



Board of Zoning Appeals

Chairwoman  
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 Vice Chairman  
**Henry Szymanski**  
 Members  
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**Jose L. Dominguez, Jr.**  
**Jewel Currie**  
 Alternates  
**Karen D. Dardy**  
 Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**October 9, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 9, 2014**, 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	10th	33204 Special Use <i>Dismissal</i>	Umenia White, Lessee  Request to occupy the premises as a community center	5423 W. Vliet St.
2	14th	32973 Use Variance <i>Dismissal</i>	Theron Mills, Property Owner  Request to occupy a portion of the premises as a health clinic	2525 S. Kinnickinnic Av.
3	14th	33299 Special Use <i>Dismissal</i>	Matt Talbot Recovery Centers, Inc., Prospective Buyer  Request to occupy the premises as a community living arrangement for 15 occupants	981 W. Oklahoma Av.



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<p><b><u>4:00 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	33363 Use Variance <i>Dismissal</i>	Herminia DeGuzman, Property Owner  Request to occupy a portion of the premises as a general office	3254 N. 92nd St.
5	6th	33068 Special Use <i>Dismissal</i>	Jerome Pitchford, Lessee  Request to occupy the premises as a social service facility	3548 N. Teutonia Av.
6	6th	33188 Special Use <i>Dismissal</i>	Learning Enterprise, Lessee  Request to occupy the premises as a school for 100 students grades K4 - 12, operating Monday - Friday 7:00 a.m. - 5:00 p.m	2200 N. Martin L King Jr Dr.
7	12th	33413 Extension of Time	National Enterprise Inc., Property Owner  Request for an extension of time to comply with the conditions of case #32620	1400 S. 6th St.

**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.*

8	9th	33324 Special Use	Dreamland Child Care, Property Owner  Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - 1:00 a.m	9049 N. 76th St.
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**4:00 p.m. - Consent Agenda (Continued)**

Items Scheduled for approval on the Consent Agenda

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9	10th	33400 Use Variance	Charles Homa, Lessee	6317 W. Fairview Av.
			Request to continue occupying the premises as a ground transportation service	
10	12th	33380 Special Use	Adil Ahmed, Lessee	2690 S. 16th St.
			Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	
11	12th	33407 Special Use	SER National, Lessee	1243 S. Cesar E Chavez Dr.
			Request to occupy the premises as a social service facility	
12	12th	33412 Special Use	Marlene's Touch of Class Inc., Lessee	805 W. Historic Mitchell St.
			Request to continue occupying the premises as a second-hand sales facility	
13	12th	33430 Special Use	Jaime Gonzalez, Property Owner	825 S. 5th St.
			Request to continue occupying the premises as a principal use parking lot	
14	12th	33433 Special Use	Milwaukee Area Technical College, Property Owner	816 W. National Av.
			Request to continue occupying the premises as a college (petitioner is expanding to occupy the entire building)	
15	1st	33340 Special Use	Emad Elkhalfifa, Lessee	5003 N. Teutonia Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

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

Items Scheduled for approval on the Consent Agenda

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16	1st	33410 Special Use	Milwaukee County, Property Owner	7835 N. Green Bay Rd.
			Request to erect a transmission tower (petitioner is replacing existing tower with a new tower)	
17	2nd	33322 Special Use	Refaat Manassra, Lessee	5653 N. 76th St.
			Request to continue occupying the premises as a fast-food/carry-out restaurant	
18	2nd	33420 Special Use	Silver View LLC, Property Owner	9215 W. Silver Spring Dr.
			Request to continue occupying the premises as a community living arrangement for 23 occupants	
19	4th	33399 Dimensional Variance	Allen Edmonds Corporation, Lessee	315 N. 12th St.
			Request to continue to allow an off-premise sign that is within 1,000 feet of the High Rise Bridge and does not meet the minimum required distance between signs	
20	4th	33401 Dimensional Variance	Patrick Kennelly, Property Owner	3002 W. State St.
			Request to occupy the premises as a permitted single-family dwelling that does not meet the minimum required sideyard setback	
21	4th	33414 Special Use	Daniel McCormick, Property Owner	829 N. Marshall St.
			Request to occupy the premises as a general office	

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

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22	4th	33428 Special Use	Springfield College, Lessee	744 N. 4th St. 300
			Request to continue occupying a portion of the premises as a college	
23	4th	33429 Special Use	Milwaukee Rescue Mission, Property Owner	830 N. 19th St.
			Request to continue occupying the premises as a social service facility and emergency residential shelter	
24	5th	33335 Special Use	Cynthia Black, Lessee	8320 W. Lisbon Av.
			Request to increase the number of children from 30 to 44 per shift for the Board approved day care center operating Monday - Saturday 6:00 a.m. - midnight for children infant - 12 years of age	
25	5th	33341 Dimensional Variance	Stephen Dorniak II, Property Owner	9100 W. Townsend St.
			Request to erect a front yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	
26	5th	33386 Special Use	St. Anne's Home for the Elderly, Milwaukee, Inc., Property Owner	3800 N. 92nd St.
			Request to occupy a portion of the premises as a community living arrangement (to be operated in conjunction with the skilled nursing facility on site)	
27	5th	33405 Special Use	Border Patrol Wisconsin, Inc., Property Owner	4117 N. 76th St.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	

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

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28	6th	33378 Special Use	Adulthood's Path II, LLC, Property Owner  Request to continue occupying the premises as a group home for 5 occupants	3442 N. 14th St.
29	6th	33406 Use Variance	Kelli Hollins, Lessee  Request to occupy the premises as a day care center for 18 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2661 N. Martin L King Jr Dr.
30	7th	33320 Special Use	Jomyka Burks, Lessee  Request to increase the number of children from 40 to 48 per shift (20 per shift at night) and to continue occupying the premises as a 24 hour day care center for children infant to 12 years of age, operating Monday - Sunday	4434 W. Capitol Dr.
31	7th	33393 Dimensional Variance	Meinecke Holdings LLC, Property Owner  Request to continue to allow two wall signs that exceed the maximum allowed area (allowed 80 sq.ft. / proposed 161 sq.ft.)	5020 W. Fond Du Lac Av.
32	8th	33394 Special Use	Teresa Perez Sosa, Lessee  Request to occupy the premises as a second-hand sales facility	2138 W. Mitchell St.

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**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.

33	5th	33053 Special Use	Marian Charities, Inc., Property Owner  Request to occupy the premises as an assembly hall	3707 N. 92nd St.
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**4:00 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.

34	9th	33384 Use Variance	Cheryl Jones, Lessee  Request to occupy the premises as a day care center for 75 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 12:30 a.m	7155 N. 43rd St.
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35	9th	33395 Dimensional Variance	Riteway Bus, LLC, Property Owner  Request to occupy the premises as a permitted ground transportation service that does not meet the required interior parking lot landscaping	6242 N. 64th St.
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36	10th	33381 Special Use	Amjad Choudhary, Property Owner  Request to construct a car wash for the Board-approved motor vehicle filling station	5706 W. Blue Mound Rd.
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37	10th	33402 Special Use/ Dimensional Variance	Harold Oemig, Property Owner  Request to convert the existing rear building into a two-family dwelling that does not meet the minimum required rear setback (required 4 ft. / proposed 1.4 ft.) and to allow two principal residential buildings on site	3819 W. Michigan St.
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**4:00 p.m. Public Hearings (Continued)**

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38	13th	33230 Special Use	Ubaldo Diaz, Lessee  Request to occupy a portion of the premises as a car wash	1101 W. Boden Ct.
39	13th	33421 Special Use	Jason Miller, Lessee  Request to occupy a portion of the premises as light and heavy motor vehicle repair	1101 W. Boden Ct.
40	14th	33351 Use Variance	Shawn Page, Lessee  Request to occupy the premises as a general retail establishment	3397 S. Howell Av.
41	14th	33358 Dimensional Variance	Hugo H. Del Portillo, Property Owner  Request to construct an addition of a third floor and an attached garage to the existing dwelling that exceeds the maximum allowed floor area and does not meet the minimum required rear setback, combined side setback, and garage door setback (existing detached garage to be razed)	1425 E. Manitoba St.

**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.

42	1st	33375 Use Variance/ Dimensional Variance	Educational Enterprises, Property Owner  Request to construct an addition to the Board-approved school, increasing the number of students from 330 to 600, and to continue operating Monday - Friday 7:00 a.m. - 7:00 p.m. for K4 - 8th grades	3040 W. Capitol Dr.
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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	1st	33116 Special Use	D'Quince Crowell, Lessee  Request to occupy the premises as a ground transportation service and an outdoor storage facility	4912 W. Villard Av.
44	1st	33422 Special Use/ Dimensional Variance	Milwaukee Iron & Metal, LLC, Property Owner  Request to erect a fence that exceeds the maximum allowed height and to continue occupying the premises as an outdoor salvage operation (petitioner will be expanding the operation on to the adjacent parcel)	4485 N. Green Bay Av.
45	3rd	33140 Special Use	The Chateau LLC c/o Katz Properties, Inc., Property Owner  Request to continue occupying the premises as a rooming house for 54 occupants	2535 N. Farwell Av.
46	5th	33372 Special Use	Utopia Daycare Corp., Lessee  Request to occupy a portion of the premises as an adult day care center	10136 W. Fond Du Lac Av.
47	6th	32979 Special Use	Golden Rule C.O.G.I.C., Property Owner  Request to continue occupying the premises as a social service facility	2430 W. Hopkins St.
48	6th	32980 Special Use	Golden Rule C.O.G.I.C., Property Owner  Request to continue occupying the premises as a religious assembly hall	2432 W. Hopkins St.

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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.

49	6th	33391 Special Use	EEI Real Estate Holdings, Property Owner	3546 N. Martin L King Jr Dr.
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Request to raze the existing structure and to occupy the premises as an accessory use parking lot

50	6th	33396 Special Use/ Dimensional Variance	Larry Roffers, Property Owner	2017 N. Hubbard St.
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Request to construct a two-family dwelling in rear yard that does not meet the minimum required rear setback

51	8th	33283 Special Use/ Dimensional Variance	Feras Rahman, Lessee	2300 W. Lincoln Av.
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Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping

**6:00 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.

52	4th	33096 Dimensional Variance	Thomas Pascal, Property Owner	2451 W. Mc Kinley Av.
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Request to occupy the premises as a multi-family dwelling that does not meet the minimum dwelling area per unit (required 1,800 sq.ft. / proposed 1,125 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.