

AGENDA

April 25, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 25, 2013**, 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	32380 Special Use <i>Dismissal</i>	Amador De Leon, Property Owner Request to occupy the premises as an assembly hall	1117 W. Lincoln Av.
2	13th	32259 Use Variance <i>Dismissal</i>	Community Financial Service Centers Inc., Lessee Request to continue occupying the premises as a currency exchange and payday loan facility	938 W. Layton Av.
3	14th	32411 Use Variance <i>Dismissal</i>	Mallory Properties, Lessee Request to occupy a portion of the premises as a personal instruction school	2115 S. 1st St.
4	3rd	32257 Dimensional Variance <i>Dismissal</i>	Jock & Linda Mutschler, Property Owner Request to add allow two principal building on the premises (adding a kitchen to the existing garage)	3245 N. Lake Dr.

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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.

5	6th	32365 Use Variance	Alisa Bailey, Property Owner	3421 N. 20th St.
			Request to continue occupying the premises as a personal service facility	
6	6th	32389 Special Use	Robert Shields, Lessee	3210 N. Martin L King Jr Dr.
			Request to continue occupying the premises as a motor vehicle repair facility	
7	6th	32396 Special Use	Matt Talbot Recovery Centers, Inc., Lessee	3147 N. 5th St.
			Request to continue occupying the premises as a transitional living facility for 6 occupants	
8	6th	32400 Special Use	Gregory Grice Sr, Lessee	102 W. North Av.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	
9	6th	32402 Special Use	Glenda Hampton, Lessee	2311 W. Capitol Dr.
			Request to continue occupying the premises as a transitional living facility for 24 occupants	
10	7th	32334 Special Use	Jamia Lowe, Property Owner	3632 W. Burleigh St.
			Request to continue occupying the premises as a 24 hour day care center for 40 children first and second shift and 20 children third shift, infant to 12 years of age operating Monday - Sunday	

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

Items Scheduled for approval on the Consent Agenda

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11	7th	32408 Special Use	Pilgrim Rest Missionary Baptist Church, Property Owner Request to continue occupying the premises as a community center	4427 W. Fond Du Lac Av.
12	10th	32407 Use Variance	Weiss Properties LLC., Property Owner Request to continue occupying the premises as a religious assembly hall	8836 R W. Schlinger Av.
13	10th	32414 Dimensional Variance	Michael Weiss, Property Owner Request to allow a free-standing sign that exceeds the maximum allowed number of signs per site (allowed 1 / proposed 2)	8151 W. Blue Mound Rd.
14	10th	32415 Use Variance	PLP Productions, Lessee Request to occupy a portion of the premises as a second-hand sales facility (temporary outdoor market)	4571 W. Blue Mound Rd.
15	10th	32425 Special Use	Speedy Brake & Tune, Lessee Request to continue occupying the premises as a motor vehicle repair facility	6927 W. Capitol Dr.
16	10th	32436 Special Use	Neil Guenther, Lessee Request to add an elementary school for 60 students grades K4 - K5 operating Monday - Friday 6:00 a.m. - 6:00 p.m. to the existing Board approved day care center	5310 W. North Av.

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

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17	12th	32434 Special Use	Michael Kuharske, Lessee	131 W. Seeboth St.
			Request to occupy a portion of the premises as an assembly hall	
18	12th	32429 Special Use/ Dimensional Variance	United Community Center, Inc., Property Owner	1123 S. 6th St.
			Request to construct a community living arrangement for 16 occupants that does not meet the minimum required front facade width (required 52 ft. / proposed 45 ft. 2 in.)	
19	12th	32419 Dimensional Variance	Miller Compressing Company, Property Owner	900 S. Water St.
			Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles that exceed maximum allowed height (allowed 8 ft. / proposed 25 ft.) and does not meet the minimum required landscaping and screening	
20	13th	32220 Special Use	Tarlokh Singh, Property Owner	4161 S. Howell Av. 1
			Request to continue occupying the premises as a motor vehicle repair facility, sales facility, and body shop	
21	13th	32385 Special Use	Speedway LLC, Property Owner	1300 W. College Av.
			Request to continue occupying the premises as a motor vehicle filling station	

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

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22	14th	32424 Special Use	Cheryl's Family Resale, LLC, Lessee Request to continue occupying the premises as a second-hand sales facility	3201 S. Howell Av.
23	15th	32435 Special Use	Young Achievers Academy, Inc., Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	2809 N. Teutonia Av.
24	15th	32370 Special Use	Nate Jefferson, Lessee Request to continue occupying the premises as a social service facility	4630 W. North Av.
25	15th	32386 Special Use	Angela Blalock, Lessee Request to continue occupying the premises as a group home for 6 occupants	2746 N. 38th St.
26	15th	32401 Special Use	Club Kids Inc., Lessee Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	4422 W. North Av.
27	15th	32412 Special Use	Erica Brown, Lessee Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday (this is a new operator)	2535 W. Center St.

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

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28	1st	32363 Special Use	Harshinder Bhatia, Property Owner	5110 W. Hampton Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
29	2nd	32379 Special Use	Murtaza Sajan, Lessee	9114 W. Silver Spring Dr.
			Request to continue occupying the premises as a motor vehicle filling station	
30	3rd	32397 Special Use	Annette French, Lessee	1117 E. Brady St.
			Request to continue occupying the premises as a second-hand sales facility	
31	3rd	32413 Special Use	Shahram Farahbakhsh, Prospective Buyer	1012 E. Center St.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	
32	3rd	32437 Special Use	Gurden Singh, Property Owner	2426 N. Farwell Av.
			Request to continue occupying the premises as a motor vehicle filling station	
33	4th	32421 Special Use	Sweeney's College Books, Lessee	1100 W. Wells St. 1001
			Request to occupy a portion of the premises as a second-hand sales facility	
34	4th	32457 Special Use	Frontage, LLC, Lessee	577 E. Erie St.
			Request to occupy a portion of the premises as a personal instruction school (dance school/studio)	

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35	4th	32458 Special Use	Frontage, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school (dance school/studio)	585 E. Erie St.
36	4th	32420 Dimensional Variance	Clear Channel Outdoor, Lessee Request to continue to allow a billboard that does not meet the minimum required distance to the freeway (required 500 ft. / proposed 60 ft.)	633 W. Michigan St.
37	4th	32346 Special Use	Martina McCloud, Lessee Request to increase the hours of operation from Monday - Saturday 6:00 a.m. - 6:00 p.m. to Monday - Sunday 6:00 a.m. - midnight and continue occupying the premises as a day care center for 45 children per shift infant to 12 years of age	2639 W. Clybourn St.
38	5th	32398 UseVariance/ Dimensional Variance	Airgas USA, LLC, Lessee Request to continue occupying the premises as a hazardous material storage facility that does not meet the minimum required residential buffer (required 25ft. / proposed 3ft.)	11927 W. Silver Spring Dr.
39	5th	32403 Special Use	Gary Miller, Lessee Request to continue occupying the premises as a motor vehicle repair facility	5757 N. Lovers Lane Rd.

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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	7th	31830 Special Use	Blanche Williams, Lessee Request to occupy the premises as a 24 hour day care center for 49 children per shift infant to 12 years of age, operating Monday - Sunday	4248 W. Fond Du Lac Av.
41	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.
42	7th	32387 Special Use	Christine Clark, Lessee Request to increase the number of children from 39 to 46 per shift and to increase the hours of operation from Monday - Friday 6:30 a.m. - 5:30 p.m. to Monday - Sunday 6:00 a.m. - midnight and to continue occupying the premises as a day care center for children infant to 13 years of age (this is a new operator)	2972 N. 49th St.
43	7th	32431 Special Use	Wade E. Christopher, Lessee Request to occupy a portion of the premises as a religious assembly hall	3500 N. Sherman Bl.
44	8th	32227 Special Use/ Dimensional Variance	Miguel Herrera, Property Owner Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping (display area for vehicles used in conjunction with motor vehicle sales and repair facility and body shop at 2301 W. Forest Home Av.)	2263 S. 23rd St.

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

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45	8th	32355 Special Use	Victor Jasso, Lessee Request to occupy the premises as a religious assembly hall	3131 W. Greenfield Av.
46	8th	32353 Special Use	David Samuel, Property Owner Request to occupy a portion of the premises as a fast-food / carry-out restaurant	2127 W. National Av.
47	8th	32360 Special Use	David Samuel, Property Owner Request to occupy a portion of the premises as a catering service	2127 W. National Av.
48	8th	32361 Special Use	David Samuel, Property Owner Request to occupy a portion of the premises as a motor vehicle sales and repair facility	2127 W. National Av.
49	8th	32399 Use Variance	Longino Hernandez, Property Owner Request to occupy the premises as a motor vehicle repair facility	3910 W. Orchard St.

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5:30 p.m. Public Hearings

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50	9th	32102 Special Use	All Night Child Care, Inc., Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Sunday and the number of children from 39 to 42 per shift and to continue occupying the premises as a day care center for children infant to 12 years of age	8225 N. 107th St.
51	9th	32440 Special Use	L & S Real Estate Holdings, LLC, Prospective Buyer Request to occupy the premises as a light manufacturing facility	8700 N. Servite Dr.
52	10th	32233 Special Use	Kathy Perry, Lessee Request to occupy the premises as a religious assembly hall and social service facility	5514 W. Lisbon Av.
53	11th	32382 Special Use	Jose Rios Rodriguez, Lessee Request to occupy the premises as a religious assembly hall	3500 W. Oklahoma Av.
54	11th	32427 Dimensional Variance	Jason Reid, Property Owner Request to allow a shed that exceeds the maximum allowed height (allowed 14 ft. / proposed 16 ft.)	3377 S. 54th St.

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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.

55	12th	32409 Use Variance	Enrique Terrones, Property Owner Request to occupy a portion of the premises as an assembly hall (operated in conjunction with a permitted tavern on site)	1631 W. Grant St.
56	12th	32410 Dimensional Variance	Blas Cerda, Property Owner Request to allow a fence that exceeds maximum allowed height (allowed 4ft. / proposed 6ft.)	2214 S. 14th St.
57	14th	32320 Special Use	Shannon Knapp, Lessee Request to occupy a portion of the premises as an indoor recreation facility	2535 S. Kinnickinnic 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.

58	15th	32252 Special Use	Ruby Wright Request to occupy the premises as a second-hand sales facility	3200 W. North Av.
59	15th	32308 Special Use	Jalal Alqadi, Property Owner Request to add a motor vehicle sales facility and to continue occupying a portion of the premises as a motor vehicle repair facility and body shop	4503 W. North Av.

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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.

60	1st	32442 Use Variance	CEO Leadership Academy, Inc., Lessee	4030 N. 29th St.
			Request to occupy the premises as a school for 325 students grades 9 - 12, operating Monday - Friday 7:00 a.m. - 5:00 p.m. and Saturday 8:00 a.m. - 12:00 p.m	
61	2nd	32247 Special Use	Donya Parker, Property Owner	7401 W. Fond Du Lac Av.
			Request to occupy the premises as a motor vehicle repair and sales facility	
62	3rd	32319 Dimensional Variance	David Swanson, Property Owner	2841 N. Shepard Av.
			Request to construct an addition that exceeds the combined side yard setback (required 12 ft. / proposed 9 ft.) and the maximum allowed lot coverage (allowed 2000 ft. / proposed 2494 ft.)	
63	4th	32383 Special Use/ Dimensional Variance	Renee E. Anderson, Property Owner	1840 N. Prospect Av.
			Request to occupy the premises as a community living arrangement for 24 occupants (the applicant will be remodeling the interior and expanding the existing CLA from 20 to 24 occupants) and to allow a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	
64	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	

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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.

65	5th	32393 Dimensional Variance	Lloyd Waters Jr, Property Owner	9119 W. Burleigh St.
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Request to add a changeable message sign to the existing sign that exceeds the maximum allowed display area (allowed 32 sq.ft. / proposed 134 sq.ft.)

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

66	13th	32378 Special Use/ Dimensional Variance	Jon E. Krohn, Prospective Buyer	1125 W. Waterford Av.
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Request to construct a heavy motor vehicle repair and outdoor storage facility that does not meet the minimum required landscaping

8:00 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

67	8th	32392 Special Use	Milwaukee Center for Independence, Lessee	1615 S. 22nd St.
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Request to occupy a portion of the premises as a transitional living facility for 27 occupants (this is a new operator)

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, Room 102, Milwaukee, WI 53202.