

AGENDA

October 11, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 11, 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	31650 Use Variance <i>Dismissal</i>	L. C. Martin, Property Owner Request to occupy a portion of the premises as heavy motor vehicle outdoor storage facility	2487 W. Fond Du Lac Av.
2	2nd	31692 Special Use <i>Dismissal</i>	Hane Xayboury, Lessee Request to add a motor vehicle repair facility to the existing Board approved body shop (this is a new operator)	6027 W. Villard Av. A
3	3rd	31585 Special Use <i>Dismissal</i>	Warren Street Partners, LLC, Property Owner Request to raze the existing structures and to occupy the premises as a parking lot	1724 N. Warren Av.
4	3rd	31946 Special Use <i>Dismissal</i>	Clare Wein, Property Owner Request to continue occupying the premises as a day care center for 3 children per shift infant to 12 years of age, operating Monday - Friday 7:30 a.m. - 5:30 p.m., and to allow a freestanding sign	1541 E. North Av.

Board of Zoning Appeals, Hearing on Thursday, October 11, 2012

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>4:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
5	6th	32021 Dimensional Variance <i>Dismissal</i>	Jerry Macklin, Property Owner Request to increase the lot size and allow a single-family dwelling that does not meet the minimum required south setback (required 3.5 ft. / proposed 2.08 ft.) and the minimum required combined side yard setback (required 5 ft. / proposed 3.43 ft.)	1919 N. 2nd St.
6	7th	31998 Special Use <i>Dismissal</i>	LaTanya Cosey, Lessee Request to continue occupying the premises as a day care center for 82 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	3735 N. 35th St.
7	5th	32023 Extension of Time <i>Approval</i>	SDC Social Development Commission, Lessee Request for an extension of time to comply with the conditions of case #31115	7833 W. Capitol Dr.
<p><u>4:00 p.m. - Consent Agenda</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>				
8	15th	31952 Special Use/ Dimensional Variance	New Waico Development Company Limited Partnership, Property Owner Request to continue occupying the premises as a community center that does not meet the minimum required front setback (required 20ft. / proposed 0ft.), and exceeds the maximum allowed wall sign display area (allowed 18sq.ft. / proposed 64sq.ft.)	1800 N. 12th St.

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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9	15th	32007 Special Use	Galst Foods Properties, LLC, Property Owner Request to continue occupying the premises as an indoor storage facility	1500 W. North Av.
10	15th	32045 Special Use	Deneta Harrington, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 7:00 p.m. to Monday - Friday 6:00 a.m. - midnight and continue occupying the premises as a day care center for 31 children per shift infant to 12 years of age	2836 N. Teutonia Av.
11	1st	32042 Special Use	Thomas Roberts, Lessee Request to occupy the premises as a hand car wash and detailing facility	4453 N. Green Bay Av.
12	1st	32025 Special Use	Rose Northern, Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant to 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	4893 N. Green Bay Av.
13	1st	32032 Special Use	Waterstone Bank SSB, Property Owner Request to continue occupying the premises as a rooming house for 34 occupants	5477 N. Hopkins St.
14	1st	32040 Use Variance	Lorena Owens, Lessee Request to continue occupying the premises as a day care center for 94 children per shift, infant to 13 years of age, operating Monday - Saturday, 5 a.m. to midnight (this is a new operator)	3820 W. Florist Av.

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

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15	3rd	32048 Dimensional Variance	Wisconsin Institute for Torah Study, Property Owner	3288 N. Lake Dr.
			Request to erect a wall sign that exceeds the maximum allowed display area (allowed 36 sq.ft. / proposed 58 sq.ft.)	
16	3rd	32050 Dimensional Variance	Robert Frediani, Property Owner	2952 N. Summit Av.
			Request to construct a detached garage that does not meet the minimum required side setback (required 1.5 ft. / proposed 0 ft.)	
17	4th	32004 Special Use	Repairers of the Breach, Inc., Property Owner	1335 W. Vliet St.
			Request to continue occupying the premises as a social service facility and a health clinic	
18	4th	32044 Special Use	P & P Haismaier LLP, Property Owner	1042 E. Juneau Av. 1
			Request to continue occupying the premises as a general office	
19	4th	32058 Special Use	Ed Sweeney, Lessee	1400 W. Wells St.
			Request to continue occupying a portion of the premises as a second-hand sales facility	
20	5th	32013 Special Use	Lilya Batuner, Lessee	8482 W. Hampton Av.
			Request to add a body shop to the Board approved motor vehicle sales facility	

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

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21	6th	31940 Special Use	GRO Family Services, LLC, Lessee Request to continue occupying the premises as a social service facility	2007 W. Capitol Dr.
22	6th	32020 Dimensional Variance	Gerald Macklin, Property Owner Request to divide the existing lot and to allow a new lot that does not meet the minimum required south setback (required 3.5 ft. / proposed 2.69 ft.), and the minimum required combined side yard setback (required 5 ft. / proposed 4.04 ft.)	1923 N. 2nd St.
23	7th	31996 Special Use	United Milwaukee Scrap, LLC, Lessee Request to continue occupying a portion of the premises as an outdoor salvage operation	3310 W. Fond Du Lac Av.
24	7th	32046 Special Use/ Dimensional Variance	Associated Bank, Property Owner Request to continue occupying the premises as a parking lot that does not meet the minimum required landscaping	5301 W. Leon Tr.
25	9th	32052 Special Use	Shoua Lue Thao, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	7016 N. 76th St.
26	9th	32061 Special Use	Cassandra Holley, Property Owner Request to occupy the premises as a day care center for 50 children per shift, infant to 12 years of age, operating 5:30 a.m. to 8:00 p.m. Monday - Friday	9049 N. 76th St.

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

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27	10th	32005 Special Use	Scrub Appleton LLC, Scrub-A-Dub, Property Owner Request to continue occupying the premises as a car wash	7315 W. Appleton Av.
28	10th	32055 Special Use	City Kids Learning Academy, Lessee Request to continue occupying the premises as a day care center for 40 children per shift 3 - 5 years of age, operating Monday - Friday 7:30 a.m. - 5:30 p.m.	921 N. 49th St.
29	11th	31978 Special Use	Elizabeth Stefano, Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant	4630 W. Forest Home Av.
30	11th	32027 Special Use	Warren Daniel Real Estate, LLC, Lessee Request to continue occupying the premises as a parking lot	3151 S. 27th St.
31	11th	32056 Dimensional Variance	Dave Renock, Property Owner Request to construct a detached garage that exceeds the maximum allowed height (allowed 15 ft. / proposed 19 ft.)	3849 S. 55th St.
32	12th	32043 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee Request to occupy a portion of the premises as a health clinic	611 W. National Av.

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33	12th	31962 Special Use	Smiling Faces Learning Center, Lessee Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	1926 W. Arrow St.
34	12th	32017 Special Use	Miguel Arvelo, Property Owner Request to continue occupying the premises as an assembly hall	935 W. National Av.
35	12th	32038 Use Variance	Jeri Kavanaugh, Lessee Request to occupy a portion of the premises as a second-hand sales facility	420 S. 1st St.
36	12th	32078 Special Use	Ziegler Bence Partners 5, LLC, Property Owner Request to occupy the premises as a general office	1301 W. Canal St.
37	13th	31909 Special Use/ Dimensional Variance	Christos Karampelas, Lessee Request to allow a freestanding sign that exceeds the maximum allowed height (allowed 15 ft. / proposed 21 ft.) and the maximum allowed display area (allowed 50 sq.ft. / proposed 114 sq.ft.) and to continue occupying the premises as a fast-food / carry-out restaurant with a drive-through facility	530 W. Layton Av.
38	13th	31975 Special Use	Shane Linskey, Lessee Request to occupy a portion of the premises as a second-hand sales facility	4202 S. Howell Av.

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39	13th	32030 Special Use	Ish Dhawan, Lessee Request to continue occupying the premises as a motor vehicle filling station	1930 W. Morgan Av.
40	14th	31988 Special Use	Cheryl Smith, Lessee Request to continue occupying a the premises as a day care center for 23 children per shift 2 1/2 to 6 years of age, operating Monday - Friday 9:00 a.m. - 11:30 a.m	3353 S. Whitnall Av.
41	14th	32006 Use Variance	National Appraisal Corp., Lessee Request to continue occupying the premises as a general office	3359 S. 13th St.
42	14th	32014 Special Use	Thomas Orlando, Lessee Request to continue occupying a portion of the premises as a religious assembly hall	2625 S. Greeley St. 1000
43	14th	32031 Special Use	Jeanette Barquet, Property Owner Request to continue occupying the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m	3001 S. 13th St.

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44	14th	32047 Dimensional Variance	PJR Properties, Property Owner	153 W. Oklahoma Av.
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Request to erect two freestanding signs that exceed the maximum allowed display area (allowed 32 sq.ft. / proposed 87.06 sq.ft.), the maximum allowed height (allowed 14 ft. / proposed 18 ft.), and three wall signs that exceed the maximum allowed display area (allowed 25 sq.ft. / proposed 39.1 sq.ft.)

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.

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

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.

46	15th	31982 Special Use	Bennie Galloway, Lessee	1801 W. Galena St.
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Request to occupy the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)

47	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

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

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48	15th	32029 Special Use	Mike Malatesta, Lessee Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility	3801 W. Mc Kinley Av.
49	15th	32034 Special Use	Angela Cherry-Austin, Lessee Request to occupy a portion of the premises as a 24 hour day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday	2245 N. 24th Pl.
50	15th	32001 Special Use	Sandra Austin, Lessee Request to occupy the premises as a social service facility	2401 N. 25th St.
51	1st	31627 Special Use	Trees of Righteousness International Ministries, Lessee Request to occupy a portion of the premises as a religious assembly hall	5268 N. 35th St.
52	2nd	31901 Special Use	Terry Sister's LLC, Lessee Request to increase the number of children from 68 to 86 per shift infant to 12 years of age, and increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Sunday and continue occupying the premises as a day care center	6915 W. Fond Du Lac Av.
53	2nd	31902 Special Use	Terry Sister's LLC, Lessee Request to increase the number of children from 68 to 87 per shift infant to 12 years of age, increase the hours of operation from 24 hours Monday - Friday to 24 hours Monday - Sunday and continue occupying the premises as a day care center	6627 W. Capitol Dr.

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

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54	2nd	31925 Special Use	Rukiyabai Keval, Property Owner	5818 N. 97th St.
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Request to add an outdoor salvage operation to the existing motor vehicle repair facility

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.

55	4th	32057 Special Use	Latisha Hickson, Prospective Buyer	3435 W. Clybourn St.
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Request to occupy the premises as a day care center for 49 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 8:00 p.m

56	4th	32035 Special Use	Andrea Ward, Lessee	1138 N. 33rd St.
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Request to occupy a portion of the premises as a home occupation

57	4th	32028 Special Use/ Dimensional Variance	Dimitrios Jifas, Property Owner	939 N. 17th St.
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Request to occupy the premises as a rooming house that does not meet the minimum required lot area per roomer (required 4800 sq.ft. / proposed 4445 sq.ft.)

58	5th	32012 Use Variance	Northwest Lutheran School, Property Owner	4119 N. 81st St.
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Request to erect an automatic changeable message sign

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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.

59	6th	31960 Special Use	Sunshine Johnson, Lessee Request to occupy the premises as a 24 hour day care center for 51 children per shift infant to 12 years of age, operating Monday - Sunday	2800 N. 4th St.
60	6th	32003 Special Use	Tamara Johnson, Property Owner Request to increase the number of children from 90 to 135 (70 day care center, 65 school) per shift infant to 12 years of age, and continue occupying the premises as a school and day care center operating Monday - Friday 7:00 a.m. - 6:00 p.m	125 W. Auer Av.
61	6th	32018 Special Use	Micah Glenn, Prospective Buyer Request to occupy the premises as a live-work unit	2367 N. 4th St.
62	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.
63	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.
64	7th	31880 Special Use	Wesley Bryant, Lessee Request to occupy the premises as a motor vehicle repair facility	4344 W. Capitol Dr.

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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

65	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.
66	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.
67	8th	31939 Special Use	Warming Hearts Inc., Lessee Request to occupy a portion of the premises as a second-hand sales facility	3229 W. Lincoln Av.
68	9th	31947 Dimensional Variance	Casandra Denevan, Other Request to allow 3 signs that exceed the maximum allowed number of signs per 25 ft. (allowed 1 / proposed 3) and that exceeds the maximum allowed display area (allowed 32 sq.ft. / proposed 125 sq.ft.)	8917 W. Brown Deer Rd.
69	10th	31875 Special Use	Now Faith Missionary Baptist Church, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall	5422 W. Center St.
70	13th	31970 Special Use	G.S.S. Corporation, Property Owner Request to occupy the premises as a motor vehicle outdoor storage facility	5572 S. 27th St.

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

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71	13th	32009 Dimensional Variance	Ron Thelen, Property Owner	700 E. Layton Av.
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Request to replace a portion of an existing sign with an automatic changeable message sign that exceeds the maximum allowed sign area (allowed 50 sq.ft. / proposed 92 sq.ft.)

72	14th	31951 Use Variance	Atlas Outdoor Media, LLC, Lessee	2463 S. St Clair St.
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Request to allow an off-premise sign

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

73	15th	31865 Special Use	Sara Mahmud, Property Owner	3727 W. Galena St.
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Request to occupy the premises as a general retail establishment

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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.