

AGENDA

June 28, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 28, 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	15th	31599 Special Use <i>Dismissal</i>	Yousef Alzalloum, Property Owner Request to occupy a portion of the premises as a cash-for-gold business	2103 W. North Av.

4:00 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.

2	12th	31823 Use Variance	Katherine Huddleston, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1122 W. Becher St.
3	13th	31852 Special Use	Lisa Doxtator, Lessee Request to occupy the premises as a second-hand sales facility	3857 S. Howell Av.

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

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4	13th	31850 Special Use	Jeffrey Steren, Property Owner	191 W. Layton Av.
			Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through facility	
5	14th	31860 Use Variance	Julie Zettel, Property Owner	2771 S. Taylor Av.
			Request to continue occupying a portion of the premises as a personal service facility	
6	15th	31664 Use Variance	Albert Tatum, Sr., Property Owner	2754 N. 30th St.
			Request to continue occupying the premises as a religious assembly hall	
7	15th	31832 Special Use	Seaway Bank, Property Owner	2102 W. Fond Du Lac Av.
			Request to continue occupying the premises as a bank with a drive-through facility	
8	15th	31835 Special Use	Dawn Boland, Property Owner	1525 N. 13th St.
			Request to continue occupying the premises as an indoor storage facility	
9	15th	31844 Special Use	Charles Mayweathers, Property Owner	1826 W. Center St.
			Request to continue occupying the premises as a religious assembly hall	

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10	15th	31862 Special Use	Darnita Griffin, Lessee	3933 W. Center St.
			Request to occupy 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. - midnight	
11	15th	31872 Special Use	Serenity Inns, Inc., Property Owner	2825 W. Brown St.
			Request to continue occupying the premises as a transitional living facility for 12 occupants	
12	3rd	31840 Special Use	Milwaukee School of Engineering, Property Owner	1706 E. Irving Pl.
			Request to continue occupying the premises as a fraternity for 12 occupants	
13	3rd	31856 Special Use	Guardian Angel Learning Center Inc., Lessee	1524 N. Jefferson St.
			Request to continue occupying the premises as a day care center for 85 children per shift infant to 5 years of age, operating Monday - Friday 6:45 a.m. - 5:30 p.m	
14	4th	31819 Special Use	Schulhof Property Management, LLC., Property Owner	547 N. 20th St.
			Request to continue occupying the premises as a rooming house for 10 occupants	
15	4th	31824 Special Use	Michael Moriarty, Property Owner	1621 W. Kilbourn Av.
			Request to continue occupying the premises as a rooming house for 8 occupants	

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16	4th	31826 Special Use	Kilbourn Street Investors, LLC, Property Owner	1514 W. Kilbourn Av.
			Request to continue occupying the premises as a rooming house for 20 occupants	
17	4th	31828 Special Use	Kilbourn Street Investors, LLC, Property Owner	1539 W. Kilbourn Av.
			Request to continue occupying the premises as a rooming house for 20 occupants	
18	5th	31847 Dimensional Variance	O'Reilly Automotive Stores, Inc., Property Owner	10110 W. Silver Spring Dr.
			Request to construct a general retail establishment that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 85 ft.)	
19	5th	31776 Special Use	Silver Spring Gas Inc., Property Owner	11900 W. Silver Spring Dr.
			Request to continue occupying the premises as a motor vehicle filling station	
20	5th	31833 Dimensional Variance	Patrick Hensel, Property Owner	10745 W. Good Hope Rd.
			Request to construct a detached garage in the front yard of the premises	
21	6th	31861 Special Use	Norma Hoskins, Lessee	130 W. Keefe Av.
			Request to continue occupying the premises as a day care center for 31 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	

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<p><u>4:00 p.m. Consent Agenda (Continued)</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>				
22	6th	31871 Special Use	Syronia Clark, Property Owner Request to occupy the premises as a 24 hour day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday	1900 W. Chambers St.
23	7th	31727 Special Use	Inspired Word Ministries Inc., Property Owner Request to continue occupying the premises as a religious assembly hall and a day care center for 40 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 3:00 p.m	3410 W. Burleigh St.
24	7th	31831 Special Use/ Dimensional Variance	Immanuel House of Prayer, Inc., 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 21 / proposed 4)	3917 W. Capitol Dr.
25	7th	31870 Special Use	Milwaukee Materials, LLC, Lessee Request to continue occupying the premises as a as a facility engaged in the processing and recycling of mined materials	3282 N. 35th St.
26	8th	31836 Special Use	James Mroczkowski, Property Owner Request to construct a drive-through addition to the existing bank (the facility shall not be located within 150 ft. of a residential use)	2740 W. Forest Home Av.

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27	8th	31748 Special Use	Chengyi Lee, Property Owner	3327 W. National Av.
			Request to continue occupying the premises as a day care center for 32 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. to midnight	
28	8th	31845 Use Variance/ Special Use	Caldonia Properties 2045, LLC, Prospective Buyer	2045 W. St Paul Av.
			Request to occupy the premises as a general office facility and general retail establishment	
29	9th	31858 Special Use	Harry Kaufmann Motorcars Inc., Lessee	5744 W. Good Hope Rd.
			Request to continue occupying a portion of the premises a motor vehicle sales facility	
30	10th	31821 Special Use	SNC Properties LLC, Property Owner	8235 W. Blue Mound Rd.
			Request to continue occupying the premises as a motor vehicle filling station and repair facility	
31	10th	31829 Special Use	Snapper, LLC, Lessee	6016 W. Lisbon Av.
			Request to occupy the premises as a fast-food / carry-out restaurant	
32	10th	31843 Special Use	Soka Gakkai International – USA, Lessee	319 N. 76th St.
			Request to continue occupying a portion of the premises as a religious assembly hall	

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|----|------|----------------------|--|-------------------------|
| 33 | 10th | 31864
Special Use | Chiquilla Holloway, Property Owner | 5219 W. Center St. |
| | | | Request to continue occupying the premises as a day care center for 103 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight | |
| 34 | 11th | 31817
Special Use | Mr. Teddy Kniprath Sr., Property Owner | 5130 W. Forest Home Av. |
| | | | Request to continue occupying the premises as a motor vehicle repair and sales facility | |

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.

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| 35 | 12th | 31723
Appeal of an Order | Ziad Snobar | 905 S. Cesar E Chavez Dr. |
| | | | Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a cash for gold facility | |

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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|----|------|----------------------|---|--------------------|
| 36 | 13th | 31699
Special Use | Jorge Alvarez, Property Owner | 4661 S. 20th St. |
| | | | Request to construct an addition to the existing building and occupy the premises as a motor vehicle sales facility | |
| 37 | 13th | 31720
Special Use | Priya Corporation, Property Owner | 1235 W. Layton Av. |
| | | | Request to continue occupying the premises as a motor vehicle filling station | |

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38	13th	31811 Special Use	Jaswant Singh, Property Owner Request to occupy the premises as a motor vehicle filling station	1313 W. Grange Av.
39	13th	31761 Dimensional Variance	Sentry Security Systems, LLC, Other Request to erect a fence that exceeds the maximum allowed height (allowed 9 ft. / proposed 12 ft.)	6102 S. 13th St.
40	13th	31800 Dimensional Variance	Sentry Security Systems, LLC, Other Request to erect a fence that exceeds the maximum allowed height (allowed 9 ft. / proposed 12 ft.)	950 W. College Av.
41	13th	31846 Special Use	Guiffre IV LLC, Property Owner Request to occupy the premises as an outdoor merchandise sales facility	3804 S. 27th St.
42	14th	31842 Special Use/ Dimensional Variance	Milwaukee Center For Independence, Property Owner Request to construct an addition to the existing building and to continue occupying the premises as a social service facility and adult day care without the code required landscaping	3333 S. Howell Av.

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

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43	14th	31854 Dimensional Variance	Jill Crowder, Property Owner	2746 S. Logan Av.
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Request to construct a detached garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 18 ft.) and the maximum allowed lot coverage for an accessory structure (allowed 580 sq.ft. / proposed 624 sq.ft.)

44	15th	31766 Special Use	LaQuisha Hanna, Lessee	2806 W. Lisbon Av.
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Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating 7:00 a.m. - 11:00 p.m. Monday - Sunday

5:30 p.m. Public Hearings

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45	15th	31827 Special Use	My Little Miracles L, P.E.U. Multicultural Center, Lessee	1420 N. 33rd St.
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Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 10:00 p.m. to Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 8:00 p.m. and continue occupying the premises as a day care center for 20 children per shift infant to 12 years of age

46	1st	31795 Special Use	Peg DuBord Lessee	5409 W. Villard Av.
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Request to occupy a portion of the premises as a community living arrangement for 12 occupants

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5:30 p.m. Public Hearings (Continued)

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47	3rd	31848 Dimensional Variance/ Special Use	Giuseppe Vella, Property Owner Request to construct an addition to the existing building that does not meet the required garage door location (required 4 ft. / proposed 0 ft.), minimum required sidewall height (required 18ft. / proposed 16ft. 9inches), minimum required glazing (required 60% / proposed 51%) ,and to occupy the premises as a light manufacturing facility (bakery)	1688 N. Humboldt Av.
48	3rd	31855 Dimensional Variance	Frederick Vogel IV, Property Owner Request to construct an addition to the existing single-family dwelling that is without the minimum required side street setback (required 12 ft. / proposed 9 ft. 6 inches)	2405 E. Wyoming Pl.
49	4th	31868 Special Use/ Dimensional Variance	Hearst-Argyle Stations Inc. (W.I.S.N.), Property Owner Request to construct an indoor storage facility that exceeds the maximum allowed side street setback, the maximum allowed front setback, does not meet the minimum required glazing at the front and side street facades, the minimum required setback for an overhead garage door that faces the street, the minimum required landscaping, and to erect a fence that exceeds the maximum allowed height	1900 W. Wells St.
50	5th	31859 Dimensional Variance/ Special Use	Bradley Schlossmann, Lessee Request to erect a freestanding sign that exceeds the maximum number of signs allowed per site (allowed 1 / proposed 2) and to occupy the premises as a motor vehicle sales facility	12011 W. Silver Spring Dr.

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5:30 p.m. Public Hearings (Continued)

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51	6th	31633 Special Use	Kimberly Spencer, Lessee Request to occupy the premises as a religious assembly hall and a social service facility	507 W. North Av.
52	6th	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.
53	6th	31774 Special Use	James Hopson, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 24 hours and continue occupying the premises as a day care center for 21 children per shift 3 to 12 years of age, operating Monday - Friday	323 E. Garfield Av.

6:30 p.m. Public Hearings

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54	6th	31793 Special Use	Outcast Motorcycle Club, Lessee Request to occupy a portion of the premises as an assembly hall	3838 N. Holton St.
55	7th	31789 Dimensional Variance	True Faith Baptist Church, Property Owner Request to occupy the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (required 21 / proposed 0)	3413 N. 35th St.

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6:30 p.m. Public Hearings (Continued)

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56	7th	31808 Use Variance	Donna Chambers, Property Owner Request to occupy the premises as a transitional living facility for 8 occupants	3044 A N. 25th St.
57	8th	31743 Special Use/ Dimensional Variance	Brian Bohmann, Property Owner Request to occupy the premises as a contractor's yard without the minimum required landscaping	2932 W. Forest Home Av.
58	9th	31810 Special Use	Bentley Kienbaum, Property Owner Request to add a motor vehicle sales facility to the existing Board approved outdoor salvage operation	8550 N. Granville Rd.
59	9th	31841 Special Use	April Wilks, Lessee Request to occupy a portion of the premises as an indoor recreation facility	6817 W. Brown Deer Rd.
60	9th	31853 Special Use	7505 West Bradley Road LLC Property Owner Request to occupy a portion of the premises as a day care center for 99 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 1:00 a.m	7429 W. Bradley Rd.

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61	11th	31735 Dimensional Variance	Walter Jones, Property Owner Request to allow a swimming pool, pool deck, and gazebo in the front yard of the premises	5028 W. Manitoba St.
62	11th	31779 Dimensional Variance	Michael Kosanke, Property Owner Request to construct an attached garage that is without the minimum required front setback (required 25 ft. / proposed 14.7 ft.)	6000 W. Kinnickinnic River Pk.

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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.