

AGENDA

February 21, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 21, 2013**, commencing at **4:00 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.

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	10th	31851 Special Use <i>Dismissal</i>	West Hawkins, Other Request to increase the number of children from 25 to 35 per shift, to expand to the 2nd floor, and to continue occupying the premises as a day care center for children infant to 12 years of age operating Monday - Sunday 6:00 a.m. - 11:30 p.m	5116 W. Center St.
2	12th	31983 Special Use <i>Dismissal</i>	Iglesia Pentecostal Camino de Santidad, Lessee Request to occupy a portion of the premises as a religious assembly hall	1651 B S. 11th St.
3	12th	32186 Special Use <i>Dismissal</i>	Third Coast Inn, Inc., Lessee Request to occupy the premises as a bed and breakfast	602 S. 3rd St.

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4	15th	31806 Special Use <i>Dismissal</i>	Hasan T. Yousef, Property Owner Request to occupy a portion of the premises as a fast-food / carry-out restaurant	3501 W. Center St.
5	15th	32037 Special Use <i>Dismissal</i>	Ricky Burt, Property Owner Request to occupy the premises as a day care center for 59 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (day care center to operate in conjunction with the Board approved day care center at 2206 W. Center St.)	2200 W. Center St.
<p><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	4th	32299 Special Use/ Dimensional Variance	S.G. Properties LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer (required 600 sq.ft. / proposed 273 sq.ft.), and minimum required number of parking spaces (required 4 / proposed 1)	1009 N. 14th St.
7	4th	32300 Special Use/ Dimensional Variance	S.G. Properties LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer (required 600 sq.ft. / proposed 273 sq.ft.)	1007 N. 14th St.

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8	5th	32230 Special Use	The Children's Place Learning Center Inc., Lessee	3401 N. 76th St.
			Request to increase the number of children from 39 to 45 per shift and to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. to Monday - Friday 5:30 a.m. - 11:00 p.m. and Saturday - Sunday 5:30 a.m. - 10:00 p.m., and to continue occupying the premises as a day care center for children infant to 12 years of age	
9	5th	32280 Special Use	SBA Monarch Towers III, LLC, Lessee	10136 W. Fond Du Lac Av.
			Request to continue to allow a transmission tower on the premises	
10	5th	32293 Use Variance	Paul Scholl, Property Owner	9211 W. Auer Av.
			Request to continue occupying the premises as a medical office	
11	6th	32204 Special Use	Emilia Nunez, Lessee	2118 N. Buffum St.
			Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday	
12	6th	32286 Special Use	Angelia Lewis, Lessee	3517 N. 25th St.
			Request to continue occupying the premises as a group home for 5 occupants	
13	7th	32210 Special Use	Cynthia Johnson, Property Owner	4821 W. Burleigh St.
			Request to continue occupying a portion of the premises as a group home for 8 occupants	

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14	7th	32274 Special Use	Anna Stanley, Property Owner	4808 W. Fond Du Lac Av.
			Request to continue occupying the premises as a religious assembly hall	
15	7th	32303 Special Use	Tasha Walker, Lessee	2770 N. 45th St.
			Request to continue occupying the premises as a group home for 8 occupants	
16	8th	32287 Special Use	Fiesta Property's LLC, Property Owner	1329 S. 35th St.
			Request to continue occupying the premises as an assembly hall	
17	8th	32298 Special Use	Javier Marban, Lessee	2517 W. Greenfield Av.
			Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	
18	9th	32262 Special Use	Community Financial Service Centers Inc., Lessee	8923 W. Brown Deer Rd.
			Request to continue occupying the premises as a currency exchange facility	
19	9th	32265 Special Use	Complete Warehouse & Distribution LLC, Lessee	7655 W. Dean Rd.
			Request to continue occupying the premises as an outdoor wholesale and distribution facility	

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20	10th	32111 Special Use	Wilson Wright Jr., Property Owner Request to continue occupying the premises as a motor vehicle repair facility	5301 W. Lisbon Av.
21	12th	32203 Special Use	Julio Cesar Ferruffino, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility	1216 S. Cesar E Chavez Dr.
22	12th	32282 Use Variance	Auto Page Sound and Glass, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1919 S. 13th St.
23	13th	32238 Use Variance	Miles Iverson, Lessee Request to continue occupying the premises as an indoor recreation facility	4905 S. Howell Av.
24	13th	32239 Special Use	Edward Witzlib, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash	4296 S. 27th St.
25	13th	32260 Special Use	Salim Shelleh, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	6206 S. 27th St.

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26	13th	32267 Special Use	The Peltz Group, LLC, Lessee Request to continue occupying the premises as a heavy motor vehicle repair facility (site also contains a permitted recycling collection facility and an accessory heavy motor vehicle parking lot)	2020 W. Morgan Av.
27	13th	32268 Special Use	The Peltz Group, LLC, Lessee Request to continue occupying the premises as a mixed-waste processing facility	2101 W. Morgan Av.
28	13th	32278 Special Use	Chipotle Mexican Grill, Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant (this is a new operator)	3232 S. 27th St.
29	13th	32297 Use Variance	Divine Covenant Church, Lessee Request to continue occupying a portion of the premises as a religious assembly hall	1204 W. Layton Av.
30	14th	32271 Use Variance	Bay View Community Center Inc., Property Owner Request to continue occupying the premises as a community center	1320 E. Oklahoma Av.
31	15th	32218 Special Use	Ricky Burt, Property Owner Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Friday 6:00 a.m. - midnight and continue occupying the premises as a day care center for 59 children per shift infant to 12 years of age	2206 W. Center St.

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32	15th	32232 Special Use	Living Well LLC, Property Owner	2901 W. North Av.
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Request to increase the hours of operation from Monday - Saturday 7:00 a.m. - midnight to Monday - Sunday 5:30 a.m. - midnight and to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age

33	15th	32284 Special Use	Wisconsin Community Services Inc., Property Owner	2303 W. Galena St.
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Request to continue occupying the premises as a community living arrangement for 13 occupants

34	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.)

35	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

36	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.

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37	1st	32266 Special Use	Angela Cherry-Austin, Lessee Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday (this is a new operator)	5250 N. 35th St.
38	1st	32316 Use Variance	Genesis Behavioral Services, Inc., Lessee Request to continue occupying the premises as a transitional living facility for 4 occupants	5033 N. 49th St.
39	2nd	32247 Special Use	Donya Parker, Property Owner Request to occupy the premises as a motor vehicle repair and sales facility	7401 W. Fond Du Lac Av.
40	2nd	32261 Special Use	Community Financial Service Centers, Inc, Lessee Request to continue occupying the premises as a currency exchange facility	7410 W. Capitol Dr.
41	2nd	32273 Special Use	Isha Enterprises Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station	4001 N. 60th St.
42	2nd	32312 Special Use	Sue Vang, John Vang, Pao Lee Vang, Lessee Request to continue occupying the premises as a 24 hour day care center for 68 children per shift infant to 12 years of age, operating Monday - Sunday	8715 W. Fond Du Lac Av. AB&C

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43	3rd	32285 Special Use	Ann Tilque, Lessee	1668 N. Warren Av.
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Request to continue occupying the premises as a second-hand sales facility

44	3rd	32335 Special Use	John Simonitsch, Property Owner	1441 N. Franklin Pl.
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Request to continue occupying a portion of the premises as an office

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.

45	6th	32242 Special Use	Melissa Frechette, Lessee	642 W. Garfield Av.
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Request to occupy the premises as a tavern

46	13th	32216 Special Use	RD Expedited, Inc., Prospective Buyer	1101 W. Grange Av.
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Request to occupy the premises as a truck freight terminal and motor vehicle repair facility

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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.

47	4th	32241 Special Use	Firdous Chandani, Lessee Request to occupy the premises as a second-hand sales facility	954 N. 27th St.
48	5th	32124 Special Use	Saleem & Olivia El-Amin, Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 85 children per shift infant to 12 years of age operating Monday - Friday	7918 W. Capitol Dr.
49	6th	32264 Special Use	Andrew Neumann, Property Owner Request to construct an addition to the existing school and to increase the number of students from 350 to 600 K4 - 8th grades for the school operating Monday - Friday 7:00 a.m. - 7:00 p.m	3601 N. Port Washington Av.
50	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.
51	7th	32296 Special Use	Kathie Wiltturner, Lessee Request to occupy the premises as a school for 50 students K3 - 8th grade operating Monday - Friday 7:45 a.m. - 3:00 p.m., and day care center for 70 children per shift infant to 12 years of age operating Monday - Saturday 6:00 a.m. - midnight (maximum of 70 children on site at one time)	3861 N. 35th St.

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4:30 p.m. Public Hearings

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52	8th	32217 Special Use	Choice One Financial Services LLC, Prospective Buyer	2000 W. Forest Home Av.
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Request to add a cash-for-gold business to the existing Board approved currency exchange and pay day loan facility

53	8th	32305 Special Use	Jeremy & Kelly Belot, Prospective Buyer	717 S. 37th St.
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Request to occupy the premises as a day care center for 16 children per shift infant to 6 years of age, operating Monday - Friday 6:30 a.m. to 5:30 p.m

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

54	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

55	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

56	12th	32017 Special Use	Miguel Arvelo, Property Owner	935 W. National Av.
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Request to continue occupying the premises as an assembly hall

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5:30 p.m. Public Hearings

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57	12th	32244 Use Variance	Kathy Huddleston, Property Owner Request to add a motor vehicle sales facility to the existing Board approved motor vehicle repair facility	1122 W. Becher St.
58	13th	32235 Special Use	Inter-Active Playground, LLC, Lessee Request to occupy the premises as an indoor recreation facility and second-hand sales facility	4030 S. Howell Av.
59	15th	32091 Special Use	Bernadette Anderson, Other Request to occupy the premises as a transitional living facility for 8 occupants	4718 W. Garfield Av.
60	15th	32248 Special Use	Taleka S. Gordon, Lessee 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	1406 W. Fond Du Lac Av.

6:30 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.

61	1st	32164 Special Use	Taj International Petroleum Co., Property Owner Request to construct an addition and to continue occupying the premises as a motor vehicle filling station	4057 N. Green Bay Av.
62	1st	32240 Special Use	James Carter, Lessee Request to occupy a portion of the premises as a religious assembly hall	5268 N. 35th St.

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6:30 p.m. Public Hearings

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63	1st	32275 Special Use	Northwest Funeral Chapel, Inc., Property Owner Request to occupy the premises as an assembly hall	4034 W. Good Hope Rd.
64	1st	32307 Dimensional Variance	Dominic Clark, Property Owner Request to allow 5 accessory structures on the premises (applicant is combining adjacent properties at 6475 N. 40th St. & 6457 N. 40th St.)	6475 N. 40th St.
65	1st	32311 Special Use	Melia Jackson, Prospective Buyer Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - midnight and Saturday 7:30 a.m. - 5:30 p.m	5117 N. 32nd St.
66	2nd	32201 Special Use	Anchorage Home Adult Day Center, Property Owner Request to occupy a portion of the premises as an adult day care center for 50 clients	6435 W. Capitol Dr.
67	3rd	32315 Special Use	Michelle Deutsch, Property Owner Request to occupy the premises as a day care center for 49 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight (this is a new operator)	832 E. Meinecke Av.
68	3rd	32319 Dimensional Variance	David Swanson, Property Owner Request to construct an addition that does not meet the minimum required south setback (required 6 ft. / proposed 2.25 ft.)	2841 N. Shepard Av.

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7:30 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.

69	11th	32161 Use Variance	Ali Omar Ismail, Lessee Request to occupy a portion of the premises as a cash-for-gold business	3425 W. Oklahoma Av.
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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.