

AGENDA

April 14, 2011

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 14, 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 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	12th	30983 Extension of Time	River Corner LLC, Property Owner	1966 S. 4th St.
			Request for an extension of time to comply with the conditions of case #29696	
2	13th	30768 Special Use Dismissal	Steve Brick, Lessee	6100 S. Howell Av.
			Request to continue occupying the premises as a motor vehicle sales facility and limousine service	
3	1st	30867 Special Use Dismissal	West Hawkins, Jr., Property Owner	4625 W. Mill Rd.
			Request to occupy the premises as a day care center for 21 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m	

Board of Zoning Appeals, Hearing on Thursday, April 14, 2011

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<p align="center"><u>4:00 p.m. Administrative Consent Agenda</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	4th	30937 Dimensional Variance <i>Dismissal</i>	Donald Rogers Sr., Property Owner Request to continue occupying the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (req. 41/proposed 14)	2121 W. Wisconsin Av.
5	11th	30982 Extension of Time	Eric and Jennifer Knorr, Property Owner Request for an extension of time to comply with conditions of case no. 30051	2719 S. 55th St.
<p align="center"><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	12th	30974 Special Use	Kailani Cardona, Property Owner Request to continue occupying the premises as a rooming house for 6 occupants	726 S. 6th St.
7	12th	30979 Special Use	Peter Tsounis, Property Owner Request to occupy the premises as a motor vehicle repair facility	732 W. Maple St.
8	12th	30986 Special Use	Milwaukee County, Lessee Request to continue occupying the premises as a social service facility	1201 W. Historic Mitchell St.

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

Items Scheduled for approval on the Consent Agenda

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9	12th	31008 Special Use	Emad Oudeh, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1400 W. Mitchell St.
10	13th	30992 Special Use	USF Holland Inc. c/o YRC Enterprise Services Lessee Request to continue occupying the premises as a truck freight terminal	6161 S. 6th St.
11	13th	30995 Special Use	Rock Transfer & Storage, Lessee Request to continue occupying the premises as a hazardous material storage facility	130 W. Edgerton Av.
12	13th	31000 Special Use/ Dimensional Variance	Phuoc Hau Buddhist Temple of Milwaukee Limited Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 15 / proposed 14)	1575 W. Oklahoma Av.
13	14th	30980 Use Variance	Mark Schwebke, Property Owner Request to continue occupying the premises as an outdoor recreation facility (permitted tavern with volleyball court)	4035 S. Clement Av.

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

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14	14th	30984 Dimensional Variance	Housing Authority of the City Milwaukee Property Owner	430 E. Holt Av.
			Request to construct a single-family dwelling that does not meet the minimum required front facade width (required 45.6 ft. / proposed 24 ft.)	
15	15th	31004 Special Use	Harry & Rose Samson Family, Lessee	2930 W. Center St.
			Request to occupy the premises as a social service facility	
16	1st	30929 Special Use	Kendra Walker, Lessee	4861 N. Teutonia Av.
			Request to occupy the premises as a day care center for 80 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	
17	2nd	30978 Special Use	Adline Wimes, Lessee	7540 W. Fond Du Lac Av.
			Request to occupy the premises as a hand car wash	
18	2nd	30996 Use Variance	Catherine Griffin, Lessee	4045 N. 47th St.
			Request to continue occupying the premises as a family day care home for 8 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m	
19	4th	30993 Special Use	CPS Parking of Wisc. Inc., Lessee	751 N. Plankinton Av.
			Request to continue occupying the premises as a parking lot	

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

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20	4th	31009 Special Use	Qurdell Mattis, Lessee	505 N. 27th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	
21	6th	30924 Special Use	Jerome Johnson, Property Owner	3607 N. Richards St.
			Request to continue occupying the premises as a motor vehicle repair facility	
22	6th	31007 Special Use	Lee Johnson, Property Owner	1701 W. Atkinson Av.
			Request to continue occupying the premises as a religious assembly hall	
23	7th	31012 Special Use	Patricia Rogers, Lessee	2470 W. Locust St.
			Request to occupy the premises as a general office facility	
24	8th	30987 Special Use	Waldemar Rivera, Property Owner	3335 W. National Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

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

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25	8th	31001 Special Use	Martha Sanchez, Lessee	2038 W. Forest Home Av.
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Request to occupy the premises as a second-hand sales facility

26	9th	30997 Special Use	North Shore Collision, LLC, Lessee	5700 W. Hemlock St.
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Request to continue occupying the premises as a body shop

27	10th	31013 Special Use	God's Holy Tabernacle Church, Property Owner	5900 W. Center St.
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Request to occupy the premises as a religious assembly hall

4:00 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.

28	12th	30967 Special Use	Maribel Estrada, Property Owner	1325 S. 15th Pl.
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Request to occupy the premises as a parking lot

29	12th	30913 Use Variance	Katherine Huddleston, Property Owner	1122 W. Becher St.
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Request to occupy the premises as a motor vehicle repair facility

30	13th	30998 Dimensional Variance Fence	Nicole Riem-Dahl, Property Owner	514 W. Howard Av.
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Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)

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<u>4:00 p.m. Public Hearings (Continued)</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.				
31	14th	30988 Special Use	Donald Michals, Lessee Request to occupy the premises as a fast-food / carry-out restaurant	3902 S. Whitnall Av.
32	14th	30933 Use Variance/ Special Use	Global Tower Assets LLC, Lessee Request to erect a transmission tower that exceeds a height of 85 feet and that is located in a wetland area	427 E. Stewart St.
33	15th	30944 Use Variance/ Dimensional Variance	Sandhar Corporation, Lessee Request to continue occupying the premises as a motor vehicle filling station with signage that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 40 sq.ft.)	2175 N. 35th St.
34	1st	30801 Other	Ola Olapo, Prospective Buyer Request to accept the modified plans dated November 23, 2010 (the plans eliminate the previously proposed addition)	5112 N. 37th St.
35	2nd	30935 Special Use	Ike's Custom Car Care, Lessee Request to occupy the premises as an outdoor motor vehicle storage facility	4730 N. 76th St.

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<u>4:00 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
36	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.
37	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.
<u>5:00 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.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
38	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.
39	3rd	30999 Dimensional Variance	Robert Buhler, Lessee Request to erect a roof sign (a roof sign is not permitted in a local business district)	1609 E. North Av.
40	3rd	31005 Dimensional Variance	Sawsan Haddad, Property Owner Request to occupy the premises as a 3 story multi-family residence that does not meet the required north side setback (required 7 ft. / proposed 5 ft. 6 in.) and the required south side setback (required 10 ft. / proposed 5 ft. 5 in.)	3242 N. Downer Av.

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<u>5:00 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
41	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.
42	3rd	30792 Special Use	Linda Hammer, Lessee Request to occupy a portion of the premises as a social service facility	2006 E. Thomas Av.
43	3rd	30808 Special Use	Linda Hammer, Lessee Request to occupy a portion of the premises as a car wash	2010 E. Thomas Av.
44	3rd	30793 Dimensional Variance	Michael White Request to construct an addition that does not meet the minimum required side street setback (required 18 ft. / proposed 6 ft.) and the minimum rear setback (required 9 ft. 5 in. / proposed 20 ft.)	2134 N. Terrace Av.
45	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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5:00 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.

46	4th	31011 Dimensional Variance	John Meyers, Property Owner Request to occupy the premises as a multi-family residence that does not meet the minimum required lot area per dwelling unit (required 8000 sq.ft. / proposed 7680 sq.ft.)	2631 W. State St.
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6:00 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	6th	30934 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	3232 N. 7th St.
48	7th	30970 Special Use	Keona Jones, Property Owner Request to occupy the premises as a group home for 8 occupants	3147 N. 24th St.
49	7th	31006 Use Variance	Center for Veterans Issues, Ltd., Lessee Request to occupy the premises as a transitional living facility for 15 occupants	3016 N. 45th St.
50	7th	30673 Special Use	Clay Stephens and Melvin Grafton, Lessee Request to occupy the premises as a motor vehicle sales, repair and body shop facility with outdoor motor vehicle storage	5320 W. Hampton Av.

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<u>6:00 p.m. Public Hearings (Continued)</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.				
51	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.
52	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.
53	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.
54	10th	30901 Dimensional Variance	Alan Koenig, Property Owner Request to allow a parking within the front yard of the premises	411 S. 65th St.
55	11th	30964 Use Variance	Leeds Place LLC, Property Owner Request to occupy the premises as a material reclamation facility	3430 W. Leeds Pl.

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7:00 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.

56	6th	30870 Special Use	Teen USA, LLC, Lessee Request to occupy the premises as an assembly hall	3872 N. Fratney St.
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PLEASE NOTE:

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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.