephens and Melvin Grafton, Lessee	5320 W. Hampton Av.
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Request to occupy the premises as a motor vehicle sales, repair and body shop facility with outdoor motor vehicle storage

7	7th	30911 Extension of Time	Lawarrell Cain, Property Owner	3369 N. 46th St.
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Request for an extension of time to comply with the conditions of case #29992

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.

8	10th	30887 Special Use	Sarah Buzzell, Three Fish LLC, Lessee	4110 W. Martin Dr.
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Request to continue occupying the premises as a sit-down restaurant

9	10th	30901 Dimensional Variance	Alan Koenig, Property Owner	411 S. 65th St.
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Request to allow a parking within the front yard of the premises

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

Items Scheduled for approval on the Consent Agenda

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10	12th	30880 Special Use	Mitchell Corners, LLC, Property Owner Request to continue occupying the premises as a rooming house	101 E. Mitchell St.
11	12th	30912 Special Use	Arts At Large, Inc., Lessee Request to occupy the premises as a community center	908 S. 5th St.
12	12th	30919 Special Use	Jeff Garwood, Lessee Request to occupy a portion of the premises as a heavy manufacturing facility	613 S. 2nd St.
13	12th	30922 Special Use	Valonia LTD Partnership, Property Owner Request to continue occupying the premises as a social service facility	1314 W. National Av.
14	13th	30898 Special Use	Corne' Hanssen, Property Owner Request to continue occupying the premises as an outdoor recreation facility (volleyball courts)	5356 S. 13th St.
15	14th	30897 Special Use	David Plennes, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1122 E. Holt Av.

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

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16	14th	30850 Special Use/ Dimensional Variance	All-Bible Baptist Church, Property Owner	3068 S. 13th St.
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Request to continue occupying the premises as a religious assembly hall without the minimum required parking spaces (required 25 / proposed 7)

17	15th	30891 Special Use	Greater New Birth Child Development Center Property Owner	2206 W. Center St.
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Request to continue occupying the premises as a day care center for 59 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m

18	15th	30920 Special Use	Darrin Madison, Lessee	3044 W. Lisbon Av.
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Request to occupy the premises as a ground transportation service (limousine storage)

19	1st	30900 Special Use	Making Connection, LLC, Property Owner	4355 N. 27th St.
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Request to continue occupying the premises as a transitional living facility for 16 male clients

20	2nd	30855 Special Use	Donna Lucas Franklin, Lessee	4851 N. 76th St.
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Request to continue occupying the premises as a 24 hour day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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

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21	2nd	30865 Dimensional Variance	Kevin Jackson, Property Owner Request to erect a wheelchair ramp in the front yard	8540 W. Appleton Av.
22	2nd	30877 Special Use	Angela Jackson, Lessee Request to continue occupying the premises as a day care center for 102 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight (this is a new operator)	7633 W. Fond Du Lac Av.
23	2nd	30885 Special Use	MacPyles Corporation, Franchisee Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through	8220 W. Hampton Av.
24	2nd	30905 Special Use	Kinder Korner Academy II, LLC, Lessee Request to continue occupying the premises as a day care center for 98 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m. (19 children from 9 p.m. - 11:30 p.m.)	6003 W. Villard Av.
25	3rd	30883 Dimensional Variance	Farwell-Cramer LLC, Property Owner Request to continue occupying the premises as a multi-family residential dwelling without the minimum required lot area per dwelling unit (required 5400 sq.ft. / proposed 4820 sq.ft.)	2710 N. Farwell Av.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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

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26	3rd	30903 Dimensional Variance	Lincoln Fowler, Property Owner	2170 N. Prospect Av.
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Request to occupy the premises as a permitted general retail establishment (bike shop) without the minimum required number of parking spaces (required 5 / proposed 2)

27	4th	30751 Special Use	Guest House of Milwaukee, Inc., Property Owner	1216 N. 13th St.
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Request to continue occupying the premises as an emergency residential shelter

28	4th	30755 Dimensional Variance	Bridging The Gap, Lessee	1600 W. State St.
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Request to erect a wall sign on the Board approved outdoor recreation facility (a sign is not permitted in a two-family residential district)

29	4th	30858 Use Variance	Amanda Schlicher, Lessee	2123 W. Michigan St.
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Request to occupy the premises as a photography studio

30	4th	30889 Special Use	Uihlein Properties LLC, Property Owner	503 N. Broadway .
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Request to continue occupying the premises as a parking lot

31	5th	30899 Special Use	Greg Gensch, Lessee	5150 N. 124th St.
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Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)

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

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32	6th	30888 Special Use	Kate Obi, Lessee Request to continue occupying the premises as a social service facility	3521 N. Teutonia Av.
33	6th	30893 Special Use	Aline Sellers, Property Owner Request to continue occupying the premises as a group home for 8 occupants	3274 N. 15th St.
34	6th	30904 Use Variance	George Franco, Lessee Request to continue occupying the premises as a currency exchange, payday loan or title loan agency	3975 N. Teutonia Av.
35	7th	30878 Special Use	Ulyses Dugger, Lessee Request to continue occupying the premises as a motor vehicle repair and car wash facility	3823 W. Fond Du Lac Av.
36	7th	30921 Special Use	Debra Renee Prophet, Property Owner Request to continue occupying the premises as a religious assembly hall	4858 W. Fond Du Lac Av.
37	7th	30923 Special Use	Sweet Communion Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall	3765 N. 35th St.
38	8th	30890 Special Use	Ernesto Villarreal, Property Owner Request to continue occupying the premises as a heavy motor vehicle parking lot	3523 W. Burnham St.

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

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39	8th	30917 Dimensional Variance	WASMIL LLC, Lessee Request to continue to allow a wall sign that exceeds the maximum allowed area (allowed 240 sq.ft. / proposed 768 sq.ft.)	600 S. 44th St.
40	8th	30925 Special Use	Milwaukee Victory Church Inc., Lessee Request to continue occupying the premises as a religious assembly hall	2110 W. National Av.
41	9th	30909 Dimensional Variance	Voice Stream PCS aka T-Mobile Central LLC Lessee Request to continue to allow a transmission tower that exceeds the maximum allowed height (allowed 80 ft. / proposed 110 ft.)	7830 W. Good Hope Rd.
42	9th	30837 Special Use	Kalim Beg, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	9425 W. Brown Deer Rd.

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.

43	12th	30623 Special Use	Mill Valley Recycling, LLC , Lessee Request to add an outdoor salvage operation to the Board approved motor vehicle sales facility and permitted indoor salvage operation	204 E. Washington St.
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Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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4:15p.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	10th	30812 Special Use	Rising Star Learning Academy, Other Request to increase the hours of operation from 6:00 a.m. - 8:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 47 children infant to 12 years of age, operating Monday - Friday	4716 W. Vliet St.
45	10th	30530 Special Use	Darnell and Donna Robinson, Lessee Request to increase the hours of operation from Monday - Friday 7:00 a.m. - midnight and Saturday 6:00 a.m. - 5:00 p.m. to Monday - Saturday 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 49 children infant to 12 years of age	7127 W. Lisbon Av.
46	10th	30836 Special Use	Beverly Jones, Property Owner Request to continue occupying the premises as a group home for 8 occupants	2946 N. 57th St.
47	11th	30928 Special Use/ Dimensional Variance	5 th Church of Christ Scientist, Property Owner Request to occupy the premises as a religious assembly hall without the required parking spaces (required 9 / proposed 6)	6611 W. Oklahoma Ave.
48	12th	30551 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	2462 S. 12th St.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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4:15p.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.

49	12th	30809 Special Use	S&S Towing Services, LLC, Lessee Request to occupy the premises as a motor vehicle repair, indoor salvage and ground transportation service facility	415 S. 3rd St.
50	12th	30908 Use Variance	Robert Vargas and Ana Sanchez, Property Owner Request to occupy the premises as a currency exchange	1112 W. Lincoln Av.
51	12th	30913 Use Variance	Katherine Huddleston, Property Owner Request to occupy the premises as a motor vehicle repair facility	1122 W. Becher St.
52	15th	30548 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	2437 N. 29th St.
53	1st	30916 Dimensional Variance	New Hampton Gardens LLP, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 7 ft. 6 in.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 88 sq.ft.)	4821 N. 22nd St.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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5:15 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.

54	2nd	30926 Special Use	Lurean Nelson Slocum, Lessee Request to occupy a portion of the premises as an adult day care center for 50 clients	6435 W. Capitol Dr.
55	2nd	30753 Special Use	Earnest Bridges, Lessee Request to occupy the premises as a car wash and detailing facility	6419 W. Capitol Dr.
56	2nd	30823 Special Use	Christine and Robert Langhoff, Lessee Request to add motor vehicle sales and a body shop and to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	7219 W. Fond Du Lac Av.
57	2nd	30868 Special Use	Bharat Bhalala, Property Owner Request to occupy a portion of the premises as a religious assembly hall	6222 W. Fond Du Lac Av.
58	2nd	30744 Special Use	Dr. Chuck Holloway, Property Owner Request to occupy the premises as a social service facility	6833 W. Fond Du Lac Av.
59	2nd	30795 Special Use	Murphy Jamerson, Lessee Request to occupy the premises as a day care center for 70 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 1:00 a.m.	9135 W. Silver Spring Dr.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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5:15 p.m. Public Hearing (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.

60	3rd	30792 Special Use	Linda Hammer, Lessee Request to occupy a portion of the premises as a social service facility	2006 E. Thomas Av.
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61	3rd	30808 Special Use	Linda Hammer, Lessee Request to occupy a portion of the premises as a car wash	2010 E. Thomas Av.
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62	3rd	30851 Dimensional Variance	801 Hadley LLC, Property Owner Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed dwelling units per site (allowed 4 / proposed 5)	801 E. Hadley St.
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63	3rd	30910 Special Use	Xavier Ponce De Leon, Lessee Request to occupy the premises as a motor vehicle repair facility (this is a new operator)	1012 E. Center St.
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6:15 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.

64	5th	30813 Special Use	Alicia Bell, Property Owner Request to occupy the premises as a group home for 6 occupants	7630 W. Center St.
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65	6th	30859 Special Use	Syronia Williams Clark, Property Owner 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 - Sunday	1900 W. Chambers St.
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6:15 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.

66	6th	30870 Special Use	Teen USA, LLC, Lessee Request to occupy the premises as an assembly hall	3872 N. Fratney St.
67	7th	30550 Use Variance	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	3255 N. 34th St.
68	7th	30860 Special Use	Tyronzia Davis, Lessee Request to occupy the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	4840 W. Fond Du Lac Av.
69	8th	30754 Special Use/ Dimensional Variance	Jaun Jimenez, Property Owner Request to occupy the premises as a contractor's yard without the required landscaping	2005 S. Muskego Av.
70	8th	30819 Appeal of an Order	StaffWorks Inc., Lessee Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a ground transportation service facility	3217 W. Lincoln Av.
71	8th	30830 Special Use	Sarah Edwards, Lessee Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age operating Monday - Sunday 6:00 a.m. - midnight	2169 S. 31st St.

Board of Zoning Appeals, Hearing on Thursday, February 24, 2011

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6:15 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.

72	8th	30831 Special Use	Sarah Edwards, Lessee Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2001 S. 28th St.
73	8th	30881 Use Variance	Lomeli Audio and Muffler LLC, Lessee Request to occupy the premises as a motor vehicle repair facility	4115 W. Greenfield Av.

7:15 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.

74	12th	30866 Special Use	Mill Valley Recycling, Property Owner Request to occupy the premises as an outdoor salvage operation	225 E. Mineral St.
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7:45 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.

75	4th	30977 Appeal of a Determination	Kashmir Multani, Lessee Request to determine whether the motor vehicle filling station is a legal nonconforming use	1530 W. State 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.