



Board of Zoning Appeals

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Martin E. Kohler
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Secretary
Lindsey St. Arnold Bell

AGENDA

July 25, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 25, 2013**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, 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	1st	32344 Special Use <i>Dismissal</i>	Project Refuge Inc., Lessee Request to occupy a portion of the premises as a health clinic	6123 N. Teutonia Av.
2	5th	32512 Dimensional Variance <i>Dismissal</i>	Gary Felsing, Property Owner Request to erect a wall sign that exceeds the maximum allowed display area (allowed 25 sq.ft. / proposed 45.5 sq.ft.)	9128 W. Burleigh St.
3	7th	32049 Special Use <i>Dismissal</i>	Punit Jaiswal, Prospective Buyer Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through facility	3500 W. Capitol Dr.

Board of Zoning Appeals, Hearing on Thursday, July 25, 2013

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4:00 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	15th	32493 Extension of Time	Kenneth Calabrese, Jr., Lessee	1834 W. Walnut St.
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Request for an extension of time to comply with the conditions of case #31654

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	10th	32581 Special Use	Ish Dhawan, Lessee	5505 W. Lisbon Av.
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Request to continue occupying the premises as a motor vehicle filling station and fast-food / carry-out restaurant

6	10th	32632 Special Use	JJH Valley Inn LLC, Lessee	4000 W. Clybourn St.
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Request to continue occupying the premises as a tavern and sit-down restaurant

7	11th	32591 Special Use	Renee LaFleur, Lessee	3515 S. 68th St.
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Request to occupy a portion of the premises as a social service facility

8	12th	32633 Special Use	Esperanza Unida, Property Owner	611 W. National Av.
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Request to occupy a portion of the premises as a social service facility

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<p>4:00 p.m. - Consent Agenda (Continued) <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>				
9	13th	32592 Special Use	Serena Ballman, Property Owner Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 8:00 p.m. and the ages of children from infant - 5 years of age to infant - 12 years of age for the Board approved day care center for 20 children per shift operating Monday - Friday	4170 S. Howell Av.
10	13th	32628 Special Use	Layton Ave, LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	1010 E. Layton Av.
11	13th	32630 Special Use	Layton Ave, LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	1026 E. Layton Av.
12	14th	32584 Special Use	Guarding Your Investments, LLC, Property Owner Request to increase the number of children from 69 to 78 per shift infant to 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to midnight	2338 S. 6th St.
13	15th	32631 Dimensional Variance	Gorman & Co., Inc., Prospective Buyer Request to raze the existing structure and to construct a single family residence that does not meet the minimum required front facade width (required 24ft. / proposed 22ft.)	1913 N. 37th St.

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

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14	1st	32603 Special Use	Dennis Kuester, Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	2328 W. Capitol Dr.
15	1st	32607 Special Use	Gary Davis, Lessee Request to continue occupying a portion of the premises as an indoor wholesale and distribution facility	6204 N. 35th St.
16	1st	32612 Special Use	Sharon Riley, Property Owner Request to continue occupying the premises as a group home for 5 occupants	5025 N. Hopkins St.
17	1st	32619 Use Variance	Lighthouse Youth Center, Lessee Request to occupy the premises as a social service facility	2475 W. Roosevelt Dr.
18	2nd	32565 Special Use	Ali Hassan, Lessee Request to occupy a portion of the premises as a fast-food/carry-out restaurant	9040 W. Silver Spring Dr.
19	2nd	32572 Special Use	Erica Ellis, Lessee Request to continue occupying the premises as a day care center for 116 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 12:00 a.m. and Saturday - Sunday 6:00 a.m. to 6:00 p.m. (this is a new operator)	6401 W. Capitol Dr.

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20	2nd	32574 Special Use	Total Renal Care Inc., Lessee Request to continue occupying the premises as a health clinic	10130 W. Appleton Av. 500
21	3rd	32324 Use Variance	Margery Mullet, Property Owner Request to occupy the premises as a 3 unit multi-family dwelling	2841 N. Frederick Av.
22	4th	32596 Special Use	Towne Realty Inc, Property Owner Request to continue occupying the premises as a parking lot	751 N. Plankinton Av.
23	4th	32598 Dimensional Variance/ Special Use	L-A 3, LLC, Property Owner Request to construct two two-family dwellings that do not meet the minimum required facade width and the required lot area per roomer and to occupy each dwelling as a rooming house for 10 occupants each	959 N. 15th St.
24	4th	32605 Special Use	UWM School of Continuing Education, Property Owner Request to continue to allow projecting banner signs on the premises	161 W. Wisconsin Av.
25	4th	32623 Special Use	PCAM, LLC, Lessee Request to continue occupying the premises as a parking lot	746 N. Old World Third St.

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

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26	4th	32625 Special Use	PCAM, LLC, Lessee	215 W. Wells St.
			Request to continue occupying the premises as a parking lot	
27	5th	32604 Special Use	Zion Rock Missionary Baptist Church Inc., Property Owner	10230 W. Fond Du Lac Av.
			Request to continue occupying the premises as a day care center for 32 children per shift 3 to 6 years of age, operating Monday - Friday 7:30 a.m. to 5:30 p.m	
28	5th	32608 Special Use	Maksim Tuzhilkov, Property Owner	11840 W. Hampton Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility and outdoor salvage operation	
29	5th	32498 Special Use	Alicia Bell, Property Owner	7630 W. Center St.
			Request to continue occupying the premises as a group home for 6 occupants	
30	5th	32618 Dimensional Variance	June Kerski, Property Owner	3507 N. 97th St.
			Request to allow a parking within the front yard of the premises	
31	5th	32621 Special Use	Nigerian Community in Milwaukee, Inc., Property Owner	8310 W. Appleton Av.
			Request to occupy the premises as a community center	

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32	6th	32573 Special Use	Tammy Rutkowski, Property Owner Request to continue to occupy the premises as a general office	3201 N. Holton St.
33	6th	32588 Special Use	Tasheika Adams, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Saturday, and to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age	2376 N. Martin L King Jr Dr.
34	6th	32609 Special Use	Judy McLain, Lessee 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. to midnight (this is a new operator)	130 W. Keefe Av.
35	7th	32614 Dimensional Variance	Vera Jones, Property Owner Request to erect a fence in the front yard of the premises that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	4701 W. Glendale Av.
36	7th	32615 Dimensional Variance	Vera Jones, Property Owner Request to erect a fence in the front yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	4573 N. 47th St.

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

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37	8th	32624 Use Variance/ Special Use	Caledonia Properties 2045, LLC, Property Owner	2045 W. St Paul Av.
			Request to construct an addition and to continue occupying the premises as a general office facility and general retail establishment	
38	8th	32626 Dimensional Variance/ Special Use	Afortunado Ramos, Property Owner	2525 W. National Av.
			Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 8 / proposed 5)	
39	8th	32629 Special Use	Centro Hispano, Property Owner	1645 S. 36th St.
			Request to increase the number of children from 118 to 200 children per shift 3 - 5 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 7:00 a.m. to 5:30 p.m	
40	9th	32599 Special Use	Children's Medical Group, Lessee	7720 W. Good Hope Rd.
			Request to continue occupying a portion of the premises as a health clinic	
41	9th	32616 Special Use	Tasha Hannah, Lessee	7928 W. Clinton Av.
			Request to occupy the premises as a motor vehicle repair facility	

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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.

42	12th	32461 Special Use	Academy of Excellence, Lessee	1236 W. Pierce St.
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Request to add a day care center for 50 children 2 1/2 - 5 years of age, operating Monday - Friday 7:00 a.m. - 5:00 p.m. and to increase the number of students from 180 to 400 K5 - 8th grades and expand the existing school operating Monday - Friday 8:00 a.m. - 5:00 p.m

4:00 p.m. Administrative Review

Items scheduled for consideration by the Board in Administrative Review.

Limited testimony will be taken on this item.

43	4th	32579 Appeal of a Determination	200 Broadway LLC, Property Owner	114 Adj N. Jefferson St.
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Request to appeal a determination by the Department of City Development stating that the proposed use is a principal use parking lot

4:45 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.

44	10th	32506 Special Use	Rajesh Kumar, Property Owner	7110 W. Lisbon Av.
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Request to continue occupying the premises as a motor vehicle filling station

45	10th	32531 Special Use	Joey McPhan, Lessee	5619 W. North Av.
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Request to occupy the premises as a second-hand sales facility

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4:45 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	10th	32548 Special Use	Ayla Smith, Lessee Request to occupy a portion of the premises as an adult day care center for 50 clients	2661 N. 53rd St.
47	10th	32589 Special Use	Julie Thomas, Property Owner Request to occupy a portion of the premises as a second-hand sales facility	5100 W. Blue Mound Rd.
48	12th	32558 Special Use	Michael Cleator-Weckworth, Lessee Request to occupy a portion of the premises as an indoor recreation facility	1020 W. Historic Mitchell St.
49	12th	32550 Special Use	Doug Chang dba Smartphone Repair Center, Lessee Request to occupy the premises as a second-hand sales facility	1317 W. Lincoln Av.

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	14th	32488 Special Use	Roberto Perez, Lessee Request to occupy a portion of the premises as a religious assembly hall	2534 S. Kinnickinnic Av. 202
51	15th	32345 Special Use	Tamara Washington, Property Owner Request to occupy the premises as a transitional living facility for 6 occupants	2579 N. 14th 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.

52	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.
53	15th	32583 Use Variance	Auto Parts & Service, Inc., Lessee Request to add barbed-wire to an existing fence	1832 W. North Av.
54	15th	32585 Special Use	Darryl Ware, Lessee Request to occupy the premises as a motor vehicle repair facility	2030 N. 31st St.
55	15th	32594 Special Use	Academy of Excellence, Lessee Request to occupy the premises as a school for 660 students K4 - 12th grades, operating Monday - Friday 7:00 a.m. - 5:00 p.m	3814 W. North Av.
56	1st	32501 Special Use	Bennie Kern, Property Owner Request to add motor vehicle sales to the existing motor vehicle repair facility	2030 W. Hampton Av.
57	1st	32562 Special Use	I.K.O. Motors LLC, Lessee Request to occupy the premises as a motor vehicle sales facility	4770 N. 18th 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.

58	2nd	32645 Use Variance	Next Door Foundation, Prospective Buyer	5310 W. Capitol Dr.
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Request to occupy the premises as a day care center for 480 children 3 to 5 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m

59	2nd	32571 Special Use	Martha Brock, Lessee	4234 B N. 76th St.
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Request to occupy a portion of the premises as a social service facility

60	2nd	32582 Special Use	Cayle Consulting LLC, Lessee	8430 W. Kaul Av.
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Request to occupy the premises as a motor vehicle sales facility

61	4th	32586 Special Use	11th Street, LLC, Prospective Buyer	827 N. 11th St.
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Request to occupy the premises as a rooming house for 35 occupants

62	4th	32617 Special Use	Milwaukee Hotel Acquisition, LLC, Prospective Buyer	1150 N. Water St.
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Request to occupy the premises as a dormitory for 500 occupants

63	4th	32492 Special Use	Amanda James, Lessee	1401 W. Juneau Av.
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Request to occupy the premises as a day care center for 36 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. and Saturday 10:00 a.m. - 5:00 p.m

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

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64	5th	32611 Dimensional Variance	Mount Mary College, Lessee Request to erect five signs that exceed the number allowed per street frontage	2845 N. 92nd St.
65	6th	32523 Use Variance	John Weinman, Property Owner Request to occupy the premises as a second-hand sales facility	100 W. Center St.
66	7th	32542 Special Use	Carolyn Teague, Lessee Request to occupy the premises as a social service facility and a religious assembly hall	4563 N. Hopkins St.

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, Milwaukee, WI 53202.