

AGENDA

February 23, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 23, 2012**, 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 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	8th	31565 Extension of Time <i>Dismissal</i>	School Sisters of St. Francis, Property Owner Request for an extension of time to comply with the conditions of case #30799	1501 S. Layton Bl.
2	3rd	31518 Dimensional Variance <i>Dismissal</i>	David A Olsen, Property Owner Request to construct an addition that does not meet the required rear setback (required 15 ft. / proposed 4 ft.)	2635 N. Wahl Av.
3	3rd	31569 Extension of Time	LaDiana Johnson, Lessee Request for an extension of time to comply with conditions of case #30775	830 E. Meinecke Av.

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<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>				
4	7th	31551 Special Use	Pakhar Singh, Property Owner Request to continue occupying the premises as a motor vehicle filling station	3114 N. Sherman Bl.
5	8th	31503 Special Use	Jorge Silva, Lessee Request to continue occupying the premises as a motor vehicle repair and body shop	2128 W. National Av.
6	8th	31547 Special Use	Juan Villegas, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	1773 S. Muskego Av.
7	9th	31564 Special Use	Falling Into Loving Arms Childcare & Preschool LLC, Lessee Request to continue occupying the premises as a day care center for 72 children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 1:00 a.m	7415 W. Bradley Rd.
8	11th	31580 Special Use	Nick Talkowski, Property Owner Request to continue occupying the premises as a transitional living facility for 8 occupants	6225 W. Nebraska Av.
9	12th	31511 Special Use	Wayne W. Hickson, Property Owner Request to continue occupying the premises as a day care center for 24 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 1:00 a.m	2400 S. 9th Pl.

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<p>4:00 p.m. Consent Agenda (Continued) <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>				
10	12th	31542 Special Use	Aida L Molina, Lessee Request to continue occupying the premises as a day care center for 27 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	1599 W. Windlake Av.
11	12th	31544 Special Use	Belal A. Abushagra, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	1371 W. Windlake Av.
12	12th	31548 Special Use	Isha Gas Inc. dba Penzmart, Property Owner Request to continue occupying the premises as a motor vehicle filling station	1225 W. Lincoln Av.
13	12th	31561 Special Use	Hector Salinas, Property Owner Request to continue occupying the premises as an assembly hall	807 W. Historic Mitchell St.
14	12th	31563 Special Use	Carrie Gurda and Richard Gurda, Lessee Request to occupy a portion of the premises as a second-hand sales facility	803 W. Historic Mitchell St.
15	13th	31543 Special Use	Gina's Trucking Inc., Lessee Request to continue occupying the premises as a truck freight terminal	241 W. Edgerton Av.

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

Items Scheduled for approval on the Consent Agenda

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16	14th	31512 Special Use	John Befus, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	2727 S. 11th St.
17	14th	31574 Use Variance	David Brazeau, Property Owner Request to continue occupying the premises as a personal service facility	3128 S. Kinnickinnic Av.
18	1st	31550 Special Use	Netricia Smith, Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant	2729 W. Atkinson Av.
19	1st	31562 Special Use	Swaran Singh Multani, Property Owner Request to continue occupying the premises as a motor vehicle filling station	4401 N. Green Bay Av.
20	1st	31570 Special Use	Rev. Theonita Bedford, Property Owner Request to continue occupying the premises as a religious assembly hall	4260 N. Teutonia Av.
21	1st	31573 Special Use	Sukhwindar Nagra, Property Owner Request to construct an addition to the existing motor vehicle filling	4105 W. Villard Av.

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

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22	2nd	31491 Special Use	Wando Crawford, Lessee Request to continue occupying the premises as a motor vehicle repair facility	8517 W. Kaul Av.
23	2nd	31579 Special Use	Joseph Lovett, Property Owner Request to continue occupying the premises as a religious assembly hall	6416 W. Capitol Dr.
24	2nd	31594 Special Use	Kevin Khoua Xiong, Prospective Buyer Request to occupy the premises as an adult day care center for 50 clients operating Monday - Friday 8:00 a.m. - 4:00 p.m	8421 W. Villard Av.
25	4th	31558 Special Use	Alterra Coffee, Lessee Request to continue occupying the premises as a sit-down restaurant	1701 N. Lincoln Memorial Dr.
26	5th	31296 Special Use	Pytlík Enterprises LLC dba: Cousins Subs, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	11401 W. Silver Spring Dr.
27	5th	31522 Use Variance	Marcello Orlando, Lessee Request to occupy a portion of the premises as a personal service facility (tattoo parlor)	11310 W. Silver Spring Rd.

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<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>				
28	6th	31510 Special Use	Phyllis Weakley, Property Owner 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 - Friday	2906 N. 12th St.
29	6th	31516 Special Use	Ismail Harun, Prospective Buyer Request to occupy the premises as a sit-down restaurant	2525 N. Holton St.
30	6th	31581 Special Use	Tamecka & Demitree Johnson, Lessee Request to continue occupying the premises as a 24 hour day care center for 25 children per shift infant to 12 years of age, operating Monday - Sunday	3444 N. Port Washington Av.

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.

31	2nd	31305 Special Use	Sandra Chapman, Lessee Request to occupy a portion of 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. - 6:00 p.m. and Saturday 8:00 a.m. - 2:00 p.m	5555 W. Capitol Dr.
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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>4:15 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
32	7th	31401 Special Use	S&G Auto, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	3823 W. Fond Du Lac Av.
33	7th	31596 Use Variance	Donna Chambers, Property Owner Request to occupy the premises as a transitional living facility for 5 occupants	2520 W. Chambers St.
34	8th	31484 Special Use	Raul Varela Rodriguez, Property Owner Request to occupy the premises as an assembly hall	1327 S. 35th St.
35	8th	31597 Dimensional Variance	Paul Schlagenhauf, Property Owner Request to erect a roof sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 156 sq.ft.) and the number of roof signs allowed on site (allowed 1 / proposed 2)	2326 W. St Paul Av.
36	9th	31538 Special Use	Interstate Auto Group, Inc., Lessee Request to occupy the premises as a motor vehicle sales facility	7259 N. 76th St.
37	9th	31576 Special Use	Earl Holland, Lessee Request to occupy a portion of 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. - 6:30 p.m	6151 N. Sherman Bl.

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

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38	10th	31537 Special Use	Michael DaRamanu, Marciarea Turney-DaRamanu & James Economy, Lessee Request to occupy the premises as a motor vehicle repair facility	5638 W. Appleton Av.
39	10th	31575 Use Variance	PLP Production, Lessee Request to occupy a portion of the premises as a second-hand sales facility (temporary outdoor market)	301 S. 44th St.
40	12th	31553 Special Use	CJ Auto Sale, LLC, Lessee Request to occupy the premises as a motor vehicle sales facility	1630 W. Forest Home Av.
41	12th	31572 Special Use	5th Ward Partners LLC, Property Owner Request to occupy the premises as an outdoor storage facility	506 S. 3rd St.

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.

42	12th	31577 Use Variance	Auto Page Sound and Glass, Lessee Request to occupy the premises as a motor vehicle repair facility (sales and installation of auto glass and audio equipment)	1919 S. 13th St.
43	12th	31586 Use Variance	Amalia Bustos, Lessee Request to occupy the premises as an assembly hall	1534 W. Grant St.

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

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44	12th	31595 Special Use	La Causa Inc., Property Owner Request to occupy the premises the premises as a parking lot (to be operated in conjunction with the properties at 1414 S. 8th St. and 735 W. Greenfield Av.)	1412 S. 8 th St. , 1414 S. 8 th St. & 735 W. Greenfield Av.
45	13th	31470 Other	AAA Checkmate LLC, Other Request to appeal a determination by the Department of City Development stating that the proposed use is an installment loan agency	2609 W. Morgan Av.
46	13th	31509 Special Use	Kurt W. Genderson, Lessee Request to occupy a portion of the premises as a motor vehicle repair facility	1101 W. Grange Av.
47	13th	31590 Special Use	Islamic Foundation of Greater Milwaukee, Inc., Property Owner Request to occupy a portion of the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	801 W. Layton Av.
48	14th	31528 Special Use/ Dimensional Variance	Muriel Pelant, Property Owner Request to continue occupying the premises as a parking lot	3850 S. Howell Av.
49	15th	31448 Use Variance	S.V. Phenix, Property Owner Request to occupy the premises as a contactor's yard	2467 N. 34th St.

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

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50	15th	31479 Use Variance	S.V. Phenix, Property Owner	2453 N. 34th St.
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Request to occupy the premises as a contractor's yard

51	15th	31546 Dimensional Variance	Clear Channel Outdoor, Property Owner	800 W. Center St.
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Request to erect a sign that exceeds the maximum allowed display area (allowed 300 sq.ft. / proposed 672 sq.ft.)

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.

52	15th	31557 Special Use	Investing In You, Inc., Property Owner	971 N. 37th St.
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Request to occupy the premises as a group home for 8 occupants

53	1st	31552 Use Variance	Tommy Honeycutt, Property Owner	4940 N. 32nd St.
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Request to occupy the premises as an assembly hall

54	3rd	31402 Special Use	Seidel Tanning Corp., Property Owner	1306 E. Meinecke Av.
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Request to continue occupying the premises as a heavy manufacturing facility

55	3rd	31494 Dimensional Variance	University of Wisconsin Board of Regents, Property Owner	1900 E. Kenwood Bl.
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Request to construct a building that exceeds the maximum allowed building height (allowed 85 ft. / proposed 100 ft.)

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56	4th	31529 Special Use	Lakita Lee, Lessee Request to occupy the premises as a ground transportation service	853 N. 27th St.
57	4th	31540 Special Use	Judy Brachman, Property Owner Request to occupy the premises as a rooming house for 8 occupants	945 N. 17th St.
58	4th	31593 Special Use	Sam Corrao, Property Owner Request to occupy the premises as a rooming house for 9 occupants	1914 W. Kilbourn Av.
59	5th	31393 Special Use	Kari Turner, 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 - Sunday 6:00 a.m. - 10:30 p.m	4473 N. 76th St.
60	5th	31587 Special Use	Linda Griffin and Marilyn Kern, Lessee Request to occupy the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	7935 W. Burleigh St.
61	6th	31445 Special Use	Janice Kelley, Lessee Request to occupy the premises as an adult day care for 5 clients	425 E. Garfield Av.

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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.

62	6th	31295 Use Variance	Joe Berrada, Property Owner Request to occupy the premises as an animal boarding facility	2070 N. Riverboat Rd.
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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.

63	14th	31373 Special Use	Abdul Haq, Property Owner Request to continue occupying the premises as a motor vehicle filling station	2341 S. Chase 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.