



**Board of Zoning Appeals**

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
**Donald Jackson**  
**Martin E. Kohler**  
**Jose L. Dominguez, Jr.**

Alternates  
**Jewel Currie**  
**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**December 12, 2013**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, December 12, 2013**, commencing at **2:00 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.

**2:00 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	32601 Special Use <i>Dismissal</i>	Mary Hoefler, Prospective Buyer  Request to occupy the premises as an outdoor salvage operation	2431 N. 30th St.
2	1st	32560 Special Use <i>Dismissal</i>	Quincy Anderson, Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility	3841 W. Villard Av.
3	3rd	32549 Special Use <i>Dismissal</i>	BrewCity CrossFit, LLC, Prospective Buyer  Request to occupy the premises as a health club	2340 N. Cambridge Av.



**Board of Zoning Appeals, Hearing on Thursday, December 12, 2013**

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<p><b><u>2:00 p.m. Administrative Consent Agenda (Continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
4	5th	32839 Special Use <i>Dismissal</i>	Jaskaran Jeji, Property Owner  Request to construct a canopy to a Board-approved motor vehicle filling station and repair and sales facility	8712 W. Lisbon Av.
5	6th	32122 Special Use <i>Dismissal</i>	Freddie Jones, Lessee  Request to continue occupying the premises as an outdoor storage facility	3408 N. Port Washington Av.
6	10th	32652 Other <i>Dismissal</i>	Mohammad Fares, Lessee  Request to modify condition #5 of case #32425 stating that "a decorative metal fence be installed and maintained per the fence plan approved by DCD on June 30, 2008"	6927 W. Capitol Dr.
7	10th	32813 Special Use/ Dimensional Variance <i>Dismissal</i>	Emmaus House - St. Benedict Chapel, Property Owner  Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 3 / proposed 0)	2254 N. 53rd St.
8	13th	31890 Dimensional Variance <i>Dismissal</i>	Saadeddine Fleifel, Property Owner  Request to allow 2 banner signs, 1 roof sign and window signs that obscure more than 50% of the glazing area of the Board approved fast-food / carry-out restaurant	4125 S. Howell Av.

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**2:00 p.m. Administrative Consent Agenda (Continued)**

Items scheduled for approval on the Administrative Consent Agenda

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9	11th	32840 Extension of Time	Di Stefano's Pizza Palace, Property Owner	4630 W. Forest Home Av.
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Request for an extension of time to comply with the conditions of case #31978

10	1st	32875 Extension of Time	Macedonia Baptist Church, Property Owner	7245 N. Teutonia Av.
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Request for an extension of time to comply with the conditions of case #31955

**2:00 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.*

11	14th	32850 Use Variance	Brigid Kinsella-Alba, Lessee	3073 S. Chase Av. 800
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Request to occupy a portion of the premises as a personal instruction school

12	14th	32879 Special Use	Teresita Jimenez, Lessee	2808 S. 13th St.
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Request to continue occupying the premises as a second-hand sales facility (this is a new operator)

13	15th	32858 Special Use	Danario Kilgore, Property Owner	1721 N. 24th St.
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Request to continue occupying the premises as a car wash

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**2:00 p.m. Consent Agenda (Continued)**

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14	15th	32759 Special Use	Schnell Price, Property Owner  Request to occupy the premises as a day care center for 49 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. to 5:30 p.m	4733 W. North Av.
15	1st	32791 Special Use	4236 N. Teutonia LLC, Property Owner  Request to occupy the premises as a religious assembly hall	4236 N. Teutonia Av.
16	1st	32828 Use Variance	Abundant Faith Church of Integrity  Request to continue occupying the premises as a religious assembly hall	6737 N. Teutonia Av.
17	1st	32863 Special Use	James Ramsey, Lessee  Request to occupy the premises as a second-hand sales facility	1957 W. Hampton Av.
18	2nd	32801 Special Use	Gavin Petro LLC, Property Owner  Request to construct an addition and to continue occupying the premises as a motor vehicle filling station (this is a new operator)	5168 N. 76th St.
19	2nd	32679 Special Use	Kenneth Riche, Property Owner  Request to continue occupying the premises as a currency exchange, payday loan or title loan agency	5309 W. Fond Du Lac Av.

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**2:00 p.m. Consent Agenda (Continued)**

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20	3rd	32827 Special Use	Muzamil Zaman, Lessee  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	2200 N. Prospect Av.
21	3rd	32844 Special Use	Rethreads LLC, Lessee  Request to continue occupying the premises as a second-hand store	2943 N. Humboldt Bl.
22	3rd	32864 Special Use/ Use Variance	William Weslow, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	1652 N. Water St.
23	4th	32758 Use Variance/ Dimensional Variance	Wisconsin Center District, Property Owner  Request to continue to allow 5 automatic changeable message sign that change more frequently than once every 30 seconds	400 W. Kilbourn Av.
24	4th	32846 Special Use	Exit Strategy LLC, Property Owner  Request to continue occupying the premises as a principal use parking lot	500 N. Milwaukee St.
25	4th	32855 Dimensional Variance	Marquette University High School, Property Owner  Request to erect two freestanding signs and two fence signs	3401 W. Wisconsin Av.

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**2:00 p.m. Consent Agenda (Continued)**

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26	4th	32862 Dimensional Variance	Major Goolsby's, Lessee	340 W. Kilbourn Av.
			Request to continue to allow an automatic changeable message sign that changes more frequently than once every 30 seconds	
27	4th	32868 Special Use	Literary Services of Wisconsin, Lessee	555 N. Plankinton Av.
			Request to continue occupying the premises as a social service facility	
28	4th	32880 Special Use	Kathleen D'Acquisto Irrevocable Trust, Property Owner	300 N. Van Buren St.
			Request to continue occupying the premises as a principal use parking lot	
29	5th	32877 Special Use	Michael Haney, Lessee	10734 W. Hampton Av.
			Request to continue occupying the premises as a second-hand sales facility	
30	6th	32771 Special Use	Vera Johnson, Property Owner	412 E. Burleigh St.
			Request to increase the number of children from 40 to 47 per shift infant to 13 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to midnight	
31	7th	32807 Special Use	King's Temple House of the Living God, Lessee	3500 N. Sherman Bl. 101
			Request to occupy a portion of the premises as a religious assembly hall	

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32	7th	32822 Special Use	Mohammad Younas, Property Owner	4231 W. Capitol Dr.
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Request to occupy the premises as a fast-food/carry-out restaurant

33	8th	32831 Special Use	Ebenezer Child Care and Training Centers, Inc., Lessee	1496 S. 29th St.
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Request to occupy a portion of the premises as a day care center for 62 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m

34	8th	32833 Special Use	Dasada Property Management LLC, Property Owner	812 S. Layton Bl.
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Request to continue occupying the premises as a motor vehicle filling station and car wash

35	8th	32836 Special Use	Four Wheels Auto Sales and Repairs LLC, Lessee	1643 S. 38th St.
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Request to continue occupying the premises as a motor vehicle sales facility

36	8th	32849 Use Variance	Urban Ecology Center, Property Owner	3700 W. Pierce St.
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Request to continue occupying the premises as a community center

37	9th	32861 Dimensional Variance	Russ Darrow Group, Lessee	7676 N. 76th St.
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Request to erect 2 wall signs which exceed the number of signs allowed per lineal foot and a freestanding sign which exceeds the height allowed on the premises of the Board-approved motor vehicle sales facility

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**2:00 p.m. Consent Agenda (Continued)**

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38	10th	32851 Special Use	Adonai Employment, Inc., Lessee  Request to continue occupying a portion of the premises as a social service facility	912 N. Hawley Rd.
39	10th	32873 Special Use	Margaret Ann's Place, Inc., Lessee  Request to continue occupying a portion of the premises as a social service facility	912 N. Hawley Rd.
40	10th	32874 Special Use	Milwaukee Center for Independence, Inc., Lessee  Request to continue occupying a portion of the premises as a social service facility	912 N. Hawley Rd.
41	12th	32830 Dimensional Variance	Raul & Olaya Garin, Property Owner  Request to construct a porch that exceeds the maximum allowed front setback (required 4 ft. 8 in. / proposed 8 ft.)	1543 S. Muskego Av.
42	12th	32502 Special Use	HMB, LLC Lessee  Request to continue occupying the premises as a car wash and motor vehicle sales facility	1801 W. Forest Home Av.
43	12th	32857 Special Use	Sixteenth Street Community Health Center, Property Owner  Request to continue occupying the premises as a health clinic	1032 S. Cesar Chavez .

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**2:00 p.m. Consent Agenda (Continued)**

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44	13th	32793 Special Use	Midwest Car Corporation, Property Owner	5934 S. Howell Av.
			Request to add motor vehicle sales to the Board approved motor vehicle rental facility	

**2:15 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.

45	15th	32780 Special Use/ Dimensional Variance	Quick Sale LLC, Property Owner	2405 W. Center St.
			Request to occupy the premises as a motor vehicle repair facility with a parking lot that does not meet the minimum required landscaping and does not meet the required front access	

46	1st	32703 Appeal of an Order	Milwaukee Free Riders M.C. Club, Inc., Lessee	4940 N. 32nd St.
			Request to appeal an order from the Department of Neighborhood Services stating that the applicant has not complied with the conditions of case #31552 (this is a revocation order)	

47	1st	32709 Special Use	Alphonse Djomaha, Lessee	5050 N. Hopkins St.
			Request to occupy the premises as a general retail establishment	

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**2:15 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.

48	1st	32733 Special Use	Arlisha Robinson, Lessee  Request to occupy the premises as a second-hand sales facility	4010 W. Villard Av.
49	1st	32748 Special Use	Bernard James, Property Owner  Request to occupy the premises as an assembly hall	3400 W. Villard Av.
50	1st	32815 Special Use	Jamilia Gladney, Lessee  Request to occupy a portion of the premises as a day care center for 85 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight	3718 W. Lancaster Av.
51	2nd	32565 Special Use	Ali Hassan, Lessee  Request to occupy a portion of the premises as a fast-food/carry-out restaurant	9040 W. Silver Spring Dr.
52	2nd	32811 Special Use	Rasheema McKnight, Lessee  Request to occupy the premises as a day care center for 26 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m	6617 W. Capitol Dr.
53	2nd	32856 Special Use	Gro Family Services, Lessee  Request to occupy a portion of the premises as a social service facility	6400 W. Capitol Dr. 200

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**3:15 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.

54	3rd	32324 Use Variance	Margery Mullet, Property Owner  Request to occupy the premises as a 3 unit multi-family dwelling	2841 N. Frederick Av.
55	4th	32662 Special Use	Community Advocates, Inc., Lessee  Request to continue occupying the premises as a parking lot	626 W. Wisconsin Av.
56	4th	32819 Special Use	200 Broadway LLC, Property Owner  Request to occupy the premises as a principal use parking lot	114 Adj N. Jefferson St.
57	4th	32878 Use Variance	Hearst Television Inc. (WISN), Property Owner  Request to allow a barbed-wire fence on the Board-approved outdoor storage facility	1900 W. Wells St.
58	5th	32522 Special Use	Superior Service LLC, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	8302 W. Lisbon Av.
59	5th	32724 Special Use	Acelero Learning Milwaukee County, Inc., Lessee  Request to continue occupying the premises as a day care center for 178 children per shift 3 to 5 years of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m	7833 W. Capitol Dr.

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**3:15 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.

60	5th	32794 Dimensional Variance	Sisters of the Divine Savior, Property Owner  Request to erect a fence in the rear yard that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	4257 N. 100th St.
61	6th	32374 Special Use	Structured Living Concepts LLC, Lessee  Request to occupy a portion of the premises as a rooming house for 20 occupants	3385 N. Martin L King Jr Dr.
62	6th	32782 Special Use	Carmen Ivory, Property Owner  Request to occupy the premises as a religious assembly hall	3312 N. Martin L King Jr Dr.

**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.

63	6th	32853 Special Use/ Dimensional Variance	Associated Bank, Lessee  Request to construct a permitted bank with a drive-through facility that does not meet the minimum required building height (required 30 ft. / proposed 21 ft.) or the minimum required primary street frontage glazing (required 60% / proposed 50%)	1301 N. Martin L King Jr Dr.
64	7th	32768 Dimensional Variance	Children's Hospital of Wisconsin, Lessee  Request to erect a sign that exceeds the permitted number of signs per frontage (required 1 / proposed 2)	2320 W. Burleigh St.

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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.

65	7th	32745 Use Variance	Pastor Nathaniel Johnson Jr., Property Owner  Request to construct a building and to occupy the premises as a social service facility	3257 N. 39th St.
66	8th	32711 Special Use	Option Towing & Transport LLC, Lessee  Request to occupy a portion of the premises as an outdoor salvage operation	1579 S. 38th St.
67	8th	32726 Special Use	On The Wire 35 Scott, Inc., Lessee  Request to occupy a portion of the premises as a general office	3437 W. Scott St.
68	11th	32718 Special Use	Mauricio Herrera, Lessee  Request to add a motor vehicle repair facility and to increase the number of vehicles displayed for sale for the Board approved motor vehicle sales facility	4440 W. Forest Home Av.
69	12th	32742 Special Use/ Dimensional Variance	Smart Dollar Auto, Lessee  Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	1605 W. Forest Home Av.
70	12th	32766 Special Use	Pogall 3 LLC, Property Owner  Request to occupy a portion of the premises as a general office	1743 S. 1st St.

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**4:15 p.m. Public Hearings (Continued)**

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71	13th	32700 Dimensional Variance	N & N Real Estate LLC, Property Owner	5900 S. 27th St.
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Request to allow a Board approved motor vehicle sales and repair facility without the minimum required landscaping

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.