

AGENDA

February 12, 2009

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 12, 2009** 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	7th	29267 Special Use <i>Dismissal</i>	Shaun Weathers, Lessee	4714 W. Medford Av.
			Request to occupy the premises as a group home for 8 occupants (teen males)	
2	15th	29411 Special Use <i>Dismissal</i>	Antonio Riley, Property Owner	1115 N. 35th St.
			Request to continue occupying a portion of the premises as a religious assembly hall	

Board of Zoning Appeals, Hearing on Thursday, February 12, 2009

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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

3	1st	29439 Special Use	Michael Hutchinson, Property Owner	5226 W. Hampton Av.
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Request to continue occupying the premises as an elementary and secondary school for 275 students and a day care center for 100 children infant to 12 years of ages, operating Monday - Friday 6 a.m. - 10 p.m

4	1st	29451 Dimensional Variance	Timothy Bailey, Property Owner	5462 N. 38th St.
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Request to allow a recreational vehicle that exceeds the maximum allowed length to park on site (no vehicle in excess of 22 feet in length may be parked on a lot in a residential district)

5	1st	29468 Special Use	Bently Kienbaum, Property Owner	3460 W. Mill Rd.
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Request to occupy the premises as an outdoor salvage operation (to be utilized in conjunction with the Board approved facility at 3800 W. Mill Rd.)

6	1st	29473 Special Use	Demeturia Sellers, Property Owner	4075 N. Teutonia Av.
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Request to increase the number of children from 50 to 79 per shift and the ages from infant - 12 years of age to infant - 13 years of age and to continue occupying the premises as a day care center operating Monday - Friday 5:30 a.m. - midnight

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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.

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	2nd	29484 Use Variance	Kabao Yang, Property Owner	7805 W. Bender Av. 2
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Request to continue occupying a portion of the premises as a day care center for 8 children infant to 12 years of age, operating Monday - Friday 5:30 a.m. - midnight

8	4th	29455 Special Use	Willie Killins, Lessee	161 W. Wisconsin Av.
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Request to occupy a portion of the premises as a specialty school (college preparation center) for 250 clients, operating 8:00 a.m. - 5:00 p.m. Monday - Friday, 8:00 a.m. - noon Saturday and 1:00 p.m. - 3:00 p.m. Sunday

9	4th	29459 Special Use	Lance Lichter , Property Owner	316 W. State St.
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Request to continue occupying the premises as a parking lot

10	4th	29486 Special Use	Naseem & Co. LLC, Property Owner	200 N. 35th St.
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Request to continue occupying the premises as a motor vehicle filling station and car wash facility

11	5th	29454 Special Use	Shala Epps and Josephine Adams, Lessee	3401 N. 76th 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 6:00 a.m. - 11:00 p.m. Monday - Sunday

Board of Zoning Appeals, Hearing on Thursday, February 12, 2009

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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>				
12	6th	29478 Special Use	Golden Rule C.O.G.I.C., Property Owner Request to increase the hours of operation from 6 a.m. - 6 p.m. to 6 a.m. - 10 p.m. and to continue occupying the premises as a day care center for 63 children infant to 12 years of age, operating Monday - Sunday and as a social service facility (storing and distributing donated items)	2430 W. Hopkins St.
13	7th	29420 Special Use	Virginia Pratt, Property Owner Request to increase the ages from infant through 12 years to infant through 13 years of age and to continue occupying the premises as a 24 hour day care center for 8 children per shift operating Monday - Sunday	4454 N. 52nd St.
14	7th	29466 Special Use	Brenda Greer-Coleman, Lessee Request to increase the days of operation from Monday - Friday to Monday - Sunday for a Board approved day care center for 25 children infant to 12 years of age operating 6:00 a.m. - 11:00 p.m	4723 W. Hoyt Pl.
15	7th	29477 Special Use	Wisconsin Community Services, Inc., Lessee Request to increase the number of clients from 37 to 40 for a Board approved community based residential facility	2930 N. 25th St.
16	7th	29000 Special Use	Higher Love Ministries Outreach Inc. Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required parking (new operator)	2700 W. Concordia Av.

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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.

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

17	10th	29442 Special Use	Victoria L. Mitchell; Lessee	7153 W. Burleigh St.
			Request to occupy a portion of the premises as a second-hand store	
18	10th	29481 Special Use	Scrub Appleton LLC; Property Owner	7315 W. Appleton Av.
			Request to continue occupying the premises as a car wash facility	
19	11th	29476 Special Use	Oneida Tribe of Indians of Wisconsin, Lessee	6811 W. Morgan Av.
			Request to occupy a portion of the premises as a social service facility	
20	12th	29430 Special Use	Lillian Alvarez, Lessee	1405 S. 6 th St.
			Request to occupy a portion of the premises as a building maintenance service facility (cleaning service)	
21	12th	29480 Use Variance	Jim Dieter, Property Owner	1236 W. Pierce St.
			Request to continue occupying a portion of the premises as a second-hand store (antique store)	
22	12th	29485 Special Use	Voces de la Frontera , Lessee	1027 S. 5th St.
			Request to continue occupying the premises as a social service facility	

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

Items Scheduled for approval on the Consent Agenda

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23	12th	29464 Special Use	Jose Lopez, Lessee	2485 S. 13th St.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

24	13th	29417 Special Use	Rosen Nissan, Inc., Property Owner	5510 S. 27th St.
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Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)

25	15th	29450 Special Use	Betty Dills, Property Owner	2542 N. 29th St.
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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

26	15th	29482 Special Use	Joyce Dixson, Property Owner	4716 W. Lisbon Av.
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Request to continue occupying the premises as a religious assembly hall

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.

27	2nd	29322 Special Use/ Dimensional Variance	John Kako, Property Owner	7235 W. Villard Av.
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Request to construct a permitted religious assembly hall that does not meet the required rear street setback (required 63.1 ft. / proposed 3.82 ft.) with parking located between the front facade and street frontage does not meet the required landscaping standards

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4:00 p.m. Administrative Review (continued)

Items scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on this item.

28	2nd	29094 Special Use	Gena Clark, Property Owner	7200 W. Sheridan Av.
			Request to occupy the premises as a group home for 4 occupants, 12 - 17 years of age	

29	13th	29117 Appeal of an Order	Integrated Enterprises, Inc., Property Owner	5467 S. 9th St.
			Request to appeal an order from the Department of Neighborhood Services determining that the appellant is not compliant with Code Section 295-803-2-n, stating that a heavy motor vehicle repair facility located within 150 feet of a residential district shall be totally enclosed within a building and shall not operate between the hours of 7 p.m. and 7 a.m. (This is a revocation order)	

4:15 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.

30	1st	29353 Special Use	Detra Callahan, Lessee	7245 N. Teutonia Av.
			Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 5 a.m. - midnight	

31	1st	29412 Special Use	Murece Johnson, Lessee	4234 N. 26th St.
			Request to occupy the premises as a group home for 7 occupants	

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4:15 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.

32	1st	29313 Use Variance/ Special Use	LaBrew Troopers, Inc.; Lessee Request to increase the number of students from 200 to 330 and to continue occupying the premises as a school for students K4 - 8th grade and as a day care center for 50 children 2 to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:30 p.m	4055 N. 34th St.
33	2nd	29362 Special Use	Pastor Romingo McQuay, Lessee Request to occupy the premises as a religious assembly hall	6715 W. Villard Av.
34	4th	29368 Special Use	Bernard Saffold, Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant (parking lot will also be available for parking at special events)	2455 W. Wisconsin Av.
35	4th	28473 Special Use/ Dimensional Variance	St. James Estates LLC; Property Owner Request to occupy the premises as a rooming house for eight occupants that does not meet the minimum required lot area per dwelling unit (required 4800 sq.ft. / 3175 sq.ft.)	914 N. 18th St.
36	4th	29119 Special Use	Bill Brachman, Property Owner Request to occupy the premises as a principal use parking lot	1503 W. Kilbourn Av.

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4:15 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.

37	6th	29446 Use Variance	Commercial Warehouse Services, Lessee	918 W. Somers St.
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Request to occupy a portion of the premises as a hazardous material storage facility

38	6th	29361 Special Use	Angelia Lewis, Lessee	3517 N. 25th St.
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Request to occupy the premises as a group home for 5 occupants (any combination of mothers and their children)

39	6th	29098 Special Use	Dewayne Ross, Property Owner	245 E. Keefe Av.
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Request to continue occupying the premises as a motor vehicle repair facility

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.

40	6th	29217 Special Use	Brew City Automotive Industries, Inc.; Lessee	933 W. Somers St.
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Request to occupy the premises as a motor vehicle body shop, repair, sales and an indoor salvage facility

41	6th	29426 Special Use	Anthony Sephus, Lessee	925 W. Capitol Dr.
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Request to occupy the premises as a hand car wash and a second-hand sales facility (new and used tire sales)

42	6th	29441 Special Use	Doggy Day Care, Inc; Central Bark Doggy Day Care Lessee	4111 N. Port Washington Av.
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Request to occupy the premises as an animal boarding facility

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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.

43	7th	29372 Special Use	Steve L. Anders, Property Owner	3410 W. Burleigh St.
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Request to occupy the premises as a religious assembly hall and a day care center for 12 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m

44	7th	29452 Special Use	Alice Trunnell, Property Owner	4238 N. 40th St.
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Request to occupy the premises as a group home for 5 occupants

45	8th	29360 Special Use	Waldemar Rivera, Property Owner	3335 W. National Av.
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Request to occupy the premises as a motor vehicle sales and repair facility (this is an intensification of a non-conforming use)

46	8th	29227 Special Use/ Dimensional Variance	Tammy Ward, Lessee	2201 W. Grant St.
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Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (required 2 / proposed 0)

47	8th	29428 Special Use/ Dimensional Variance	Max Motors & Body Shop, Inc., Lessee	2550 S. 30th St.
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Request to continue occupying the premises as an outdoor storage facility (motor vehicle storage) without the required landscaping

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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.

48	9th	29460 Special Use	Cassandra Holley Enterprise, Inc.; Property Owner Request to occupy the premises as a day care center for 120 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 1:00 a.m	9049 N. 76th St.
49	11th	29440 Appeal of an Order	OOS Investments, LLC; Property Owner Request to appeal an order from the Department of Neighborhood Services determining that the appellant is not compliant with Code Section 295-311-4-a, stating that the special use shall operate in conformance with the conditions of approval for case #29103 (this is a revocation order)	3450 S. 27th St.
50	12th	29355 Special Use	Rafael Santiago, Lessee Request to occupy a portion of the premises as a religious assembly hall	1222 S. Cesar E Chavez Dr.

5:45 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.

51	12th	29434 Special Use/ Use Variance	Vine Property, LLC; Property Owner Request to occupy the premises as a motor vehicle sales, repair facility and a body shop with a watchman's quarters	1538 W. National Ave.
52	12th	29366 Special Use	Thomas Zwicky, Lessee Request to occupy the premises as a second-hand sales facility	2437 S. 6th St.

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5:45 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.

53	12th	29447 Use Variance	Willie Killins, Jr., Lessee	1236 W. Pierce St.
			Request to occupy a portion of the premises as a school for 250 students grades 8 - 12, operating Monday - Friday 8 a.m. - 5 p.m. and Saturday 8 a.m. - noon	
54	13th	29367 Use Variance	Nora & Chris Calton, Property Owner	3147 S. 16th St.
			Request to occupy the premises as a day care center for 44 children infant to 2 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (located within 300 feet of a liquor license)	
55	13th	29406 Dimensional Variance	Dodge City of Milwaukee dba Subaru of Milwaukee Property Owner	4640 S. 27th St.
			Request to erect a freestanding sign that exceeds the maximum allowed height (allowed 14 ft. / proposed 40 ft.) and the maximum allowed display area (allowed 50 sq.ft. / proposed 224 sq.ft.)	
56	14th	29378 Use Variance	Roland Haeuser, Property Owner	2991 S. Chase Ave.
			Request to convert the existing single family residence into a two family residence (a two family dwelling is not permitted in this district)	
57	15th	29453 Special Use	Yusia House, Inc., Lessee	3718 W. Vliet St.
			Request to occupy the premises as an adult day care center for 6 clients, operating 8:00 a.m. - 5:00 p.m. Monday - Friday	

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5:45 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.

58	15th	28974 Special Use	Keith Hughes, Lessee	2224 W. North Av.
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Request to occupy a portion of the premises as a second-hand store

59	15th	29063 Special Use	Tina Williams Sanford, Lessee	2454 W. Lisbon Av.
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Request to occupy a portion of the premises (1st floor) as a 24 hour day care center for 90 children per shift infant - 12 years of age, Monday - Sunday

60	15th	29010 Special Use	Alphaomega, LLC; Property Owner	3412 W. Center St.
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Request to occupy the premises as a social service facility (providing family services and community outreach)

61	15th	29166 Special Use	Angela Jackson, Lessee	2746 N. 38th St.
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Request to occupy the premises as a group home for 8 occupants (any combination of at-risk youth, teen mothers, and their children)

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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.

62	3rd	29222 Dimensional Variance	Tracy Weber, Property Owner	1644 N. Marshall St.
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Request to raze the existing building and construct a multi-family dwelling that does not meet the minimum required rear setback (required 10 ft. / proposed 3 ft.) and that does not meet the minimum required lot area per dwelling unit (required 3600 sq.ft. / proposed 3080 sq.ft.)

PLEASE NOTE:

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.

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.