

AGENDA

July 9, 2009

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 9th, 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 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	29654 Special Use <i>Dismissal</i>	Lamar Smith, Lessee Request to occupy a portion of the premises as an assembly hall (teen night club)	3746 N. Teutonia Av.
2	12th	29535 Dimensional Variance <i>Dismissal</i>	Miguel Mora, Property Owner Request to allow a detached garage that does not meet the minimum required side setback (required 18 in. / proposed 8 in.) and rear setback (required 48 in. / proposed 42 in.)	1021 W. Walker St.
3	1st	29363 Special Use <i>Dismissal</i>	Subrina McElroy, Lessee Request to occupy the premises as a day care center for 51 children per shift infant to 12 years of age, operating Monday - Saturday 6 a.m. - midnight	4616 W. Hampton Ave.

Board of Zoning Appeals, Hearing on Thursday, July 9, 2009

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

Items scheduled for dismissal on the Administrative Consent Agenda

No oral testimony will be taken on these items.

4	5th	29631 Special Use <i>Dismissal</i>	Alphabet Street Learning Center, Property Owner	4473 N. 76th St.
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Request to continue occupying the premises as a day care center for 68 children infant to 12 years of age, operating Monday - Sunday 5:30 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.

5	6th	29730 Special Use	Jasjeet Singh, Lessee	1432 W. Locust St.
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Request to continue occupying the premises as a motor vehicle filling station

6	6th	29735 Special Use	Wisconsin Community Services, Inc., Lessee	2105 N. Booth St.
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Request to continue occupying the premises as a community living arrangement for 28 occupants

7	6th	29736 Special Use	All People's Gathering Lutheran Church Property Owner	2576 N. 2nd St.
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Request to continue occupying the premises as a parking lot

8	8th	29732 Special Use	Paramjit Singh, Lessee	3434 W. Oklahoma Av.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

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

Items Scheduled for approval on the Consent Agenda

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9	8th	29738 Special Use	Time Warner Cable of Southeast Wisconsin, LP Property Owner	3007 W. Forest Home Av.
			Request to continue occupying the premises as an indoor distribution facility	
10	8th	29761 Special Use	Saed Abdelal, Lessee	2100 W. Grant St.
			Request to continue occupying the premises as a general retail establishment (grocery store)	
11	8th	29770 Special Use	Alberto Valle, Property Owner	2059 S. Muskego Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
12	9th	29755 Dimensional Variance	Church of the Good Hope UM, Property Owner	8700 W. Good Hope Rd.
			Request to continue to allow a freestanding sign that exceeds the maximum allowed height (allowed 72 in. / proposed 97 in.) and the maximum allowed area (allowed 18 sq.ft. / proposed 32 sq.ft.) and does not meet the minimum required base width (required 96 in. / proposed 48 in.)	
13	10th	29754 Special Use	Current Initiatives Counseling Services, LLC Lessee	6815 W. Capitol Dr.
			Request to occupy a portion of 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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14	10th	29760 Use Variance	Constance Palmer-Jones, Lessee	5131 W. Center St.
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Request to continue occupying the premises as a transitional living facility for 17 occupants

15	11th	29772 Special Use	Dhawan Corporation, Property Owner	3510 W. Lincoln Av.
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Request to continue occupying the premises as a motor vehicle filling station

16	12th	29723 Dimensional Variance	Deatrice Ash, Property Owner	1819 S. 17th St.
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Request to allow parking in the front yard of the premises (a parking space shall not be located in the front yard)

17	12th	29728 Special Use	St. Anthony's Congregation, Lessee	1644 S. 9th St.
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Request to occupy the premises as a school for 250 students 9th - 10th grades, operating Monday - Friday 7:15 a.m. - 3:45 p.m

18	12th	29733 Special Use	Columbia St. Mary's Inc., Lessee	1730 S. 13th St.
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Request to occupy the premises as a dental clinic

19	12th	29737 Special Use	Lutheran Social Services of Wisconsin and Upper Lessee	647 W. Virginia St.
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Request to occupy a portion of the premises as a social service facility

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

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20	13th	29771 Special Use	Marcos Rodriguez, Lessee	1834 W. Lincoln Av.
			Request to continue occupying the premises as a religious assembly hall	
21	15th	29762 Special Use	Joint-Heirs with Christ New Life Church Inc. Lessee	1515 N. 12th St.
			Request to continue occupying the premises as a religious assembly hall	
22	15th	29593 Special Use	Ernie Zazueta, Property Owner	3529 W. Vliet St.
			Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. - 1 a.m.	
23	15th	29766 Special Use	Crossing Jordan Ministries, Lessee	2239 W. Fond Du Lac Av.
			Request to continue occupying the premises as a religious assembly hall and social service facility	
24	1st	29702 Special Use	Bobby and Frances Sanford, Property Owner	4108 W. Villard Av.
			Request to continue occupying the premises as a religious assembly hall	

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

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25	1st	29747 Special Use	Barbara Rowland, Property Owner Request to continue occupying the premises as a social service facility	4425 W. Woolworth Av.
26	1st	29726 Special Use	Bobbie Williams, Lessee Request to continue occupying the premises as a religious assembly hall	2518 W. Capitol Dr.
27	2nd	29727 Special Use	Iyad Kaid, Property Owner Request to continue occupying the premises as a fast-food / carry-out restaurant	5653 N. 76th St.
28	2nd	29734 Special Use	Jaspreet Gill, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	6530 W. Fond Du Lac Av.
29	2nd	29623 Special Use	Willie Davis, Sr., Property Owner Request to occupy a portion of the premises as a religious assembly hall	8201 W. Silver Spring Dr.
30	3rd	29773 Special Use	Troy Borgen, Lessee Request to continue occupying the premises as a motor vehicle repair facility	909 E. Locust St.

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

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31	4th	29643 Special Use	Imperial Parking (US) Inc., Lessee	626 W. Wisconsin Av.
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Request to continue occupying the premises as a parking lot

32	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.)

33	5th	29708 Use Variance	Phyllis Sterling, Property Owner	8593 W. Appleton Av.
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Request to continue occupying the premises as a day care center for 14 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 11:30 p.m

34	5th	29729 Special Use	The Economy Center, Lessee	7814 W. Burleigh St.
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Request to continue occupying the premises as a second-hand store

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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.

35	5th	29745 Special Use	Patti Hansburg, Property Owner	4265 N. 104th St.
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Request to continue occupying the premises as a community living arrangement for 20 occupants

36	5th	29748 Special Use	Jay Shambeau, Property Owner	8522 W. Hampton Av.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

37	5th	29753 Special Use	Precision Pro Enterprises, LLC, Lessee	8712 W. Lisbon Av.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

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..

38	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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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..

39	13th	29575 Use Variance/ Dimensional Variance	Central Ready Mixed L.P., Property Owner	4350 S. 13th St.
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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

40	3rd	29607 Dimensional Variance	JCF Holdings, LLC, Property Owner	2037 N. Farwell Av.
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Request to allow a freestanding changeable message sign that exceeds the maximum allowed display area (allowed 32 sq.ft. / proposed 52 sq.ft.)

41	3rd	29714 Other	Brady Street Area Association, Inc.	1679 N. Humboldt Av.
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Request to appeal an administrative determination approving the design plans dated October 14, 2008

4:45 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.

42	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)

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4:45 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.

43	11th	29553 Use Variance	Stanley E. Cole, Lessee Request to occupy the premises as a personal service facility (barber shop)	3410 W. Forest Home Av.
44	11th	29700 Dimensional Variance	Roundy's, Lessee Request to erect a wall sign that exceeds the maximum allowed area (allowed 120 sq.ft. / proposed 216 sq.ft.)	3701 S. 27th St.
45	12th	29701 Dimensional Variance	Carlos and Sandra Baez, Property Owner Request to construct an addition to a detached garage that exceeds the maximum allowed area (allowed 465 sq.ft. / proposed 690 sq.ft.)	524 W. Washington St.
46	12th	29706 Use Variance	Alston's Preparatory Academy, Lessee Request to occupy a portion of the premises (second floor) as a school for 175 students K3 - 8th grades, operating Monday - Friday 7:00 a.m. - 4:00 p.m	1236 W. Pierce St.
47	15th	29635 Special Use	KP Petro Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new opertor)	2514 N. 27th St.

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4:45 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.

48	2nd	29691 Special Use/ Dimensional Variance	Bashar Albana, Property Owner	6212 W. Capitol Dr.
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Request to construct an addition to the existing building that does not meet the minimum required building height (required 18 ft. / proposed 16.8 ft.), minimum required glazing (required 60% / proposed 47.5%), and to occupy the premises as a hand car wash

49	2nd	29693 Dimensional Variance	Mark and Heidi Van Gorder, Property Owner	8704 W. Bender Av.
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Request to allow a fence in the front yard that exceeds that maximum allowed height (allowed 4 ft. / proposed 6 ft.)

50	4th	29679 Special Use	Ruben W. Hopkins, Lessee	3020 W. Vliet St.
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Request to occupy a portion of the premises as a school for 50 students 9th - 12th grades, operating Monday - Friday 7:30 a.m. - 6:00 p.m. and Saturday 9:00 a.m. - noon

51	4th	29740 Special Use	US Bank NA, Property Owner	716 E. Clybourn St.
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Request to raze the existing structure and rebuild a principal use parking structure

52	5th	29538 Special Use	Pastor Licia Johnson, Lessee	3953 N. 76th St.
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Request to occupy a portion of the premises (lower level) as a religious assembly hall

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5:45 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.

53	9th	29414 Special Use	Stephanie Thomas, Lessee	5510 W. Clinton Av.
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Request to occupy the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday 5 a.m. - 12 a.m.

6:15 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.

54	10th	29523 Special Use	Auto Plus LLC, Lessee	5004 W. Center St.
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Request to continue occupying the premises as a motor vehicle repair facility (including installation of alarms and stereos)

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.