

AGENDA

May 21, 2009

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 21st** 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 dismissal 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	6th	29664 Special Use <i>Dismissal</i>	School of the Arts, Property Owner Request to occupy the premises as an elementary school	3919 N. Martin L King Jr Dr.
2	6th	29211 Use Variance <i>Dismissal</i>	Cliff Davis, Property Owner Request to occupy a portion of the premises as a currency exchange, payday loan or title loan facility	401 E. Capitol Dr.
3	6th	29475 Special Use <i>Dismissal</i>	Michael Coakley, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storing portable storage containers)	2212 N. 4th St.

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<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>				
4	7th	29000 Special Use/ Dimensional Variance <i>Dismissal</i>	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.
5	9th	28895 Use Variance <i>Dismissal</i>	Butterfield Trucking, Inc., Lessee Request to occupy the premises as a recycling/processing facility for mined materials (processing, crushing, storage and trucking of asphalt and concrete for N 76th road work project)	7350 N. 76th St.
6	10th	29398 Special Use <i>Dismissal</i>	LaTronda Jones, Lessee Request to occupy a portion of the premises as a day care center for 40 children per shift infant to 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3928 W. St Paul Av.
7	12th	29145 Special Use <i>Dismissal</i>	River Corner, LLC, Property Owner Request to occupy the premises as a temporary concrete / batch plant (concrete production for the Greenfield Avenue repaving project)	1980 S. 4th St.
8	12th	29366 Special Use <i>Dismissal</i>	Thomas Zwicky, Lessee Request to occupy the premises as a second-hand sales facility	2437 S. 6th St.

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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.

9	1st	29277 Special Use Dismissal	Latanya Jones, Lessee	6003 N. Teutonia Av.
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Request to continue occupying a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight

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.

10	4th	29668 Special Use	Craig Karmazin, Lessee	310 W. Wisconsin Av. 120
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Request to occupy a portion of the premises as a broadcasting / recording studio

11	4th	29670 Special Use	Bryant & Stratton College, Lessee	310 W. Wisconsin Av.
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Request to expand the Board approved college to adjacent units (converting office space into additional classrooms and a library)

12	4th	29674 Dimensional Variance	Clear Channel Outdoor, Property Owner	2455 W. Clybourn St.
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Request to continue to allow an off-premise sign that does not meet the minimum required setback (required 75 ft. / proposed 68 ft.) and the minimum required space between signs (required 1000 ft. / proposed 760 ft.)

13	7th	29680 Special Use	Gloria Tatum, Property Owner	4444 W. Capitol Dr.
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Request to continue occupying the premises as a religious assembly hall

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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.

14	7th	29420 Special Use	Virginia Pratt, Property Owner	4454 N. 52nd St.
			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	
15	8th	29685 Special Use/ Dimensional Variance	Efrian Rodriguez, Lessee	4310 W. Forest Home Av.
			Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 7 / proposed 0)	
16	9th	29594 Special Use	Trierweiler Construction Co., Lessee	9168 N. 124 th St.
			Request to occupy a portion of the premises as a temporary concrete / batch plant (concrete production for the Brown Deer Road repaving project)	
17	9th	29672 Special Use	KAK Enterprises LLC, Property Owner	10525 W. Donges Ct.
			Request to continue occupying the premises as a motor vehicle repair facility (tire sales and service)	
18	9th	29676 Special Use	John Brodersen, Property Owner	7519 W. Good Hope Rd.
			Request to continue occupying the premises as a fast-food / carry-out restaurant	

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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.

19	9th	29678 Special Use	Larry & Julette Wade, Property Owner	6442 N. 91st St.
			Request to increase the number of occupants from 5 to 6 and to continue occupying the premises as a group home	
20	12th	29612 Special Use	Kuldip Inc., Property Owner	1009 S. 1st St.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
21	12th	29646 Special Use	Gabriel Garcia, Lessee	1561 W. Greenfield Av.
			Request to occupy a portion of the premises as an assembly hall (AA meeting place)	
22	14th	29663 Special Use	Thomas Orlando, Lessee	2625 S. Greeley St. 1000
			Request to continue occupying a portion of the premises as a religious assembly hall (this is a Board approved use in suite #200, the church is now relocating to suite #1000)	
23	15th	29554 Special Use	Harley-Davidson Motor Company Group, LLC Lessee	1127 N. 35th St.
			Request to occupy the premises as an indoor storage facility	

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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.

24	15th	29557 Special Use	Emmanuel Williamson, Lessee	4419 W. North Av.
			Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight for a Board approved day care center for 40 children infant to 12 years of age operating Monday - Friday	
25	1st	29624 Special Use	Life & Liberty Church, Property Owner	2009 W. Hampton Av.
			Request to continue occupying the premises as a religious assembly hall	
26	1st	29666 Special Use	Alex Karagodsky, Property Owner	4385 N. Green Bay Av.
			Request to continue occupying the premises as a motor vehicle repair and used auto parts sales facility (installation of used glass and radiators)	
27	1st	29667 Special Use/ Use Variance	Alex Karagodsky, Property Owner	4440 N. Green Bay Av.
			Request to continue occupying the premises as an indoor and outdoor salvage operation	
28	1st	29689 Special Use	Eboness Briant, Property Owner	5140 N. Teutonia Av.
			Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday	

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

Items Scheduled for approval on the Consent Agenda

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29	2nd	29677 Dimensional Variance	Meinecke Holding's LLC, Property Owner	5020 W. Fond Du Lac Av.
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Request to continue to allow two wall signs that exceed the maximum allowed area (allowed 80 sq.ft. / proposed 161 sq.ft.)

30	2nd	29686 Special Use	Invisible Faith CME Church, Property Owner	6519 W. Fond Du Lac Av.
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Request to continue occupying the premises as a religious assembly hall

31	3rd	29671 Dimensional Variance	Silvia and Ruben Lewin, Property Owner	1317 E. Kane Pl.
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Request to divide the existing lot with two single family dwellings creating a new lot with one dwelling that does not meet the minimum required lot area (required 2400 sq.ft. / proposed 1281 sq.ft.), lot width (required 24 ft. / proposed 21 ft.) and east side setback (required 3.5 ft. / proposed 3 ft.)

32	3rd	29673 Dimensional Variance	Silvia and Ruben Lewin, Property Owner	1321 E. Kane Pl.
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Request to divide the existing lot with two single family dwellings creating a new lot with one dwelling that does not meet the minimum required lot area (required 2400 sq.ft. / proposed 1281 sq.ft.) and the minimum required lot width (required 24 ft. / proposed 21 ft.)

33	3rd	29690 Special Use	Abundant Life Ministries, Lessee	1904 E. Belleview Pl.
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Request to continue occupying the premises as a community based residential facility for 42 occupants

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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
4:30 p.m. Administrative Review				
<u>Items scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on this item..</u>				
34	6th	29568 Special Use	Vernon Townsend, Property Owner Request to occupy the premises as a motor vehicle repair facility	2452 N. Martin L King Jr Dr.

35	8th	29302 Special Use/ Dimensional Variance	Iglesia Crisitana Palabra de Vida, Property Owner Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 50 / proposed 30)	3232 W. Lincoln Av.
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4:45 p.m. Public Hearing

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.

36	4th	29555 Special Use	Kingdom International Childcare & Development Lessee Request to occupy a portion of the premises as a day care center for 49 children first shift and 35 children second shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3435 W. Clybourn St.
37	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.

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4:45 p.m. Public Hearing (continued)

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38	6th	29508 Special Use/ Dimensional Variance	St. James Community Mission Church Property Owner Request to occupy the premises as a religious assembly hall without the minimum required parking (required 13 / proposed 0)	1831 W. Atkinson Av.
39	6th	29590 Special Use	Darneshia Jackson, 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	4018 N. 7th St.
40	6th	29592 Special Use	Shytanya Highshaw, Lessee Request to occupy the premises as a tavern	3001 N. Richards St.
41	7th	29514 Special Use	Pilgrim Rest Missionary Baptist Church Property Owner Request to add a day care center for 15 children first shift and 25 children second shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - midnight and Saturday 6:00 a.m. - 9:00 p.m. to the Board approved community center	4427 W. Fond Du Lac Av.
42	7th	29645 Special Use	New Greater Love Baptist Church, Lessee Request to occupy the premises as a religious assembly hall	3029 N. 35th St.
43	7th	29662 Use Variance	Jewish Community Center, Lessee Request to occupy a portion of the premises as a social service facility (food pantry affiliated with the Hunger Task Force)	3003 W. Burleigh St.

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4:45 p.m. Public Hearing (continued)

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44	7th	29542 Special Use	LaQuanda Gray, Property Owner	2434 W. Hadley St.
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Request to occupy the premises (first floor only) as a 24 hour day care center for 40 children per shift infant to 12 years of age, operating Monday - Sunday

45	8th	29376 Special Use	Feras Rahman and Emad H. Oudeh, Property Owner	2300 W. Lincoln Av.
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Request to occupy the premises as a motor vehicle sales facility

46	9th	29503 Special Use	Courtney Powell & Naomi Nuutinen-Powell, Lessee	6542 N. 76th St.
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Request to occupy a portion of the premises as an assembly hall (banquet hall)

5:45 p.m. Public Hearing

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.

47	9th	29644 Special Use	Juanita and Gregory Brown, Prospective Buyer	5714 W. Florist Av.
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Request to occupy the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

48	10th	29603 Special Use	Barbara McElroy, Property Owner	6411 W. Burleigh St.
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Request to continue occupying the premises as a day care center for 18 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m. (this is a new operator)

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5:45 p.m. Public Hearing (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.

49	10th	29537 Special Use/ Dimensional Variance	Hunger Task Force, Inc., Property Owner Request to remove the existing sign and construct a new sign that exceeds the maximum allowed display area (allowed 50 sq.ft. / proposed 406 sq.ft.) and the maximum allowed height (allowed 14 ft. / proposed 47 ft.) and to continue occupying the premises as an indoor wholesale and distribution facility	201 S. Hawley Ct.
50	10th	29259 Special Use	I & S Petroleum, Inc., Property Owner Request to increase the hours of operation from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight for a Board approved motor vehicle filling station, convenience store and car wash	7110 W. Lisbon Av.
51	11th	29476 Special Use	Oneida Tribe of Indians of Wisconsin, Lessee Request to occupy a portion of the premises as a social service facility	6811 W. Morgan Av.
52	11th	29493 Special Use	Ruth A. Hau, Property Owner Request to occupy a portion of the premises as a religious assembly hall	6251 W. Forest Home Av.

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5:45 p.m. Public Hearing (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	29507 Special Use	Milwaukee Native American Ministry UMC Property Owner	1738 S. 11th St.
			Request to occupy the premises as a religious assembly hall	

54	12th	29558 Special Use/ Dimensional Variance	Jose Velaquez, Property Owner	1574 W. Becher St.
			Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 10 / proposed 5)	

55	13th	29556 Dimensional Variance	Emmet and Judith Pritchett, Property Owner	4171 S. 3rd St.
			Request to construct a garage that is located within the front yard of the premises (a garage is not permitted in the front yard)	

56	13th	29534 Use Variance	Rock Transfer and Storage, Lessee	130 W. Edgerton Ave.
			Request to occupy the premises as a hazardous material storage facility	

6:45 p.m. Public Hearing

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.

57	13th	29639 Dimensional Variance	Fidel Soto, Property Owner	2607 W. Ramsey Av.
			Request to construct a detached garage that exceeds the maximum allowed size of an accessory structure (allowed 1000 sq.ft. / proposed 1424 sq.ft.) and the maximum allowed sidewall height (allowed 10 ft. / proposed 14 ft.)	

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6:45 p.m. Public Hearing (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	13th	29023 Special Use	Nargis Anis, Lessee Request to continue occupying the premises as motor vehicle filling station and convenience store with a fast-food / carry-out restaurant and to continue to allow the additional signage as granted in case #27802 (this is a new operator)	4709 S. Howell Av.
59	14th	29488 Special Use	Richard Schetter, Property Owner Request to occupy the premises as a motor vehicle sales and repair facility	401 E. Oklahoma Av.
60	14th	29647 Special Use/ Dimensional Variance	All Bible Baptist Church, Prospective Buyer Request to occupy the premises as a religious assembly hall that does not meet the minimum required parking spaces (required 25 / proposed 7)	3068 S. 13th St.
61	15th	29497 Special Use	Inspiring Young Men, Lessee Request to occupy the premises as a group home for 6 occupants	2309 N. 39th St.
62	15th	29548 Special Use	Sue Steinbrecher, Property Owner Request to occupy a portion of the premises as a light motor vehicle sales and repair facility (motorcycle sales and repair)	2256 W. Fond Du Lac Av.

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6:45 p.m. Public Hearing (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.

63	15th	29653 Special Use	William E. Robbins Sr. Christian Academy Inc. Property Owner Request to occupy the premises as an elementary school for 250 students K4 - 8th grades operating Monday - Friday 7:30 a.m. - 4:00 p.m	2030 W. North Av.
64	1st	29510 Special Use	New Life Academy of Learning, Property Owner Request to occupy a portion of the premises as a day care center for 72 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (to be operated in conjunction with the existing nonconforming church)	3410 W. Silver Spring Dr.
65	2nd	29149 Special Use	Ali Ismail, Lessee Request to occupy the premises as an outdoor sales facility (rug sales in parking lot)	4405 N. 60th St.
66	2nd	29505 Dimensional Variance	Tucker's Garage, LLC, Property Owner Request to allow an accessory parking lot (permitted) that does not meet the minimum required landscaped area along a street frontage (required 90 ft. / proposed 50 ft.)	7415 W. Mill Rd.

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7:30 p.m. Public Hearing (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.

67	3rd	29409 Use Variance	Margery Mullett, Property Owner Request to occupy the premises as a 3 unit multi-family dwelling (multi-family dwellings that have not been legally established and occupied by 2002 are not permitted in this district)	2841 N. Frederick Av.
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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.