



**Board of Zoning Appeals**

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 Members  
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**Jose L. Dominguez, Jr.**  
**Jewel Currie**  
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**Karen D. Dardy**  
 Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**February 12, 2015**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 12, 2015**, 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	12th	33582 Change of Operator <i>Dismissal</i>	CRE 2011 REO WI-Mixed, LLC, Property Owner  Request to continue occupying the premises as a rooming house for 6 occupants	726 S. 6th St.
2	15th	33538 Special Use <i>Dismissal</i>	Doaj's Prestige of Special Education LLC, Lessee  Request to continue occupying the premises as a 24 hour day care center for 26 children per shift infant - 13 years of age, operating Monday - Sunday	3828 W. Lisbon Av.



**Board of Zoning Appeals, Hearing on Thursday, February 12, 2015**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>4:00 p.m. - Consent Agenda</u></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>				
3	13th	33590 Special Use	Don Jacobs Motors, Inc., Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	5727 S. 27th St.
4	13th	33597 Special Use	Bynjami Zeqiri, Property Owner  Request to continue to allow a drive-through facility	5354 S. 27th St.
5	13th	33616 Special Use	Mandeep Dhawan, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	1605 W. Oklahoma Av.
6	15th	33321 Dimensional Variance	Rebecca Fitch, Property Owner  Request to allow a fence that does not meet the minimum required setback and is located within the vision triangle	2804 N. Grant Bl.
7	15th	33565 Special Use	New Direction Ministries Non Denomination Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	4931 W. Center St.
8	15th	33607 Special Use	Sister 2 Sister Inc, Lessee  Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant - 12 years of age, operating Monday - Sunday	4527 W. Center St.

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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.

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9	15th	33619 Use Variance	Cassandra Holley Enterprise Inc., Lessee	4715 W. Center St.
			Request to continue occupying the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	
10	15th	33640 Special Use	Dessa Jordan, Property Owner	2823 N. 36th St.
			Request to continue occupying the premises as a group home for 7 occupants	
11	1st	33589 Special Use	ARA - Milwaukee Dialysis LLC, Lessee	4775 N. Green Bay Av.
			Request to continue occupying the premises as a medical service facility	
12	1st	33622 Dimensional Variance	7222 LLC, Property Owner	7222 N. Teutonia Av.
			Request to erect a sign that exceeds the maximum allowed area (allowed 41 sq.ft. / proposed 55 sq.ft.) for the Board approved motor vehicle filling station	
13	1st	33639 Special Use	Mount Paran Pentecostal Church of God in Christ, Property Owner	2310 W. Capitol Dr.
			Request to continue occupying the premises as a religious assembly hall	
14	2nd	33614 Special Use	Sheron Rembert, Lessee	7110 W. Fond Du Lac Av.
			Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center for 49 children first and second shift and 20 children third shift, 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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15	2nd	33516 Special Use	Kaelin & Tony Whitley, Lessee	6243 W. Fond Du Lac Av.
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Request to continue occupying the premises as a religious assembly hall and day care center for 68 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

16	3rd	33592 Use Variance	BILGO, LLC, Property Owner	2750 N. Oakland Av.
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Request to continue occupying the premises as a motor vehicle repair facility

17	3rd	33593 Use Variance	Riverside Automotive Service and Parts, Inc., Property Owner	2745 N. Cramer St.
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Request to continue occupying the premises as a principal use parking lot

18	4th	33600 Dimensional Variance	Yahr Holding LLC, Property Owner	1234 N. Cass St.
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Request to continue occupying the premises as a multi-family dwelling that does not meet the minimum required number of parking spaces (required 6 / proposed 0)

19	4th	33612 Special Use	Toon City Inc., Property Owner	632 N. Water St.
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Request to continue occupying the premises as a principal use parking lot

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

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20	5th	33301 Special Use/ Dimensional Variance	Christian Ministries Worship Center, Lessee  Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 7 / proposed 5)	8106 W. Appleton Av.
21	5th	33587 Special Use	Marilyn Kern, Lessee  Request to continue occupying the premises as a day care center for 95 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	7935 W. Burleigh St.
22	6th	33611 Special Use	DreamBikes, Lessee  Request to continue occupying a portion of the premises as a second-hand sales facility	2021 N. Martin L King Jr Dr.
23	6th	33615 Special Use	Latrelle Grice, Lessee  Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	844 W. Atkinson Av.
24	7th	33129 Special Use	Original Wild Wings LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	4779 N. Hopkins St.
25	7th	33586 Special Use	Mark Bratton, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	3806 W. Burleigh St.

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

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26	7th	33620 Special Use	A Dream Come True Preschool and CCC, Lessee	5613 W. Hampton Av.
			Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 9:00 p.m. to Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m. for the Board approved day care center for 80 children per shift infant - 12 years of age (this is a new operator)	
27	8th	33613 Use Variance	Maria Estrada, Prospective Buyer	3911 W. Greenfield Av.
			Request to continue occupying the premises as a general retail establishment	
28	9th	33295 Special Use	Jericho Church Without Walls, Lessee	8086 N. 76th St.
			Request to continue occupying the premises as a religious assembly hall	
29	9th	33621 Special Use	7141 LLC, Property Owner	7605 W. Good Hope Rd.
			Request to construct a new enclosure for natural gas compression equipment for the Board approved motor vehicle filling station	
30	10th	33578 Special Use	Milwaukee County Zoo, Property Owner	10001 W. Blue Mound Rd.
			Request to occupy a portion of the premises as an accessory use parking lot	
31	10th	33605 Special Use	Kevin Lipscomb, Lessee	5638 W. Appleton 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)**

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32	10th	33632 Special Use	Adrian Roberson, Lessee	5232 W. Center St.
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Request to continue occupying the premises as a religious assembly hall

33	11th	33588 Special Use	The Sanctified Church - Amistad Y Vida, Lessee	3100 S. 37th St.
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Request to continue occupying the premises as a religious assembly hall (this is a new operator)

34	12th	33647 Special Use	Cave Enterprises Operations LLC, Lessee	1841 S. 14th St.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility (this is a new operator)

**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.

35	13th	33533 Special Use	All City Towing, LLC, Property Owner	1213 W. Mallory Av.
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Request to occupy the premises as an outdoor salvage operation

36	14th	33634 Special Use	Seeds of Health, Inc., Lessee	2745 S. 13th St.
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Request to occupy the premises as school for 250 students in grades 9 - 12, operating Monday - Friday 7:30 a.m. - 4:30 p.m

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**4:00 p.m. Public Hearings (Continued)**

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37	15th	33468 Special Use/ Dimensional Variance	Kenneth Calabrese Jr, Lessee  Request to continue occupying the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	1834 W. Walnut St.
38	1st	33116 Special Use	D'Quince Crowell, Lessee  Request to occupy the premises as a ground transportation service and a light and heavy motor vehicle storage facility	4912 W. Villard Av.
39	1st	33201 Special Use	Auto Integration LLC, Lessee  Request to occupy the premises as a motor vehicle repair facility	6333 N. Teutonia Av.
40	1st	33340 Special Use	Emad Elkhalfifa, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	5003 N. Teutonia Av.
41	1st	33463 Use Variance	BKA Family Living Services, LLC, Lessee  Request to occupy the premises as a transitional living facility for 8 occupants	1532 W. Capitol Dr.
42	1st	33609 Special Use	Urban Motorworx, Inc., Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility	4251 N. Green Bay Av.

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**4:00 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	33633 Special Use	Dalanda Young, Lessee	3718 W. Lancaster Av.
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Request to continue occupying the premises as a day care center for 85 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)

**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.

44	2nd	33625 Special Use	Grateful Girls, Inc, Lessee	9511 W. Beckett Av.
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Request to occupy the premises as a group home for 8 occupants

45	4th	33629 Special Use/ Dimensional Variance	Cedar Square II, LLC, Property Owner	1515 W. Kilbourn Av.
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Request to construct two sorority houses that do not meet the minimum required rear setback or the minimum required number of parking spaces

46	5th	33598 Special Use	Superior Service LLC, Lessee	8302 W. Lisbon Av.
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Request to add a motor vehicle sales facility and to continue occupying the premises as a motor vehicle repair facility

47	6th	33203 Special Use	Freddie Jones, Lessee	3408 N. Port Washington Av.
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Request to occupy the premises as an outdoor storage facility

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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.

48	6th	33417 Dimensional Variance	AutoZone Development Corp., Prospective Buyer  Request to construct a permitted general retail establishment that does not meet the minimum required landscaping or entrance door orientation	709 E. Capitol Dr.
49	7th	33379 Special Use	Jacquelin Harris, Lessee  Request to occupy the premises as a transitional living facility for 4 occupants	4559 N. Hopkins St.
50	7th	33534 Special Use	Tai Tran, Property Owner  Request to occupy the premises as an assembly hall	5444 W. Fond Du Lac Av.
51	8th	33488 Special Use	Hales Corners Lutheran Church, Lessee  Request to occupy the premises as a social service facility	1127 S. 35th St.

**6:00 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.

52	11th	33544 Dimensional Variance	Gabriel Panta, Lessee  Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 53.3 sq.ft. / proposed 73.3 sq.ft.)	6921 W. Oklahoma Av.
53	12th	33508 Use Variance	Reyco Express, LLC, Lessee  Request to occupy the premises as a currency exchange facility	811 W. Historic Mitchell St.

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**6:00 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.

54	12th	33531 Special Use	Pierce First LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	707 S. 1st St.
55	12th	33532 Special Use	Dorothy Brown, Lessee  Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	809 W. Burnham St.
56	12th	33549 Dimensional Variance	Melvin Torres, Lessee  Request to erect a wall sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 75 sq.ft.)	521 W. Mineral St.
57	12th	33579 Special Use	Gerald L. Ignace Indian Health Center, Lessee  Request to occupy the premises as a health clinic	930 W. Historic Mitchell St.
58	12th	33642 Special Use	Women's Care Center, Lessee  Request to occupy the premises as a social service facility	634 W. Historic Mitchell St.

**7:00 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.

59	15th	33477 Special Use	Willie Weeks, Property Owner  Request to occupy the premises as an assembly hall	1819 W. North 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, Milwaukee, WI 53202.