



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**

**February 13, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 13, 2014**, 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	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.
2	1st	32847 Special Use <i>Dismissal</i>	Muhammad Abdus-Salaam, Lessee  Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	4453 N. Green Bay Av.
3	2nd	32903 Special Use <i>Dismissal</i>	Pachefsky Property, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility	6005 N. 76th St.



**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:00 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	3rd	32705 Appeal of an Order <i>Dismissal</i>	Autopilot Management, LLC, Lessee	2628 E. Newberry Bl.
---	-----	--	-----------------------------------	----------------------

Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a commercial hotel

5	11th	32939  <i>Dismissal</i>	Aurora Health Care, Property Owner	2920 W. Dakota St.
---	------	-------------------------------	------------------------------------	--------------------

Request to occupy the premises as a 24 hour day care center for 155 children per shift infant to 12 years of age, operating Monday - Sunday

6	12th	32744 Special Use <i>Dismissal</i>	Auto Parts and Salvage of Milwaukee, LLC, Lessee	515 S. 1st St.
---	------	--	--	----------------

Request to occupy a portion of the premises as a motor vehicle sales, repair and indoor salvage facility

**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.*

7	1st	32913 Special Use	Seven Star Auto Parts LLC, Property Owner	3520 W. Mill Rd.
---	-----	----------------------	---	------------------

Request to add motor vehicle sales to the Board-approved auto salvage facility

8	1st	32934 Special Use	Tomorrow's Future Academy LLC, Lessee	4730 N. Teutonia Av.
---	-----	----------------------	---------------------------------------	----------------------

Request to continue occupying the premises as a day care center for 31 children per shift, operating Monday - Friday 6:00 a.m. - 10:00 p.m.

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:00 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.*

9	1st	32942 Special Use	Hadeer Matloub, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	4979 N. Teutonia Av.
10	2nd	32925 Special Use	Border Patrol, Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	5751 W. Fond Du Lac Av.
11	2nd	32956 Special Use	Kaul's Leasing Co. Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station	5931 N. 91st St.
12	2nd	32963 Use Variance	Redi Reg Wisconsin LLC, Lessee  Request to continue occupying the premises as a general office	4820 N. 76th St.
13	3rd	32943 Dimensional Variance	Lynn Quirk, Property Owner  Request to continue occupying the premises as a multi-family residential dwelling without the minimum required lot area per dwelling unit (required 5400 sq.ft. / proposed 4820 sq.ft.)	2710 N. Farwell Av.
14	3rd	32952 Special Use	Younis Abdel-Hamid, Property Owner  Request to continue occupying the premises as a fast-food / carry-out restaurant	714 E. Brady St.

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 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></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>				
15	3rd	32958 Special Use	Alfonso Kennell, Lessee  Request to occupy the premises as a second-hand sales facility	1693 N. Humboldt Av.
16	4th	32946 Special Use	Claudette Harris, Lessee  Request to continue occupying the premises as a day care center for 39 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	3410 W. Mc Kinley Bl.
17	4th	32947 Special Use	Sarah Dollhausen, Lessee  Request to occupy a portion of the premises as a personal instruction school	161 W. Wisconsin Av. 1000
18	5th	32714 Special Use/ Dimensional Variance	Sean Jensen, Prospective Buyer  Request to continue occupying the premises as a motor vehicle sales and repair facility that does not meet the minimum required landscape width (required 5ft. / proposed 4ft.) (this is a new operator)	10712 W. Hampton Av.
19	6th	32932 Special Use	Philadelphia Church of God in Christ, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall and social service facility	2947 N. Martin L King Jr Dr.

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 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></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>				
20	6th	32964 Special Use	Brewery Workers Credit Union, Property Owner  Request to continue occupying the premises as a financial institution	1345 N. Martin L King Jr Dr.
21	7th	32920 Special Use	Brilliant Minds Child Development Inc., Lessee  Request to continue occupying the premises as a day care center for 38 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. to 11:30 p.m. and Saturday 6:30 a.m. to 8:00 p.m	4351 N. 35th St.
22	7th	32936 Special Use	Sheila's Shining Stars, Lessee  Request to increase the number of children from 60 to 76 per shift infant to 12 years of age and to increase the hours of operation 6:00 a.m. to midnight to 5:30 a.m. to midnight, and to continue occupying the premises as a day care center operating Monday - Sunday	3380 N. 35th St.
23	7th	32953 Use Variance	Genesis Behavioral Services, Inc., Lessee  Request to continue occupying the premises as a transitional living facility for 4 occupants	3255 N. 34th St.
24	7th	32959 Use Variance	Karl Tatum, Lessee  Request to continue occupying the premises as a currency exchange facility	5500 W. Fond Du Lac Av.

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:00 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.*

25	8th	32955 Special Use/ Dimensional Variance	Max Motors & Body Shop, Property Owner	2550 S. 30th St.
			Request to continue occupying the premises as a motor vehicle outdoor storage facility without the required landscaping	
26	9th	32912 Dimensional Variance	Sarah Potratz, Property Owner	8214 W. Casper St.
			Request to construct a deck that does not meet the minimum required front setback (Required 21.4 ft. / Proposed 18.5 ft.)	
27	9th	32945 Use Variance	AJA Enterprise, LLC, Property Owner	8726 W. Mill Rd.
			Request to occupy the premises as a social service facility	
28	9th	32961 Special Use	8380 76th St. LLC, Property Owner	8380 N. 76th St.
			Request to continue occupying the premises as a motor vehicle sales facility	
29	10th	32941 Special Use	Heppe's Service of Wisconsin, Inc., Lessee	8235 W. Blue Mound Rd.
			Request to continue occupying a portion of the premises as a motor vehicle repair facility	
30	12th	32891 Special Use	Daniel Mora, Property Owner	2001 S. 6th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:00 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.*

31	12th	32935 Special Use	Jose and Juana Ocon, Property Owner	1058 W. Windlake Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
32	12th	32960 Special Use	Karl Tatum, Lessee	801 W. Historic Mitchell St.
			Request to continue occupying the premises as a currency exchange facility	
33	13th	32937 Special Use	G.S.S. Corporation, Property Owner	5510 S. 27th St.
			Request to continue occupying the premises as a motor vehicle sales facility	
34	13th	32938 Special Use	G.S.S. Corporation, Property Owner	5572 S. 27th St.
			Request to occupy the premises as a motor vehicle sales facility	
35	15th	32910 Special Use/ Dimensional Variance/ Use Variance	Tabernacle Community Baptist Church, Property Owner	2486 W. Medford Av.
			Request to construct a garage that exceeds the maximum allowed sidewall height (required 10 ft. / proposed 11 ft.) on a lot that does not contain a principal building and to occupy the premises as a principal use parking lot	
36	15th	32915 Special Use	Shady Grove Missionary Baptist Church, Property Owner	2579 N. 35th St.
			Request to continue occupying the premises as a religious assembly hall	

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:00 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.

37	9th	32972 Special Use	TitleMax of Wisconsin, Inc., Lessee	7250 N. 76th St.
----	-----	----------------------	-------------------------------------	------------------

Request to occupy the premises as a title loan agency  
(this is a remand of case #32806)

**2:30 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.

38	1st	32593 Special Use	Waterstone Bank SSB, Property Owner	5475 N. Hopkins St.
----	-----	----------------------	-------------------------------------	---------------------

Request to occupy the premises as a rooming house  
for 17 occupants

39	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)

40	1st	32954 Special Use	Antonio Hopgood, Lessee	2335 W. Atkinson Av.
----	-----	----------------------	-------------------------	----------------------

Request to add a motor vehicle repair facility to the  
Board approved car wash

41	2nd	32565 Special Use	Ali Hassan, Lessee	9040 W. Silver Spring Dr.
----	-----	----------------------	--------------------	---------------------------

Request to occupy a portion of the premises as a fast-  
food/carry-out restaurant

42	2nd	32895 Special Use	Justice Automotive Inc., Lessee	6027 W. Villard Av.
----	-----	----------------------	---------------------------------	---------------------

Request to occupy the premises as a motor vehicle  
sales facility



**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**2:30 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.

43	3rd	32886 Use Variance/ Dimensional Variance	Carl Mueller, Property Owner	1749 N. Prospect Av.
			Request to allow parking spaces that do not meet the required landscaping (required buffer 5 ft./proposed 0 ft.) within the side street setback of a Board-approved general office	

44	4th	32892 Special Use	City of Milwaukee Business Improvement District #2, Lessee	444 N. 3rd St.
			Request to occupy the premises as a principal use parking lot	

**3:30 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.

45	5th	32764 Special Use	Sheldon Robinson, Lessee	8436 W. Lisbon Av.
			Request to occupy the premises as a motor vehicle repair facility	

46	5th	32957 Special Use	Neighborhood Pawn, LLC, Lessee	5424 N. Lovers Lane Rd.
			Request to occupy a portion of the premises as a pawn shop and second-hand sales facility	

47	6th	32931 Special Use	Guy Simo, Lessee	1840 N. Martin L King Jr Dr.
			Request to occupy the premises as a community center	

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**3:30 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.

48	6th	32755 Special Use	Tamara Collins & Debra Morgan, Lessee	2500 N. Holton St.
----	-----	----------------------	---------------------------------------	--------------------

Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant to 12 years of age, operating Monday - Sunday

49	7th	32890 Special Use	Lynell Monnie, Property Owner	3282 N. 46th St.
----	-----	----------------------	-------------------------------	------------------

Request to continue occupying the premises as a group home for 5 occupants

50	8th	32836 Special Use	Four Wheels Auto Sales and Repairs LLC, Lessee	1643 S. 38th St.
----	-----	----------------------	--	------------------

Request to continue occupying the premises as a motor vehicle sales facility

**4:30 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.

51	10th	32940 Special Use/ Dimensional Variance	Nomies Bluemound LLC, Lessee	8235 W. Blue Mound Rd.
----	------	--	------------------------------	------------------------

Request to add a sign that exceeds the maximum allowed height (allowed 14 ft./proposed 20 ft.) and to continue occupying the premises as a motor vehicle filling station

52	12th	32881 Use Variance	Juan Jimenez, Property Owner	821 S. Cesar E Chavez Dr.
----	------	-----------------------	------------------------------	---------------------------

Request to occupy the premises as a currency exchange

**Board of Zoning Appeals, Hearing on Thursday, February 13, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

**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.

53	12th	32967 Special Use	Doggy Office LLC, Lessee  Request to occupy the premises as an animal boarding facility	188 S. 2nd St.
54	13th	32541 Special Use	Thomas Herman, Lessee  Request to occupy the premises as a motor vehicle repair facility	6100 S. Howell Av.
55	14th	32929 Use Variance	Ryan Clancy, Lessee  Request to occupy the premises as an indoor recreation facility	2801 S. 5th Ct.
56	15th	32638 Special Use	Jessica Pagan, Lessee  Request to occupy the premises as a day care center for 68 children infant to 12 years of age, operating Monday - Friday 6 a.m. to midnight	4211 W. North Av.
57	15th	32823 Dimensional Variance	Spiritual Israel Church, Property Owner  Request to occupy the premises as a Board approved religious assembly hall that does not meet the minimum required number of parking spaces (required 17 / proposed 4)	2415 W. Fond Du Lac Av.

**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.