

AGENDA

July 26, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 26, 2012**, commencing at **4:00p.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	13th	31933 Special Use/ Dimensional Variance <i>Dismiss</i>	Michael Mead, Prospective Buyer Request to construct a fast-food / carry-out restaurant with a drive-through facility that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 75 ft.) and does not meet minimum required dumpster screening	3636 S. 27th St.
2	2nd	31888 Special Use <i>Dismiss</i>	Ricky Burt, Property Owner Request to continue occupying a portion of the premises as a religious assembly hall	8237 W. Silver Spring Dr.
3	10th	31679 Special Use <i>Dismiss</i>	Frederick Phillips, Lessee Request to occupy the premises as a car wash	5518 W. Lisbon Av.
4	10th	31926 Special Use <i>Dismiss</i>	Adkins Counseling Services, Lessee Request to continue occupying a portion of the premises as a social service facility	6001 W. Center St. 105

Board of Zoning Appeals, Hearing on Thursday, July 26, 2012

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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.

5	12th	31560 Change of Operator <i>Dismiss</i>	Randy Melchert, Lessee Request to continue occupying a portion of the premises as a school for 150 students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 7:30 a.m. - noon	633 S. 12th St.
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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.

6	13th	31866 Special Use	Don Jacobs Imports, LLC Request to continue occupying the premises as a motor vehicle sales and repair facility	5777 S. 27th St.
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7	13th	31879 Special Use	Tem Ivanov, Property Owner Request to continue occupying the premises as an outdoor salvage operation	2108 W. Holt Av.
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8	13th	31909 Special Use	Christos Karampelas, Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through facility	530 W. Layton Av.
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9	13th	31916 Special Use/ Dimensional Variance	Giuffre IX LLC, Property Owner Request to occupy the premises as a heavy motor vehicle storage facility that does not meet the minimum required landscaping	1401 W. Giuffre Ct.
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4:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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10	14th	31903 Dimensional Variance	Daniel Stemper, Property Owner	1125 E. Potter Av.
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Request to erect a wall sign that exceeds the maximum allowed square footage (allowed 64 sqft. / proposed 125 sqft.)

11	15th	31839 Special Use	Bachan Singh, Property Owner	1100 W. Garfield Av.
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Request to continue occupying the premises as a parking lot

12	15th	31893 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1957 N. 38th St.
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Request to construct a detached garage that does not meet the minimum required setback (required 1.5 ft. / proposed 1 ft.), minimum required eave encroachment (required 9 inches / proposed 0), and exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.)

13	15th	31894 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1934 N. 39th St.
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Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches)

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

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14	15th	31895 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1942 N. 39th St.
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Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches)

15	15th	31896 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1938 N. 39th St.
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Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches)

16	15th	31897 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1922 N. 39th St.
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Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches)

17	15th	31898 Dimensional Variance	UMCS Phase III, LLC, Property Owner	1926 N. 39th St.
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Request to construct a detached garage that exceeds the maximum allowed lot coverage (allowed 540 sqft. / proposed 557 sqft.) and maximum allowed roof eave encroachment (allowed 9 inches / proposed 12 inches)

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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>				
18	15th	31910 Special Use	Laurie Oryall, Property Owner Request to occupy the premises as a parking lot	2917 W. Clarke St.
19	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.
20	2nd	31905 Special Use	James Brown, Lessee Request to continue occupying the premises as a motor vehicle repair facility	8519 W. Kaul Av.
21	3rd	31912 Special Use	Andrew Otis, Property Owner Request to continue occupying the premises as a ground transportation service	905 E. Center St.
22	4th	31918 Special Use	Robert Joseph, Property Owner Request to continue occupying the premises as a health clinic	117 N. Jefferson St.
23	5th	31877 Special Use	Capri Food Association, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through	9015 W. Appleton Av.
24	5th	31886 Special Use	Ewald Sawall, Property Owner Request to continue occupying the premises as an indoor storage facility	3717 N. 92nd St.

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

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25	5th	31891 Use Variance	Alexandro Trevino, Lessee	11310 W. Silver Spring Rd.
			Request to occupy a portion of the premises as a personal service facility (this is a new operator)	
26	6th	31904 Special Use	Falcon Holdings, LLC, Lessee	242 E. Capitol Dr.
			Request to continue occupying the premises as a fast-food / carryout restaurant	
27	6th	31911 Special Use	Andrew Neuman, Property Owner	3601 N. Port Washington Av.
			Request to increase the number of children from 350 to 430 K4 - 8th grade, and continue occupying the premises as a school operating Monday - Friday 7:00 a.m. - 7:00 p.m	
28	6th	31913 Special Use	Kathy Papineau, Lessee	531 E. Keefe Av.
			Request to occupy a portion of the premises as a catering service	
29	7th	31908 Special Use	Jonella Hewings, Lessee	4345 W. Fond Du Lac Av.
			Request to continue occupying the premises as a day care center for 65 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m. (this is a new operator)	
30	9th	31820 Use Variance	Flint Hills Resources Pine Bend, LLC, Property Owner	9343 N. 107th St.
			Request to continue occupying the premises as an outdoor storage facility of hazardous materials (addition of storage tank, two pumps, and pipe supports)	

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31	9th	31928 Use Variance	U.S. Oil Co., Inc., Property Owner Request to occupy the premises as a hazardous material storage facility	9451 N. 107th St.
32	9th	31887 Special Use	Pain Management & Treatment Center, Lessee Request to continue occupying the premises as a health clinic	8901 N. 76th St.
33	10th	31874 Dimensional Variance/ Special Use	Sharma Properties Inc., Property Owner Request to reconstruct a parking lot that is located between the street facade of the building and the street lot line that does not meet the minimum required landscaping	6131 W. Blue Mound Rd.
34	10th	31873 Special Use	Resurrection Power Ministries, Property Owner Request to continue occupying the premises as a religious assembly hall	5330 W. Lisbon Av.
35	10th	31914 Special Use	Donna Robinson, Lessee Request to continue occupying a portion of the premises as a social service facility	7127 A W. Lisbon Av.

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36	10th	31915 Special Use/ Dimensional Variance	Neil Guenther, Property Owner	5310 W. North Av.
			Request to expand into the lower level and increase the number of children from 95 to 200 per shift (101 1st floor, 99 lower level) infant to 12 years of age, and continue occupying the premises as a day care center operating Monday - Friday 5:30 a.m. - midnight, and allow a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	
37	12th	31837 Special Use	Ernesto Nava, Lessee	1561 W. Greenfield Av.
			Request to continue occupying a portion of the premises as an assembly hall	
38	12th	31876 Special Use	St. Anthony School, Lessee	1644 S. 9th St.
			Request to add a day care center for 141 children per shift 3 to 4 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. to the existing Board approved school	
39	12th	31878 Special Use	Hussein Govani, Property Owner	1538 W. National Av.
			Request to occupy the premises as a motor vehicle body shop, repair and sales facility	
40	12th	31906 Special Use	Genesis Behavioral Services, Inc., Lessee	1673 S. 9th St.
			Request to occupy a portion of the premises as a social service facility	

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4:00 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.

41	13th	31501 Special Use	Nargis Anis, Property Owner Request to add a light and heavy motor vehicle rental facility and continue occupying the premises as a motor vehicle filling station	4709 S. Howell Av.
42	13th	31745 Dimensional Variance/ Special Use	Zee Reality Group, LLC, Lessee Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through facility	4950 S. 27th St.
43	13th	31922 Use Variance	Monty Child Care, Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 7:30 p.m	1908 W. Layton Av.
44	14th	31892 Special Use/ Dimensional Variance	PJR Properties, Property Owner Request to construct a second-hand sales facility that exceeds the maximum allowed front setback, entrance orientation, and does not meet the minimum required glazing	153 W. Oklahoma Av.
45	15th	31865 Special Use	Sara Mahmud, Property Owner Request to occupy the premises as a general retail establishment	3727 W. Galena St.
46	1st	31795 Special Use	Peg DuBord Lessee Request to occupy a portion of the premises as a community living arrangement for 12 occupants	5409 W. Villard Av.

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4:00 p.m. Public Hearings (Continued)

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47	4th	31868 Special Use/ Dimensional Variance	Hearst-Argyle Stations Inc. (W.I.S.N.), Property Owner	1900 W. Wells St.
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Request to construct an indoor storage facility that exceeds 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, and the minimum required landscaping

48	5th	31770 Special Use	Alicia Bell, Property Owner	7630 W. Center St.
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Request to continue occupying the premises as a group home for 6 occupants

49	5th	31867 Special Use	Dawn Harwood, Property Owner	3140 N. 91st St.
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Request to allow a transmission tower on the premises

5:00 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	6th	31656 Special Use	Eloise Jones, Lessee	3733 N. Teutonia Av.
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Request to occupy the premises as a social service facility

51	6th	31931 Dimensional Variance	Heartland Housing Inc., Prospective Buyer	320 E. Center St.
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Request to construct a multi-family dwelling that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 15 ft.)

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5:00 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	7th	31733 Special Use/ Use Variance	Douglas Evans, Lessee Request to occupy the premises as a motor vehicle repair facility, sales facility, car wash, indoor salvage operation, and ground transportation service	4638 N. Hopkins St.
53	7th	31767 Special Use	Chon Sung John Lee, Property Owner Request to occupy a portion of the premises as a cash-for-gold business	3512 W. Fond Du Lac Av.
54	7th	31805 Special Use	Gloria Oglesby. Lessee 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	5615 W. Hampton Av.
55	8th	31849 Special Use	Jawad Hamayal, Lessee Request to occupy a portion of the premises as a cash-for-gold business	823 S. Layton Bl.
56	8th	31863 Dimensional Variance	Ernesto Villarreal, Property Owner Request to allow an interior parking lot that does not meet the minimum required landscaping, and allow window signs that obscure more than 50% of the glazing area	3524 W. Burnham St.

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5:00 p.m. Public Hearings (Continued)

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57	8th	31765 Use Variance	Launchpad Development Company Prospective Buyer	2933 W. Cleveland Av.
			Request to construct an addition to the existing building and occupy the premises as a school for 600 children kindergarten - 5th grade, operating 7:30 a.m. - 6:00 p.m. Monday - Friday (to be operated in conjunction with 2700 S. 31st St.)	

58	9th	31920 Special Use	Mike Satanovsky, Property Owner	4811 W. Woolworth Av.
			Request to occupy the premises as a motor vehicle sales facility, repair facility, and auto body shop	

59	9th	31785 Special Use	John Sams Jr, Prospective Buyer	4912 W. Villard Av.
			Request to occupy the premises as a ground transportation service and motor vehicle repair facility	

6:00 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	10th	31772 Special Use	Sarah Niemann, Lessee	5814 W. Burleigh St.
			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	

61	10th	31798 Special Use	Rajesh Kumar, Property Owner	7110 W. Lisbon Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	

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6:00 p.m. Public Hearings (Continued)

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62	10th	31881 Use Variance	Lamar Advertising, Other	10733 Adj W. Blue Mound Rd.
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Request to allow a freestanding off-premise sign

63	11th	31923 Special Use	Christine Monty, Lessee	6161 W. Forest Home Av.
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Request to increase the number of children from 44 to 50 per shift infant to 13 years of age, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 7:30 p.m

64	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

6:30 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.

65	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

7:00 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

66	7th	31372 Special Use	C & D Recycling of Wisconsin, LLC, Lessee	3282 N. 35th St.
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Request to occupy a portion of the premises as a material reclamation facility with outdoor storage

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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.