

AGENDA

April 19, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 19, 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	4th	31529 Special Use <i>Dismissal</i>	Lakita Lee, Lessee Request to occupy the premises as a ground transportation service	853 N. 27th St.
2	13th	31660 Dimensional Variance <i>Dismissal</i>	Republic Airways / Skyway Airways, Property Owner Request to continue to allow a building that exceeds the maximum allowed height (allowed 35 ft. / proposed 50 ft.)	401 E. Layton Av.

Board of Zoning Appeals, Hearing on Thursday, April 19, 2012

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4:00 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.

3	8th	31655 Special Use	Rigoberto Sanchez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2534 W. Greenfield Av.
4	8th	31667 Special Use	Catherine Wendorf, Lessee Request to continue occupying the premises as a second-hand sales facility	729 S. Layton Bl.
5	8th	31671 Special Use/ Dimensional Variance	Juan Pabon, Lessee Request to continue occupying the premises as a religious assembly hall without the required number of parking spaces (required 15 / proposed 10)	2237 W. Forest Home Av.
6	9th	31642 Special Use	Milwaukee Vet Center, Prospective Buyer Request to occupy a portion of the premises as a health clinic	7910 N. 76th St.
7	9th	31708 Special Use	PH Milwaukee Realty LLC, Property Owner Request to continue occupying the premises as a nursing home	6800 N. 76th St.
8	10th	28188 Special Use	Fuel Land USA Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	3501 N. 60th St.

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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9	12th	31492 Special Use	Luis Sanchez, Property Owner	1202 W. Greenfield Av.
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Request to continue occupying the premises as a motor vehicle sales, repair and body shop

10	12th	31641 Special Use	Phillip Goldner, Property Owner	529 W. National Av.
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Request to continue occupying the premises as an indoor storage facility

11	12th	31697 Special Use	Hussein Govani, Property Owner	1574 W. National Av.
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Request to construct a bank with a drive-through facility

12	12th	31698 Special Use	Hussein Govani, Property Owner	1554 W. National Av.
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Request to occupy the premises as a parking lot (used in conjunction with the bank at 1574 W. National Av.)

13	12th	31709 Special Use	Edith & Noel Martin, Property Owner	1501 W. Mitchell St.
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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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14	12th	31710 Special Use	Edith & Noel Martin, Other	1511 W. Mitchell St.
			Request to continue occupying the premises as a motor vehicle repair facility (to be operated in conjunction with 1501 W. Mitchell St.)	
15	14th	31652 Dimensional Variance	The Boulevard Ensemble, Inc., Property Owner	2239 S. Allis St.
			Request to divide the existing lot and to allow a new lot that does not meet the minimum required lot area (required 2400 sq.ft. / proposed 1921 sq.ft.), with a two-family residence that exceeds the maximum allowed lot coverage (allowed 70% / proposed 77%) and does not meet the minimum required rear setback (required 15 ft. / proposed 5 ft.)	
16	15th	31646 Special Use	Revive Youth & Family Center I, Lessee	2518 N. 17th St.
			Request to continue occupying the premises as a group home for 5 occupants	
17	15th	31651 Use Variance	Iola McClendon, Property Owner	2454 W. Lisbon Av.
			Request to continue occupying the premises as a day care center for 70 children per shift, operating Monday - Saturday 6:30 a.m. - midnight (this is a new operator)	
18	15th	31661 Special Use	Curative Care Network, Inc., Property Owner	2607 W. Fond Du Lac Av.
			Request to continue occupying the premises as a social service facility	

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

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19	15th	31675 Special Use	Wisconsin Community Services Inc., Property Owner	2404 N. 50th St.
			Request to increase the number of occupants from 35 to 36 and continue occupying the premises as a community living arrangement	
20	1st	31429 Use Variance	Aspire Education Child Care, LLC, Lessee	3820 W. Florist Av.
			Request to occupy the premises as a day care center for 94 children per shift infant to 13 years of age, operating Monday - Saturday 5:00 a.m. - Midnight	
21	1st	31621 Special Use	LaQuetta Clipps, Lessee	2809 W. Atkinson Av.
			Request to increase the ages of the children from infant - 12 years of age to infant - 13 years of age and the hours of operation from 7:00 a.m. - 12:30 a.m. to 5:00 a.m. - 12:30 a.m. and to continue occupying the premises as a day care center for 99 children per shift, operating Sunday - Saturday	
22	1st	31657 Special Use	Seven Stars Auto Parts, LLC, Lessee	3520 W. Mill Rd.
			Request to continue occupying a portion of the premises as an outdoor salvage operation (this is a new operator)	
23	1st	31658 Special Use	First Star R & M, LLC, Property Owner	3500 W. Mill Rd.
			Request to continue occupying a portion of the premises as an outdoor salvage operation (operated in conjunction with the permitted recycling facility on site)	

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

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24	1st	31662 Special Use	LaTanya Jones, Lessee	6001 N. Teutonia Av.
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Request to increase the days of operation from Monday - Friday to Monday - Sunday and to continue occupying the premises as a day care center for 45 children per shift infant to 12 years of age, operating 6:00 a.m. - midnight

25	1st	31673 Special Use	Terrance Turner, Lessee	6005 N. Teutonia Av.
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Request to continue occupying a portion of the premises as a day care center for 20 children per shift infant to 12 years of age operating Monday - Saturday 6:00 a.m. to midnight

26	1st	31691 Special Use	Martina McCloud, Lessee	4502 N. Teutonia Av.
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Request to increase the ages of children from 3 - 12 years of age to infant - 12 years of age and increase days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a day care center for 25 children per shift, operating 6:00 a.m. to 11:30 p.m.

27	2nd	31643 Use Variance	Zeanie Henderson, Property Owner	4477 N. 66th St.
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Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 13 years old, operating Monday - Sunday

28	2nd	31674 Special Use	Broderson Properties of WI	7458 W. Appleton Av.
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Request to continue occupying the premises as a fast-food / carry-out restaurant

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29	3rd	31648 Special Use	Renaissance Child Development Center, Lessee Request to continue occupying the premises as a day care center for 93 children per shift infant - 11 years of age, operating Monday through Friday 7:00 a.m. - 6:30 p.m.	914 E. Knapp St.
30	4th	31677 Special Use	Irish Cultural & Heritage Center Request to continue occupying the premises as a community center	2133 W. Wisconsin Av.
31	4th	31690 Special Use	Anthony Nash, Lessee Request to continue occupying a portion of the premises as a religious assembly hall	510 N. 27th St. B
32	5th	31644 Special Use	Isaac McCovery, Lessee Request to continue occupying the premises as a motor vehicle sales, repair and car wash facility (this is a new operator)	4735 N. 76th St.
33	5th	31608 Special Use	Orpheus Huston, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash	8332 W. Lisbon Av.
34	6th	31362 Special Use	Orlando Williams, Lessee Request to continue occupying the premises as a car wash	3030 N. Martin L King Jr Dr.

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35	6th	31559 Special Use	Swaran S. Multani, Property Owner Request to continue occupying the premises as a motor vehicle filling station	425 E. Capitol Dr.
36	6th	31686 Special Use	Glenda Hampton, Lessee Request to continue occupying a portion of the premises as a social service facility	2319 W. Capitol Dr.
37	6th	31687 Special Use	Glenda Hampton, Lessee Request to continue occupying a portion of the premises as a transitional living facility	2323 W. Capitoli Dr.
38	7th	31678 Special Use	Eternal Life in Christ Church INC., Lessee Request to continue occupying the premises as a religious assembly hall	4441 W. Fond Du Lac 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.

39	15th	31546 Dimensional Variance	Clear Channel Outdoor, Property Owner 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.
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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.

40	8th	31614 Special Use	Alfredo Medina, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2922 W. Forest Home Av.
41	9th	31506 Special Use	Bridge Automotive, Lessee Request to add motor vehicle sales and to continue occupying a portion of the premises as a motor vehicle repair facility	8045 N. 76th .
42	9th	31684 Special Use	Bee Hang, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	8025 N. 76th St.
43	9th	31693 Special Use	Sam Loshak, Property Owner Request to construct an addition to the existing building and occupy the premises as a light manufacturing facility	7830 W. Good Hope Rd.
44	10th	31353 Special Use	Hadley Child Care and Learning Center II, Property Owner 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.
45	11th	31549 Special Use	Gurinder Nagra, Property Owner Request to continue occupying the premises as a motor vehicle filling station	5912 W. Oklahoma Av.

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

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46	12th	31566 Special Use	Mohd Atshan, Lessee	1239 S. 12th St.
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Request to continue occupying the premises as a general retail establishment

47	12th	31586 Use Variance	Amalia Bustos, Lessee	1534 W. Grant St.
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Request to occupy the premises as an assembly hall

48	12th	31634 Dimensional Variance	Miguel & Irma Perez, Property Owner	1235 S. 6th St.
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Request to allow on the premises a vehicle that exceeds 22 feet in length (no vehicle in excess of 22 feet in length shall be parked on the lot in a multi-family district)

49	12th	31645 Use Variance	Byron Gudiel, Property Owner	2200 S. 12th St.
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Request to add a currency exchange facility to the Board approved general retail establishment

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.

50	13th	31629 Special Use	Robert McBride, Property Owner	5546 S. 27th St.
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Request to add motor vehicle sales to the Board approved motor vehicle repair facility

51	13th	31707 Dimensional Variance	Clear Channel Outdoor, Other	594 W. Air Cargo Wa.
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Request to erect an off-premise sign that does not meet the minimum required distance from the right-of-way (required 75 ft. / proposed 15 ft.)

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5:30 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.

52	14th	31676 Special Use	N. E. Issacson, Lessee Request to occupy the premises as a second-hand sales facility	2671 S. Kinnickinnic Av.
53	14th	31706 Use Variance	Mark Gill, Property Owner Request to occupy the premises as a rooming house for 8 occupants	2846 S. Linebarger Tr.
54	15th	31654 Special Use	Kenny Calabrese, Lessee Request to occupy the premises as a motor vehicle repair facility	1834 W. Walnut St.
55	1st	31552 Use Variance	Tommy Honeycutt, Property Owner Request to occupy the premises as an assembly hall	4940 N. 32nd St.
56	2nd	31598 Special Use	Najaun Brown & Kendra Terry, Lessee Request to occupy the premises as a 24 hour day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday	4036 N. 51st Bl.
57	2nd	31604 Special Use	KG Family Investments, Lessee Request to occupy the premises as a ground transportation service	7540 W. Fond Du Lac Av.

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5:30 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.

58	3rd	31668 Use Variance	Arkadiusz Sender and Chelsea Oglesby, Property Owner Request to occupy the premises as a personal service facility	1693 N. Astor St.
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59	4th	31540 Special Use	Judy Brachman, Property Owner Request to occupy the premises as a rooming house for 8 occupants	945 N. 17th St.
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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.

60	4th	31613 Special Use	The Guest House of Milwaukee, Inc., Property Owner Request to continue occupying the premises as a transitional living facility for 4 occupants	1214 N. 13th St.
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61	4th	31701 Special Use	Tomica Thomas, 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 - Sunday 6:00 a.m. to midnight	1353 N. 25th St.
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62	5th	31635 Dimensional Variance	JCB of Milwaukee, Property Owner Request to erect a sign that exceeds the maximum allowed height (allowed 15 ft. / proposed 40 ft.) and the maximum allowed area (allowed 50 sq.ft. / proposed 93 sq.ft.)	11715 W. Silver Spring Rd.
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6:30 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.

63	5th	31637 Dimensional Variance	Teen Challenge Wisconsin, Property Owner Request to erect a sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed area (allowed 18 sq.ft. / proposed 24 sq.ft.)	9802 W. Capitol Dr.
64	6th	31663 Special Use	Matt Talbot Recovery Centers, Inc., Lessee Request to occupy the premises as a transitional living facility for 6 occupants	3147 N. 5th St.
65	6th	31696 Special Use	Talmah Flowers, Lessee Request to occupy a portion of the premises as a social service facility	2979 N. Palmer St.
66	7th	31485 Special Use	Lincoln's Dream , Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	2711 W. Townsend St.
67	7th	31596 Use Variance	Donna Chambers, Property Owner Request to occupy the premises as a transitional living facility for 8 occupants	2520 W. Chambers St.

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6:30 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.

68	7th	31636 Special Use	Shantrel Palmer, Lessee	3812 W. Burleigh St.
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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)

69	7th	31639 Use Variance	Sharon Bennett, Lessee	4128 W. Burleigh St.
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Request to occupy the premises as a day care center for 49 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

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.

70	3rd	31585 Special Use	Warren Street Partners, LLC Property Owner	1724 N. Warren Av.
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Request to raze the existing structures and to occupy the premises as a parking lot

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.