

## AGENDA

**March 22, 2012**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 22, 2012**, commencing at **2:00 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.

### **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.

| <b><u>Item No.</u></b> | <b><u>Ald Dist</u></b> | <b><u>Case No Type</u></b>                | <b><u>Case Information</u></b>   | <b><u>Location</u></b> |
|------------------------|------------------------|---|--|------------------------|
| 1                      | 8th                    | 31222<br>Special Use<br><i>Dismissal</i>  | Joel Vargas & Petronilo Razo<br>Property Owner<br><br>Request to occupy the premises as a general retail establishment (pet food and supplies)   | 1801 S. 25th St.       |
| 2                      | 1st                    | 31429<br>Use Variance<br><i>Dismissal</i> | Aspire Education Child Care, LLC<br>Lessee<br><br>Request to occupy the premises as a day care center for 94 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m | 3820 W. Florist Av.    |
| 3                      | 2nd                    | 31154<br>Special Use<br><i>Dismissal</i>  | Eretta Honey<br>Other<br><br>Request to occupy the premises as a transitional living facility for 14 occupants   | 5447 N. 91st St.       |
| 4                      | 5th                    | 31399<br>Special Use<br><i>Dismissal</i>  | 3707 N. 92 LLC<br>Prospective Buyer<br><br>Request to occupy 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. - 8:00 p.m           | 3703 N. 92nd St.       |

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|                 |                 |                     |                         |                 |
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**2:00 p.m. Administrative Consent Agenda (Continued)**

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

- |   |     |   |  |                         |
|---|-----|---|--|-------------------------|
| 5 | 5th | 31545<br>Special Use<br><i>Dismissal</i>        | Alicia McCovery<br>Lessee<br><br>Request to continue occupying the premises as a motor vehicle sales, repair and car wash facility   | 4735 N. 76th St.        |
| 6 | 6th | 31510<br>Special Use<br><i>Dismissal</i>        | Phyllis Weakley<br>Property Owner<br><br>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.        |
| 7 | 7th | 31515<br>Change of Operator<br><i>Dismissal</i> | Ramon Evans<br>Prospective Buyer<br><br>Request to continue occupying the premises as a 24 hour day care center for 70 children infant to 13 years of age, operating Monday - Sunday           | 5810 W. Fond Du Lac Av. |

**2:00 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 | 8th  | 31614<br>Special Use | Alfredo Medina, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle repair facility | 2922 W. Forest Home Av. |
| 9 | 10th | 31568<br>Special Use | Bins Garage, Lessee<br><br>Request to continue occupying the premises as a motor vehicle sales and repair facility  | 5716 W. Burleigh St.    |

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

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|    |      |                      |   |                      |
|----|------|----------------------|---|----------------------|
| 10 | 11th | 31549<br>Special Use | Gurinder Nagra, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle filling station   | 5912 W. Oklahoma Av. |
| 11 | 11th | 31617<br>Special Use | David Gray, Sr., Property Owner<br><br>Request to continue occupying the premises as a motor vehicle repair facility  | 6800 W. Oklahoma Av. |
| 12 | 11th | 31624<br>Special Use | William Bartholomew, Lessee<br><br>Request to continue occupying the premises as a second-hand sales facility   | 5001 W. Howard Av.   |
| 13 | 12th | 31566<br>Special Use | Mohd Atshan, Lessee<br><br>Request to continue occupying the premises as a general retail establishment   | 1239 S. 12th St.     |
| 14 | 12th | 31605<br>Special Use | Milwaukee Area Technical College, Property Owner<br><br>Request to occupy the premises as a college (instructional labs for MATC)   | 816 W. National Av.  |
| 15 | 12th | 31625<br>Special Use | Jorge Quiroz, Property Owner<br><br>Request to occupy the premises as a day care center for 300 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (summer day care only, operating mid-June - August) | 1747 S. 9th St.      |

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

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|    |      |                      |  |                       |
|----|------|----------------------|--|-----------------------|
| 16 | 15th | 31601<br>Special Use | Aftab Sultan, Lessee<br><br>Request to occupy the premises as a motor vehicle filling station  | 2624 W. Lisbon Av.    |
| 17 | 1st  | 31591<br>Special Use | Boss Man Car Wash, Lessee<br><br>Request to continue occupying the premises as a motor vehicle repair and car wash facility  | 4325 N. Green Bay Av. |
| 18 | 1st  | 31621<br>Special Use | LaQuetta Clipps, Lessee<br><br>Request to increase the ages of the children from infant - 12 years of age to infant - 13 years of age and to continue occupying the premises as a day care center for 99 children per shift, operating Monday - Sunday 7:00 a.m. - 12:30 a.m | 2809 W. Atkinson Av.  |
| 19 | 3rd  | 31607<br>Special Use | Milwaukee-Prospect, LLC, Property Owner<br><br>Request to continue occupying the premises as an indoor storage facility  | 2122 N. Prospect Av.  |
| 20 | 4th  | 31613<br>Special Use | The Guest House of Milwaukee, Inc.,<br>Property Owner<br><br>Request to continue occupying the premises as a transitional living facility for 4 occupants  | 1214 N. 13th St.      |
| 21 | 4th  | 31616<br>Special Use | Willie Lewis, Property Owner<br><br>Request to continue occupying the premises as a religious assembly hall  | 1428 N. 27th St.      |

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

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|    |     |                      |  |                      |
|----|-----|----------------------|--|----------------------|
| 22 | 4th | 31619<br>Special Use | Marquette University High School, Property Owner | 3427 W. Michigan St. |
|----|-----|----------------------|--|----------------------|

Request to continue occupying the premises as a parking lot

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| 23 | 5th | 31495<br>Special Use | Muhammad Khan, Lessee | 8210 W. Capitol Dr. |
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Request to continue occupying the premises as a motor vehicle filling station

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| 24 | 6th | 31589<br>Special Use/<br>Use Variance | Lori Bauman, Property Owner | 1422 N. 4th St. |
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Request to continue occupying the premises as a specialty school and a cultural institution (offering art studios, exhibition space, classrooms and a library)

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| 25 | 6th | 31609<br>Special Use | Candace Simpson, Property Owner | 2816 N. Teutonia Av. |
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Request to increase the number of children from 50 to 75 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m

|    |     |                                  |                             |                    |
|----|-----|----------------------------------|-----------------------------|--------------------|
| 26 | 6th | 31615<br>Dimensional<br>Variance | Conway Midwest, LLC, Lessee | 709 E. Capitol Dr. |
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Request to erect a sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 169 sq.ft.)

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

Items Scheduled for approval on the Consent Agenda

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|    |     |                      |  |                             |
|----|-----|----------------------|--|-----------------------------|
| 27 | 6th | 31622<br>Special Use | Genesis Behavioral Health, Inc., Lessee<br><br>Request to continue occupying the premises as a transitional living facility for 4 occupants  | 3232 N. 7th St.             |
| 28 | 6th | 31630<br>Special Use | Danielle Jones, Lessee<br><br>Request to continue occupying the premises as a day care center for 45 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)   | 3414 N. Port Washington Av. |
| 29 | 7th | 31485<br>Special Use | Lincoln's Dream , Property Owner<br><br>Request to continue occupying the premises as a motor vehicle sales and repair facility  | 2711 W. Townsend St.        |
| 30 | 7th | 31582<br>Special Use | Shantrel Palmer, Property Owner<br><br>Request to continue occupying the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight   | 4127 W. Nash St.            |
| 31 | 7th | 31636<br>Special Use | Shantrel Palmer, Lessee<br><br>Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Saturday 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age (this is a new operator) | 3812 W. Burleigh St.        |

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|-----------------|-----------------|---------------------|-------------------------|-----------------|

**2:00 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.

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| 32 | 14th | 31373<br>Special Use  | Abdul Haq, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle filling station | 2341 S. Chase Av.     |
| 33 | 6th  | 31295<br>Use Variance | Joe Berrada, Property Owner<br><br>Request to occupy the premises as an animal boarding facility               | 2070 N. Riverboat Rd. |

**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.

- |    |     |                      |  |                        |
|----|-----|----------------------|--|------------------------|
| 34 | 8th | 31326<br>Special Use | Salvador Sanchez, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle sales facility | 2606 W. Greenfield Av. |
| 35 | 8th | 31620<br>Special Use | Journey House Inc., Lessee<br><br>Request to occupy a portion of the premises as a community center                  | 1021 S. 21st St.       |
| 36 | 8th | 31623<br>Special Use | The Gathering of SE WI, Inc., Lessee<br><br>Request to occupy a portion of the premises as a social service facility | 724 S. Layton Bl.      |

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

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**Board of Zoning Appeals, Hearing on Thursday, March 22, 2012**

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|-----------------|-----------------|-----------------------|--|------------------------------|
| 37              | 10th            | 31353<br>Special Use  | Hadley Child Care and Learning Center II, Property Owner<br><br>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 5:00 a.m. - 11:00 p.m. (this is a new operator) | 5520 W. Burleigh St.         |
| 38              | 10th            | 31405<br>Special Use  | Bishop David Hemphill, Lessee<br><br>Request to occupy the premises as a religious assembly hall   | 5430 W. Lisbon Av.           |
| 39              | 11th            | 31632<br>Special Use  | Tapat Properties, LLC, Property Owner<br><br>Request to occupy the premises as a transitional living facility for 8 occupants  | 3203 S. 99th St.             |
| 40              | 12th            | 31455<br>Use Variance | Hopwood Masonry, Lessee<br><br>Request to occupy the premises as a contractor's yard   | 1663 S. Muskego Av.          |
| 41              | 12th            | 31563<br>Special Use  | Carrie Gurda and Richard Gurda, Lessee<br><br>Request to occupy a portion of the premises as a second-hand sales facility  | 803 W. Historic Mitchell St. |
| 42              | 13th            | 31501<br>Special Use  | Nargis Anis, Property Owner<br><br>Request to continue occupying the premises as a motor vehicle filling station   | 4709 S. Howell Av.           |
| 43              | 15th            | 31389<br>Special Use  | Albert L. Chapelle Jr.<br>Lessee<br><br>Request to occupy the premises as a motor vehicle repair facility and car wash   | 3807 W. Vliet St.            |

**Board of Zoning Appeals, Hearing on Thursday, March 22, 2012**

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|-----------------|-----------------|----------------------|-------------------------|-----------------|
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**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.

|    |      |  |   |                     |
|----|------|--|---|---------------------|
| 44 | 15th | 31499<br>Special Use                     | Michael Jewett, Lessee<br><br>Request to occupy a portion of the premises as a religious assembly hall  | 4733 W. North Av.   |
| 45 | 15th | 31546<br>Dimensional<br>Variance         | Clear Channel Outdoor, Property Owner<br><br>Request to erect a sign that exceeds the maximum allowed display area (allowed 300 sq.ft. / proposed 672 sq.ft.), the maximum allowed height (allowed 35 ft. / proposed 56 ft.) and the minimum required street setbacks | 800 W. Center St.   |
| 46 | 1st  | 31382<br>Use Variance                    | Murece Johnson, Property Owner<br><br>Request to occupy the premises as a transitional living facility for 5 occupants  | 4230 N. 26th St.    |
| 47 | 1st  | 31459<br>Use<br>Variance/<br>Special Use | Larry Shaw, Property Owner<br><br>Request to add 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 to continue occupying the premises as a religious assembly hall                            | 4030 N. 34th St.    |
| 48 | 1st  | 31481<br>Use Variance                    | Laura Rockingham, Property Owner<br><br>Request to occupy the premises as an outdoor storage facility (parking a commercial vehicle and trailers for moving & delivery business)  | 4120 W. Kiehnau Av. |

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|-----------------|-----------------|----------------------|-------------------------|-----------------|

**3:30 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.

|    |     |                       |   |                       |
|----|-----|-----------------------|---|-----------------------|
| 49 | 1st | 31571<br>Use Variance | Daughters of the Father Christian Academy, Lessee | 3712 W. Lancaster Av. |
|----|-----|-----------------------|---|-----------------------|

Request to add a religious assembly hall and amend the plan of operation for the existing school to expand the hours of operation

|    |     |                      |  |                     |
|----|-----|----------------------|--|---------------------|
| 50 | 1st | 31600<br>Special Use | Athea Laboratories & Packaging, Property Owner | 1900 W. Cornell St. |
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Request to occupy the premises as a hazardous material storage facility

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| 51 | 1st | 31626<br>Dimensional Variance | Robert Pyles, Property Owner | 5193 N. Teutonia Av. |
|----|-----|-------------------------------|------------------------------|----------------------|

Request to erect an addition to the existing freestanding sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 215.5 sq.ft.)

|    |     |                      |                                 |                  |
|----|-----|----------------------|---------------------------------|------------------|
| 52 | 1st | 31627<br>Special Use | Repairers of the Breach, Lessee | 5268 N. 35th St. |
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Request to occupy a portion of the premises as a religious assembly hall

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|----|-----|----------------------|-----------------------------|---------------------|
| 53 | 1st | 31638<br>Special Use | Brothers Tires, LLC, Lessee | 4900 N. Hopkins St. |
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Request to occupy the premises as a motor vehicle repair facility

**Board of Zoning Appeals, Hearing on Thursday, March 22, 2012**

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|-----------------|-----------------|----------------------|-------------------------|-----------------|
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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.

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| 54 | 2nd | 31457<br>Special Use | Quintin Coby, Lessee | 6419 W. Capitol Dr. |
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Request to continue occupying the premises as a car wash (this is a new operator)

|    |     |                      |   |                    |
|----|-----|----------------------|---|--------------------|
| 55 | 3rd | 31585<br>Special Use | Warren Street Partners, LLC, Property Owner | 1724 N. Warren Av. |
|----|-----|----------------------|---|--------------------|

Request to raze the existing structures and to occupy the premises as a parking lot

|    |     |                      |                                       |                   |
|----|-----|----------------------|---------------------------------------|-------------------|
| 56 | 3rd | 31628<br>Special Use | Wright Street Resource Center, Lessee | 901 E. Wright St. |
|----|-----|----------------------|---------------------------------------|-------------------|

Request to occupy the premises as a community center

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| 57 | 4th | 31610<br>Special Use | Bronte Butts, Lessee | 1702 W. State St. |
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Request to occupy a portion of the premises as a social service facility

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|----|-----|----------------------|--------------------------------------|------------------|
| 58 | 6th | 31583<br>Special Use | Jerry Ball & Charles Winters, Lessee | 102 W. North Av. |
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Request to add a motor vehicle repair facility to the Board approved car wash

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|----|-----|----------------------|-------------------------------|---------------------|
| 59 | 6th | 31584<br>Special Use | Anthony Jones, Property Owner | 2053 W. Hopkins St. |
|----|-----|----------------------|-------------------------------|---------------------|

Request to add a motor vehicle repair facility (sales and installation of new and used tires) to the Board approved car wash

**Board of Zoning Appeals, Hearing on Thursday, March 22, 2012**

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|-----------------|-----------------|---------------------|-------------------------|-----------------|

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

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|    |     |                       |                         |                              |
|----|-----|-----------------------|-------------------------|------------------------------|
| 60 | 6th | 31602<br>Use Variance | Marvin Jones II, Lessee | 2661 N. Martin L King Jr Dr. |
|----|-----|-----------------------|-------------------------|------------------------------|

Request to occupy the premises as a day care center for 10 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - 11:00 p.m

|    |     |                      |   |                  |
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| 61 | 7th | 31372<br>Special Use | C & D Recycling of Wisconsin, LLC, Lessee | 3282 N. 35th St. |
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Request to occupy a portion of the premises as a material reclamation facility with outdoor storage

**5:30 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.

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|----|-----|----------------------|--|--------------------|
| 62 | 6th | 31035<br>Special Use | Mohammed Mazharuddin & Diljeet S. Khahra, Lessee | 3105 N. Holton St. |
|----|-----|----------------------|--|--------------------|

Request to continue occupying the premises as a motor vehicle filling station

**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, Milwaukee, WI 53202.