

## AGENDA

June 11, 2009

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 11, 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.

<b><u>Item No.</u></b>	<b><u>Ald Dist</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	6th	29390 Special Use <i>Dismissal</i>	Susan Watkins, Lessee  Request to add motor vehicle sales to the Board approved motor vehicle repair facility (this is a new operator)	2477 N. Holton St.
2	7th	29597 Special Use <i>Dismissal</i>	State Selected Health Care Corporation, Lessee  Request to occupy the premises as a group home for 8 occupants	2970 N. 45th St.
3	10th	29603 Special Use <i>Dismissal</i>	Barbara McElroy, Property Owner  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)	6411 W. Burleigh St.

**Board of Zoning Appeals, Hearing on Thursday, June 11, 2009**

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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	29717 Special Use <i>Dismissal</i>	Verdella Harvey, Property Owner	2624 N. 16th St.
Request to continue occupying the premises as a community living arrangement for 8 occupants				

5	2nd	29032 Special Use/ Dimensional Variance <i>Dismissal</i>	Milwaukee Community Medical Center AA Petro Mart Property Owner	4100 N. 54th St.
Request to construct a motor vehicle filling station and convenience store with a car wash				

**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	6th	29649 Special Use	Orlando Williams, Lessee	3030 N. Martin L King Jr Dr.
Request to occupy a portion of the premises as a car wash				

7	6th	29669 Special Use	Thomas Smith Sr., Property Owner	1102 W. Atkinson Av.
Request to continue occupying the premises as a motor vehicle repair facility and car wash				

**Board of Zoning Appeals, Hearing on Thursday, June 11, 2009**

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**4:00 p.m. - Consent Agenda (consent)**

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.*

8	6th	29704 Special Use	Milwaukee Health Services, Inc., Property Owner	2579 N. Martin L King Jr Dr.
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Request to continue occupying the premises as a principal use parking lot

9	7th	29652 Special Use	29th Street, Inc., Lessee	3310 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a general office facility

10	7th	29684 Special Use	James Ramsey, Lessee	4328 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a second-hand sales facility (used appliance sales)

11	7th	29719 Special Use	Saleh Saed, Lessee	5735 W. Hampton Av.
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Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)

12	7th	29550 Special Use	Jacqueline White, Lessee	4006 N. 42nd St.
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Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m. and the ages of children from infant to infant - 12 years of age and to continue occupying the premises as a day care center for 8 children per shift, operating Monday - Friday

**Board of Zoning Appeals, Hearing on Thursday, June 11, 2009**

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<p><b>4:00 p.m. - Consent Agenda (continued)</b>  <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>				
13	7th	29552 Special Use	Jacqueline White, Lessee  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m., the number of children from 20 to 31 per shift, and the ages from infant - 11 to infant - 12 years of age and to continue occupying a portion of the premises as a day care center operating Monday - Friday	4008 N. 42nd St.
14	7th	29000 Special Use/ Dimensional Variance	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.
15	8th	29692 Special Use	Guillermo Picado, Property Owner  Request to continue occupying the premises as a motor vehicle repair and sales facility and body shop	2320 W. Greenfield Av.
16	8th	29725 Special Use	Friedens Community Ministries, Inc., Lessee  Request to occupy a portion of the premises as a social service facility (emergency food pantry)	2114 W. Mitchell St.
17	9th	29688 Special Use	Junior Gentry, Lessee  Request to add an elementary school for 25 students K4-K6 grades, operating Monday - Friday 8:30 a.m. - 3:30 p.m. to the Board approved day care center for 62 children infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:30 p.m. (day care center was approved for 62 children, the 25 students will be part of that total)	8615 W. Brown Deer .

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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*

18	12th	29724 Special Use	Israel Inostrosa, Property Owner  Request to continue occupying the premises as a religious assembly hall	1662 S. 8th St.
19	13th	29697 Special Use	Badger State Baptist School, Lessee  Request to occupy the premises as a school for 75 students K4 - 12th grades, operating Monday - Friday 7:30 a.m. - 4:00 p.m	3330 S. 16th St.
20	14th	29606 Special Use	Deinna Cervera, Lessee  Request to occupy the premises as an assembly hall (for children's birthday parties)	3145 S. Howell Av.
21	14th	29651 Special Use	Nestor Rodriguez, Lessee  Request to continue occupying the premises as a car wash and motor vehicle sales facility	2509 E. Oklahoma Av.
22	14th	29721 Special Use	William Frickensmith, Lessee  Request to occupy the premises as a second-hand sales facility (used books and music)	2658 S. Kinnickinnic Av.

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<p><b>4:00 p.m. - Consent Agenda (continued)</b>  <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>				
23	15th	29660 Special Use	Martha Cooper, Property Owner  Request to continue occupying the premises as a religious assembly hall with a food pantry	2800 W. Center St.
24	1st	29716 Special Use	Rose Northern, Lessee  Request to expand the day care center into the adjacent unit and to increase the number of children from 50 to 81 per shift and to continue occupying a portion of the premises as a day care center for children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	1935 W. Silver Spring Dr. 10
25	1st	29726 Special Use/ Dimensional Variance	Bobbie Williams, Lessee  Request to continue occupying the premises as a religious assembly hall without the minimum required parking (required 6 / proposed 4)	2518 W. Capitol Dr.
26	1st	29277 Special Use	Latanya Jones, Lessee  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	6003 N. Teutonia Av.

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

Items Scheduled for approval on the Consent Agenda

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27	2nd	29572 Special Use	Kue Yang, Property Owner	6300 N. 76th St.
			Request to occupy the premises as a motor vehicle repair facility (this is a new operator)	
28	2nd	29579 Special Use	Roshelle & Fred Rutledge, Property Owner	9700 W. Appleton Av.
			Request to increase the number of children from 100 per shift to 150 per shift, and the ages of the children from infant to 12 years of age to infant to 13 years of age, and the days and hours of operation from Monday - Friday 6 a.m. - midnight to Monday - Friday 5 a.m. - 1 a.m., Saturday - Sunday 6 a.m. - 8 p.m. and to continue occupying the premises as a day care center	
29	3rd	29364 Special Use	Urban Ecology Center, Lessee	1400 E. Park Pl.
			Request to construct a principal use parking lot that exceeds the maximum allowed width of a paved parking area (allowed 60 ft. / proposed 240 ft.)	
30	4th	29707 Special Use	Horner Sod Farm, Property Owner	350 N. Plankinton Av.
			Request to continue occupying a portion of the premises as a car wash	
31	4th	29709 Special Use	Milwaukee Area Technical College District Board Property Owner	700 W. Highland Av.
			Request to continue occupying a portion of the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 5:30 p.m	

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<b><u>4:00 p.m. - Consent Agenda (continued)</u></b> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u> <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>				
32	4th	29720 Special Use	Progeny Capital Partners LLC, Property Owner  Request to continue occupying the premises as a parking lot	746 N. Old World Third St.
<b><u>4:15 p.m. – Administrative Review</u></b> <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>				
33	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.
<b><u>4:30 p.m. Public Hearings</u></b> <u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
34	5th	29642 Special Use	Precious Adams, Property Owner  Request to occupy a portion of the premises (second floor unit) as a religious assembly hall	3953 N. 76 <sup>th</sup> St.
35	6th	29595 Special Use	Romond Buggs, Property Owner  Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2812 N. 15th St.

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**4:30 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.

36	6th	29641 Special Use	Lindems, Arkadijs, Lessee  Request to add motor vehicle sales and to continue occupying the premises as a motor vehicle repair facility	117 E. Capitol Dr.
37	6th	29661 Dimensional Variance	Colin Brent & Kathleen Elizabeth Halfwassen Property Owner  Request to raze and rebuild a detached garage that exceeds that maximum height (allowed 24 ft. / proposed 27 ft.) and the maximum sidewall height (allowed 10 ft. / proposed 18 ft.)	2231 N. Booth St.
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	29461 Special Use	Joseph Fix, Property Owner  Request to occupy the premises as an outdoor salvage operation (temporary storage of operable and inoperable vehicles)	3695 N. Richards St.
40	8th	29501 Special Use	Rigoberto Sanchez, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility	2534 W. Greenfield Av.

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**4:30 p.m. Public Hearings (continued)**

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41	9th	29650 Special Use	Bentley Kienbaum, Property Owner	8550 N. Granville Rd.
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Request to add a motor vehicle sales facility to the Board approved outdoor salvage operation

42	9th	29658 Dimensional Variance	Mark Halbman, Property Owner	7000 N. 76th St.
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Request to occupy the premises as a permitted garden supply / landscaping center that does not meet the minimum required landscape buffer (required 15 ft. / proposed 5 ft.)

43	9th	29695 Extension of Time	Michael C. Vilione, Lessee	8111 W. Bradley Rd.
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Request for an extension of time to comply with the conditions of case #28822

**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.

44	9th	29678 Special Use	Larry & Julette Wade, Property Owner	6442 N. 91st St.
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Request to increase the number of occupants from 5 to 6 and to continue occupying the premises as a group home

45	10th	29481 Special Use	Scrub Appleton LLC, Property Owner	7315 W. Appleton Av.
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Request to continue occupying the premises as a car wash facility

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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

46	10th	29496 Special Use	Sherry Williams, Lessee  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 9:00 p.m. for a Board approved day care center for 51 children infant to 12 years of age, operating Monday - Friday	5402 W. Vliet St.
47	10th	29525 Special Use	Nancy Jablonski, Property Owner  Request to increase the hours of operation from 6:30 a.m. - 6:00 p.m. to 6:00 - midnight for a Board approved day care center for 200 children infant to 12 years of age, operating Monday - Friday	5310 W. North Av.
48	12th	29696 Dimensional Variance	River Corner LLC, Property Owner  Request to construct a permitted light manufacturing facility that does not meet the minimum required building height (required 30 ft. / proposed 25.67 ft.) and the required landscape along the 4th Street frontage	1966 S. 4th St.
49	12th	29699 Dimensional Variance	James Neumann, Lessee  Request to modify the display area of the existing freestanding sign which exceeds the maximum allowed display area (allowed 300 sq.ft. / proposed 378 sq.ft.) and the maximum allowed height (allowed 40 ft. / proposed 45 ft.)	1930 S. 4th 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.

50	13th	29575 Use Variance/ Dimensional Variance	Central Ready Mixed L.P., Property Owner  Request to construct a new building that does not meet the minimum required setback (required 25 ft. / proposed 15 ft.) and a fence that does not meet the minimum required buffer depth (required 15 ft. / proposed 5 ft. ) and exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.) and to continue occupying the premises as a concrete batch plant	4350 S. 13th St.
51	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.
52	14th	29655 Use Variance	Julie Zettel, Property Owner  Request to occupy a portion of the premises as a personal service facility (message therapy home office)	2771 S. Taylor Av.
53	14th	29492 Special Use	Guarding Your Angels Inc., Property Owner  Request to continue occupying the premises as a day care center for 72 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	2340 S. 6th 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.

54	15th	29611 Special Use	Amaree's Awesome Angels, Lessee	3716 W. Roberts St.
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Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

55	15th	29497 Special Use	Inspiring Young Men, Lessee	2309 N. 39th St.
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Request to occupy the premises as a group home for 6 occupants

56	1st	29613 Special Use	City Transformation, Prospective Buyer	4576 N. 31st St.
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Request to occupy the premises as a rooming house for 16 occupants

57	1st	29617 Special Use	Lenell Johnson, Lessee	5239 N. 35th St.
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Request to add a school for 100 students K5 - 3rd grades operating Monday - Friday 7:45 a.m. - 2:45 p.m. to the Board approved church and social service facility

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**6:30 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.

58	1st	29451 Dimensional Variance	Timothy Bailey, Property Owner  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)	5462 N. 38th St.
59	3rd	29607 Dimensional Variance	JCF Holdings, LLC, Property Owner  Request to allow a freestanding changeable message sign that exceeds the maximum allowed display area (allowed 32 sq.ft. / proposed 52 sq.ft.)	2037 N. Farwell Av.
60	3rd	29714 Other	Brady Street Area Association, Inc.  Request to appeal an administrative determination approving the design plans dated October 14, 2008	1679 N. Humboldt Av.
61	3rd	29585 Special Use	ShaLeatha Love, Lessee  Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	832 E. Meinecke Av.
62	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.

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**7:15 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.

63	6th	29441 Special Use	Doggy Day Care, Inc; Central Bark Doggy Day Care Lessee  Request to occupy the premises as an animal boarding facility	4111 N. Port Washington 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.