

AGENDA

March 21, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 21, 2013**, commencing at **2:00 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.

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	7th	31805 Special Use <i>Dismissal</i>	Gloria Oglesby, Lessee Request to add a school for 80 children K-3 - 1st grade, operating Monday - Friday 6:00 a.m. - 9:00 p.m. to the existing Board approved day care center for 80 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	5615 W. Hampton Av.
2	8th	31849 Special Use <i>Dismissal</i>	Jawad Hamayal, Lessee Request to occupy a portion of the premises as a cash-for-gold business	823 S. Layton Bl.
3	10th	32148 Special Use <i>Dismissal</i>	McDonald's Corporation, Property Owner Request to expand the drive-through facility and continue occupying the premises as a fast-food / carry-out restaurant	6409 W. Blue Mound Rd.
4	12th	32112 Special Use <i>Dismissal</i>	Javier Rivera Colon, Lessee Request to occupy the premises as a religious assembly hall	1655 S. 1st St.

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<p><u>2:00 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>				
5	12th	32206 Use Variance <i>Dismissal</i>	Eduardo Diaz, Lessee Request to occupy a portion of the premises as a cash-for-gold business	1515 W. Lincoln Av.
6	2nd	32060 Special Use <i>Dismissal</i>	Homes Inc., Lessee Request to occupy the premises as a community living arrangement for 12 occupants	8006 W. Sheridan Av.
<p><u>2:00 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>				
7	5th	32339 Special Use	Bharat Patel, Lessee Request to continue occupying a portion of the premises as a fast-food / carry-out restaurant (this is a new operator)	9109 W. Burleigh St.
8	5th	32349 Special Use	Qamruddin Metalwala, Property Owner Request to continue occupying the premises as a motor vehicle filling station	7609 W. Capitol Dr.
9	5th	32368 Use Variance	Laurel Flannery, Lessee Request to occupy the premises as an office (florist)	2877 N. 76th St.
10	6th	32304 Special Use	Mt. Hermon Baptist Church, Property Owner Request to continue occupying the premises as religious assembly hall	1801 W. Atkinson Av.

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2:00 p.m. - Consent Agenda (Continued)

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11	6th	32369 Special Use	Cassandra Perine, Lessee	413 E. North Av.
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Request to continue occupying the premises as a day care center for 34 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

12	6th	32395 Special Use	Shannon O'Brian, Lessee	2821 N. 4th . 144
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Request to continue occupying a portion of the premises as a social service facility

13	7th	32283 Use Variance	Unity M.B. Church, Property Owner	3257 N. 39th St.
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Request to continue occupying the premises as a parking lot

14	7th	32334 Special Use	Jamia Lowe, Property Owner	3632 W. Burleigh St.
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Request to continue occupying the premises as a 24 hour day care center for 40 children first and second shift and 20 children third shift, infant to 12 years of age operating Monday - Sunday

15	7th	32342 Special Use	Paula Toy, Lessee	4335 N. 35th St.
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Request to continue occupying the premises as a day care center for 52 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

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2:00 p.m. - Consent Agenda (Continued)

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16	7th	32358 Special Use	Only God Can Children's Academy, Lessee	4723 W. Hoyt Pl.
			Request to continue occupying the premises as a day care center for 19 children per shift infant to 3 years of age, operating Monday - Friday 6:00 a.m. - midnight	
17	7th	32366 Special Use	Daljit Kler, Property Owner	3115 W. Fond Du Lac Av.
			Request to continue occupying the premises as a motor vehicle filling station	
18	8th	32302 Special Use	Hussein Govani, Property Owner	2437 W. National Av.
			Request to continue occupying the premises as a motor vehicle body shop	
19	8th	32328 Special Use	BMO Harris Bank, Property Owner	2701 W. National Av.
			Request to continue occupying the premises as a bank with a drive-through facility	
20	9th	32336 Special Use	Autowise, Property Owner	7970 N. 76th St.
			Request to occupy the premises as a motor vehicle repair and sales facility (this is a new operator)	
21	12th	32340 Special Use	Steven Arenzon, Property Owner	1111 W. Lincoln Av.
			Request to continue occupying the premises as a light manufacturing facility	

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2:00 p.m. - Consent Agenda (Continued)

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22	12th	32354 Special Use	Milwaukee Area Technical College, Property Owner	816 W. National Av.
			Request to continue occupying the premises as a college (expansion to the third floor of the premises)	
23	12th	32367 Special Use	Sylvestra Ramirez, Lessee	701 W. National Av.
			Request to occupy a portion of the premises as a medical office	
24	13th	32338 Dimensional Variance	Islamic Foundation of Greater Milwaukee, Property Owner	4707 S. 13th St.
			Request to continue to allow an automatic changeable message sign that exceeds the maximum allowed height, maximum allowed square footage, and the maximum allowed number of freestanding signs on the premises	
25	13th	32350 Special Use	Gordon Smith, Property Owner	2006 W. Oklahoma Av.
			Request to continue occupying the premises as a motor vehicle repair facility and car wash	
26	13th	32351 Special Use	Peter O'Malley, Property Owner	5282 S. 13th St.
			Request to continue occupying the premises as a truck freight terminal	
27	14th	32320 Special Use	Shannon Knapp, Lessee	2535 S. Kinnickinnic Av.
			Request to occupy a portion of the premises as an indoor recreation facility	

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28	14th	32343 Special Use	Sean Raffaelli, Property Owner	2900 S. Kinnickinnic Av.
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Request to continue occupying the premises as a tavern with an outdoor recreation facility

29	14th	32362 Special Use	Petro Mart Chase LLC, Property Owner	2341 S. Chase Av.
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Request to continue occupying the premises as a motor vehicle filling station

30	15th	32329 Special Use	Lilly of the Valley Childcare LLC., Property Owner	1922 N. 27th St.
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Request to continue occupying 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

31	15th	32331 Special Use	Khaled Omar, Lessee	4509 W. North Av.
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Request to continue occupying a portion of the premises as a motor vehicle repair facility

32	15th	32337 Special Use/ Dimensional Variance	Micaiah Young, Property Owner	2207 W. Center St.
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Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 134 / proposed 23)

33	1st	32306 Use Variance	Jeremiah Missionary Baptist Church, Property Owner	4425 W. Villard Av.
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Request to continue occupying the premises as a principal use parking lot

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34	1st	32330 Special Use	James Carter, Property Owner	2717 W. Atkinson Av.
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Request to continue occupying the premises as a day care center for 69 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:30 p.m. and a social service facility

35	1st	32333 Special Use	Choua Her, Property Owner	6900 N. 43rd St.
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Request to continue occupying the premises as a day care center for 54 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:30 p.m

36	1st	32352 Special Use/ Dimensional Variance	Bay Development Company, LLC, Property Owner	6045 N. Teutonia Av.
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Request to continue occupying a portion of the premises as a wholesale distribution facility and indoor storage facility that does not meet the minimum required pedestrian access

37	4th	32288 Dimensional Variance	BMO Harris Bank, Property Owner	770 N. Water St.
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Request to erect two wall signs that is not attached to a flat opaque surface

38	4th	32364 Special Use	Jeffrey Wilhelm, Property Owner	1931 W. Kilbourn Av.
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Request to occupy the premises as a rooming house for 14 occupants

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39	4th	32383 Special Use	Renee E. Anderson, Property Owner	1840 N. Prospect Av.
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Request to construct an addition and occupy the premises as a community living arrangement for 24 occupants

40	4th	32394 Dimensional Variance	HTWA Market Project LLC, Property Owner	400 N. Water St.
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Request to erect a wall sign that exceeds the maximum allowed display area (allowed 50 sq.ft. / proposed 200 sq.ft.)

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.

41	5th	32359 Special Use	BFC Properties LLC, Property Owner	11310 W. Silver Spring Rd.
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Request to construct a building and occupy the premises as an assembly hall

42	6th	32253 Use Variance	Sonya Robinson, Lessee	3700 N. Teutonia Av.
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Request to occupy 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

43	7th	32373 Special Use	St. Charles Youth & Family Services Inc., Lessee	4610 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a social service facility and a second-hand sales facility

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

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44	8th	32193 Special Use	Corbo Andres, Property Owner Request to construct a principal use parking lot on the premises	1019 S. 24th St.
45	8th	32270 Dimensional Variance	Layton Boulevard West Neighbors, Property Owner Request to construct an addition to the existing single family dwelling that exceeds the maximum allowed lot coverage, does not meet the minimum required rear setback and does not meet the minimum required alley access setback	3014 W. Mitchell St.
46	8th	32301 Special Use	Pedro Daleccio, Property Owner Request to add a motor vehicle repair facility to the existing sales facility	3400 W. National Av.
47	8th	32332 Special Use	Rick Vang, Property Owner Request to occupy the premises as an assembly hall	3730 W. National Av.
48	8th	32356 Special Use	Maria De Lourdes Frias, Lessee Request to occupy the premises as a general retail establishment	1820 S. 31st St.
49	8th	32121 Special Use	Miguel & Norma Herrera, Property Owner Request to construct an addition and to add motor vehicle repair to the existing Board approved motor vehicle sales facility and body shop (to be operated in conjunction with 2253 S. 23rd St. and 2263 S. 23rd St.)	2301 W. Forest Home Av.

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

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50	8th	32227 Dimensional Variance	Miguel Herrera, Property Owner	2263 S. 23rd St.
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Request to occupy the premises as a parking lot that does not meet the minimum required landscaping (display area for vehicles to be in conjunction with motor vehicle sales and repair facility and body shop at 2301 W. Forest Home Av.)

51	8th	32391 Special Use	Miguel Herrera, Property Owner	2253 S. 23rd St.
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Request to occupy the premises as a motor vehicle sales and repair facility and body shop (operated in conjunction with 2301 W. Forest Home Av. & 2253 S. 23rd St.)

3:30 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.

52	9th	32102 Special Use	All Night Child Care, Inc., Lessee	8225 N. 107th St.
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Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Sunday and to continue occupying the premises as a day care center for 39 children per shift infant to 12 years of age

53	10th	32233 Special Use	Kathy Perry, Lessee	5514 W. Lisbon Av.
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Request to occupy the premises as a religious assembly hall and social service facility

54	10th	32323 Special Use	Jacqueline Anderson, Lessee	2707 N. 54th St.
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Request to occupy the premises as a 24 hour day care center for 35 children per shift infant to 12 years of age, operating Monday - Sunday

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3:30 p.m. Public Hearings (Continued)

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55	12th	32295 Special Use	Eric Broxton, Other	1022 W. Maple St.
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Request to occupy the premises as a motor vehicle repair facility

56	12th	32347 Special Use	Maribel Estrada, Property Owner	1329 S. 15th Pl.
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Request to occupy the premises as a parking lot

57	14th	31987 Special Use	Danielle Holt, Lessee	2685 S. 9th Pl.
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Request to occupy a portion of the premises as a day care center for 20 children per shift infant to 12 years of age operating Monday - Saturday 6:30 a.m. - 6:30 p.m

58	14th	32376 Special Use	Recycling Solutions LLC, Lessee	2929 S. Chase Av.
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Request to occupy the premises as a mixed-waste processing facility

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.

59	15th	32248 Special Use	Taleka S. Gordon, Lessee	1406 W. Fond Du Lac Av.
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Request to occupy the premises as a day care center for 24 children per shift infant to 5 years of age, operating Monday - Sunday 6:00 a.m. - midnight

60	15th	32294 Special Use	Eric Broxton, Property Owner	4002 W. Lisbon Av.
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Request to occupy the premises as a motor vehicle repair facility

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

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61	15th	32308 Special Use	Jalal Alqadi, Property Owner	4503 W. North Av.
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Request to add a motor vehicle sales facility, and continue occupying a portion of the premises as a motor vehicle repair facility and body shop

62	15th	32314 Dimensional Variance	Robert G. Rauh, Property Owner	2623 N. 38th St.
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Request to allow a parking lot that does not meet the minimum required setback, and does not meet the minimum required landscaping

63	15th	32321 Dimensional Variance	Robert G. Rauh, Property Owner	1228 W. Lloyd St.
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Request to construct an addition that does not meet the minimum required rear setback (required 4 ft. / proposed 0 ft.)

64	15th	32345 Special Use	Tamara Washington, Property Owner	2579 N. 14th St.
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Request to occupy the premises as a transitional living facility for 6 occupants

65	1st	32199 Special Use	Imani Early Childhood Education Center, Lessee	5249 N. 35th St.
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Request to occupy a portion of the premises as a day care center for 80 children per shift 3 - 12 years of age, operating Monday - Friday 6:00 a.m. to 8:00 p.m.

66	1st	32310 Dimensional Variance	Walgreens, Property Owner	7171 N. Teutonia Av.
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Request to erect two electronic message board signs that exceed the maximum allowed square footage (allowed 50 sq.ft. / proposed 125.5 sq.ft.)

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

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67	1st	32344 Special Use	Project Refuge Inc., Lessee	6123 N. Teutonia Av.
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Request to occupy a portion of the premises as a health clinic

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The Board of Zoning Appeals may vote and move to convene into closed session, pursuant to Wis. Stat. §19.85(1)(g), for the purpose of conferring with legal counsel who will render oral advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved.

At the conclusion of the closed session the Board will not reconvene in open session.

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.