

AGENDA

June 7, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 7, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	11th	31632 Special Use <i>Dismissal</i>	Tapat Properties, LLC, Property Owner Request to occupy the premises as a transitional living facility for 8 occupants	3203 S. 99th St.
2	6th	31715 Special Use <i>Dismissal</i>	Sharon Nelson, Lessee Request to continue occupying the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	1654 W. Hopkins St.
3	6th	31771 Special Use <i>Dismissal</i>	Mamadou Guisse, Lessee Request to occupy a portion of the premises as a day care center for 50 children 4 to 12 years of age, operating Monday - Friday 3:00 p.m. - 8:00 p.m	110 W. Burleigh St.

Board of Zoning Appeals, Hearing on Thursday, June 7, 2012

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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.

4	7th	31768 Change of Operator <i>Dismissal</i>	Kulwinder Sidhu, Lessee	3380 N. 35th St.
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Request to continue occupying the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

5	8th	31683 Special Use <i>Dismissal</i>	Geovani Arteaga, Prospective Buyer	918 S. 34th St.
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Request to raze the existing building and occupy the premises as a parking lot (operating in conjunction with the adjacent motor vehicle sales & repair facility located at 3335 W. National Av.)

6	15th	31813 Extension of Time <i>Approval</i>	Milton Cockroft, Prospective Buyer	4243 W. North Av.
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Request for an extension of time to comply with the conditions of case #30536

2:00 p.m. Consent Agenda

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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.

7	11th	31752 Dimensional Variance/ Special Use	Libby E. Fisher, Property Owner	3137 S. 76th St.
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Request to erect a menu board that exceeds the maximum allowed height (maximum 6 ft. /proposed 6.9 ft.), the maximum allowed area (maximum 30 sq.ft. /proposed 40 sq.ft.) and to continue occupying the premises as a fast-food / carry-out restaurant

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

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8	11th	31784 Special Use	Mariano Cefalu, Lessee	5728 W. Oklahoma Av.
			Request to occupy a portion of the premises as a second-hand sales facility	
9	12th	31689 Special Use	Waldemar Rivera, Property Owner	630 W. National Av.
			Request to continue occupying the premises a motor vehicle repair facility	
10	12th	31718 Special Use	Chiodo Corporation, Lessee	1338 W. Forest Home Av.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	
11	12th	31780 Special Use	Hugo Alarcon, Property Owner	938 W. Lapham Bl.
			Request to continue occupying a portion of the premises as a general office facility	
12	13th	31745 Dimensional Variance/ Special Use	Zee Reality Group, LLC, Lessee	4950 S. 27th St.
			Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through facility	
13	13th	31761 Dimensional Variance	Sentry Security Systems, LLC, Other	6102 S. 13th St.
			Request to erect a fence that exceeds the maximum allowed height (allowed 9 ft. / proposed 12 ft.)	

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

Items Scheduled for approval on the Consent Agenda

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14	13th	31763 Special Use	Jason Groenendal, Property Owner	4924 S. 13th St.
			Request to construct an addition to the existing building and to occupy the premises as a truck freight terminal	
15	13th	31800 Dimensional Variance	Sentry Security Systems, LLC, Other	950 W. College Av.
			Request to erect a fence that exceeds the maximum allowed height (allowed 9 ft. / proposed 12 ft.)	
16	14th	31786 Special Use	Sidney Vannoy, Lessee	3166 S. Kinnickinnic Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
17	14th	31797 Special Use	Candace Coury, Lessee	800 E. Potter Av.
			Request to occupy a portion of the premises as a second-hand sales facility	
18	14th	31814 Special Use	Pro Comp Auto Body Inc., Lessee	3045 S. Kinnickinnic Av.
			Request to continue occupying the premises as a motor vehicle body shop, repair facility, and sales facility	
19	15th	31536 Use Variance	Lisa Batemon, Property Owner	2531 N. 36th St.
			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 - Sunday	

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

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20	15th	31758 Special Use	Harley-Davidson Motor Company Group, LLC, Lessee	1127 N. 35th St.
			Request to continue occupying the premises as an indoor storage facility	
21	15th	31799 Special Use	Laura Wyse, Property Owner	2746 N. 25th St.
			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 - Sunday	
22	2nd	31717 Dimensional Variance	Michael Bortolotti, Property Owner	9850 W. Carmen Av.
			Request to continue occupying the premises as a contractor's yard without the minimum required landscaping (required 25 ft. / proposed 5 ft.) and without the minimum required setback (required 50 ft. / proposed 10 ft.)	
23	2nd	31764 Special Use	Praise Temple Inc., Property Owner	6103 W. Capitol Dr.
			Request to continue occupying a portion of the premises as a religious assembly hall	
24	2nd	31781 Special Use	Only God Can Childrens Academy, Lessee	7626 W. Florist Av.
			Request to continue occupying the premises as a day care center for 80 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight and Saturday 6:00 a.m. to 3:00 p.m	

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25	2nd	31788 Special Use	Gary Peters, Lessee Request to continue occupying the premises as a motor vehicle repair and sales facility	5230 W. Villard Av.
26	3rd	31755 Special Use	The Nurturing Nook, Inc., Lessee Request to continue occupying a portion of the premises as a day care center for 92 children per shift infant to 5 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m	2330 N. Prospect Av.
27	4th	31744 Special Use	McKinley Gardens, LLC, Property Owner Request to continue occupying the premises as a community center	2215 W. Vliet St.
28	4th	31782 Special Use	Good Karma Broadcasting, Lessee Request to continue occupying a portion of the premises as a broadcasting / recording studio	310 W. Wisconsin Av.
29	5th	31759 Special Use	Lloyd Waters Jr., Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility	9119 W. Burleigh St.
30	5th	31770 Special Use	Alicia Bell, Property Owner Request to continue occupying the premises as a group home for 6 occupants	7630 W. Center St.

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31	6th	31682 Special Use	Sheila Ramos, Lessee Request to occupy a portion of the premises as a social service facility	2821 N. 4th St. 308
32	6th	31807 Special Use	Verneadia Zollicofer, Lessee Request to continue occupying the premises as a day care center for 35 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m. (this is a new operator)	1654 W. Hopkins St.
33	8th	31760 Special Use	Centro Cristiano Maranata, Property Owner Request to occupy the premises as a religious assembly	2139 W. Mitchell St.
34	9th	31505 Use Variance	AJA Enterprise, LLC, Lessee Request to continue occupying the premises as a social service facility	8726 W. Mill Rd.
35	10th	31773 Special Use	Janice Brown, Lessee Request to occupy the premises as a day care center for 50 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	5509 W. Center St.
36	10th	31798 Special Use	Rajesh Kumar, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	7110 W. Lisbon Av.

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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.

37	1st	31571 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	

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.

38	11th	31549 Special Use	Gurinder Nagra, Property Owner	5912 W. Oklahoma Av.
			Request to continue occupying the premises as a motor vehicle filling station	

39	12th	31566 Special Use	Mohd Atshan, Lessee	1239 S. 12th St.
			Request to continue occupying the premises as a general retail establishment	

40	12th	31670 Special Use/ Dimensional Variance	Ministerios ALMAS, Inc., Property Owner	1312 S. 6th St.
			Request to continue occupying the premises as a religious assembly hall without the minimum required parking spaces (required 51 / proposed 2)	

41	12th	31818 Special Use	Henry Choconta, Property Owner	1317 S. 5th St.
			Request to occupy the premises as a parking lot (to be used in conjunction with the religious assembly hall located at 1312 S. 6th St.)	

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

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42	12th	31723 Appeal of an Order	Ziad Snobar	905 S. Cesar E Chavez Dr.
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Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a cash for gold facility

43	13th	31501 Special Use	Nargis Anis, Property Owner	4709 S. Howell Av.
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Request to continue occupying the premises as a motor vehicle filling station

44	14th	31791 Special Use	Chris Belkofer, Lessee	2625 S. Greeley St.
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Request to occupy a portion of the premises as a social service facility

45	1st	31555 Special Use	AJA Enterprise, LLC, Property Owner	6401 N. 42nd St.
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Request to continue occupying the premises as a group home for 8 occupants

46	1st	31796 Special Use	Ronald Tate, Lessee	5249 N. 35th St.
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Request to occupy the premises as a school for 170 children K3 - 8th grade operating Monday - Friday 7:30 a.m. - 3:30 p.m

47	2nd	31746 Use Variance	North Shore Christian Church, Lessee	6659 W. Mill Rd.
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Request to occupy a portion of the premises as a religious assembly hall

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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.

48	3rd	31747 Special Use/ Dimensional Variance	Frank Fix, Lessee Request to occupy the premises as a parking lot that is without the minimum required landscaping (to be used in conjunction with the motor vehicle repair facility located at 631 E. Center St.)	2678 N. Booth St.
49	3rd	31757 Special Use	Debra Schenk, Property Owner Request to occupy the premises as a rooming house for 4 occupants	2124 N. Newhall St.
50	4th	31754 Special Use	WIS27, LLC, Prospective Buyer Request to construct a government office with the accessory parking lot located between a street facade of the principal building and a street lot line	2601 W. Wisconsin Av.
51	6th	31783 Special Use	Round 2 Pub, LLC, Lessee Request to occupy the premises as a tavern	3624 N. Port Washington Av.
52	7th	31485 Special Use	Lincoln's Dream , Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility, and car wash	2711 W. Townsend St.
53	7th	31733 Special Use/ Use Variance	Douglas Evans, Lessee Request to occupy the premises as a motor vehicle repair facility, car wash, and indoor salvage operation	4638 N. Hopkins St.

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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.

54	7th	31767 Special Use	Chon Sung John Lee, Property Owner	3512 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a cash-for-gold business

55	7th	31802 Special Use	United Milwaukee Scrap, LLC, Lessee	3295 W. Townsend St.
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Request to amend the plan of operation for the existing Board approved outdoor material reclamation facility to expand the hours of operation

56	7th	31803 Special Use	Taleka Saffold-Gordon, Lessee	3900 W. Burleigh St.
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Request to occupy the premises as a day care center for 40 children per shift infant to 10 years of age, operating Monday - Sunday 6:00 a.m. - midnight

57	7th	31805 Special Use	Gloria Oglesby, Lessee	5615 W. Hampton Av.
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Request to add a school for 80 children K-3 - 1st grade, operating Monday - Friday 6:00 a.m. - 9:00 p.m. to the existing Board approved day care center for 80 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m

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.

58	8th	31735 Dimensional Variance	Walter Jones, Property Owner	5028 W. Manitoba St.
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Request to allow a swimming pool, pool deck, and gazebo in the front yard of the premises

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4:30 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.

59	9th	31612 Special Use	Richard Kress, Property Owner	10512 W. Glenbrook Ct.
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Request to occupy the premises as a heavy motor vehicle parking lot

60	9th	31792 Use Variance	Arete Christian School, Lessee	6425 N. 60th St.
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Request to occupy a portion of the premises as a school for 100 children K4 - 2nd grade operating Monday - Friday 6:00 a.m. - 6:00 p.m

61	10th	31728 Special Use	Tracy Glass, Property Owner	4716 W. Vliet St.
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Request to continue occupying the premises as a day care center for 25 children per shift infant to 35 months of age, operating Monday - Sunday 6:00 a.m. - 8 p.m (this is a new operator)

62	10th	31772 Special Use	Sarah Niemann, Lessee	5814 W. Burleigh St.
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Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

5:15 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.

63	6th	31035 Special Use	Mohammed Mazharuddin & Diljeet S. Khahra, Lessee	3105 N. Holton St.
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Request to continue occupying the premises as a motor vehicle filling station

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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.