



Board of Zoning Appeals

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**Henry Szymanski**

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**Jose L. Dominguez, Jr.**  
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**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**March 12, 2015**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 12, 2015**, 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	5th	33263 Use Variance <i>Dismissal</i>	Caprice Hill, Property Owner  Request to occupy the premises as a transitional living facility for 8 occupants	8710 W. Grantosa Dr.
2	5th	33301 Special Use/ Dimensional Variance <i>Dismissal</i>	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.



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**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.

3	6th	33450 Special Use <i>Dismissal</i>	Redemption Fellowship Church, Prospective Buyer  Request to continue occupying the premises as a religious assembly hall	2524 W. Keefe Av.
4	9th	33233 Special Use <i>Dismissal</i>	Dawan Nation, Lessee  Request to occupy a portion of the premises as a recording studio	4725 W. Woolworth Av.

**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.*

5	15th	33623 Special Use	Kenneth Blacks, Lessee  Request to continue occupying the premises as an assembly hall	2516 W. Fond Du Lac Av.
6	15th	33646 Special Use	Valencia Davis, Lessee  Request to increase the days of operation from Monday - Saturday to Monday - Sunday and to continue occupying the premises as a 24 hour day care center for 76 children per shift (this is a new operator)	1710 N. 24th St.
7	15th	33671 Special Use	Grateful Girls, Inc., Property Owner  Request to occupy the premises as a social service facility	2600 W. Lisbon Av.

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

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8	1st	33595 Special Use	Darlene Moore, Lessee  Request to continue occupying the premises as a day care center for 36 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight	4893 N. Green Bay Av.
9	1st	33610 Special Use	Nat Gas & Food Mart LLC, Lessee  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	4209 W. Silver Spring Dr.
10	1st	33659 Special Use	LaQuetta Clipps, Lessee  Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - 12:30 a.m	2809 W. Atkinson Av.
11	1st	33669 Special Use	Kuldip Ahuja, Lessee  Request to continue occupying the premises as a motor vehicle filling station	6400 N. 43rd St.
12	1st	33670 Special Use	Earl Hunter, Prospective Buyer  Request to continue occupying the premises as a motor vehicle repair facility	4900 N. Hopkins St.
13	2nd	33516 Special Use	Kaelin & Tony Whitley, Lessee  Request to increase the hours of operation from 6:00 a.m. - midnight to 4:00 a.m. - midnight and to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Friday and a religious assembly hall	6243 W. Fond Du Lac Av.

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

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14	3rd	33618 Dimensional Variance	Jeffrey Steren, Franchisee	1614 E. North Av.
			Request to erect three signs (menu boards and directional signals) that exceed the maximum allowed height, two of which also exceed the maximum allowed area for the Board approved fast-food/carry-out restaurant	
15	3rd	33650 Dimensional Variance	Thomas Rawlings, Property Owner	2908 N. Pierce St.
			Request to construct a garage that exceeds the maximum allowed lot coverage (allowed 540 sq.ft. / proposed 618 sq.ft.)	
16	3rd	33627 Dimensional Variance	Robert Schmidt, Prospective Buyer	2131 N. Terrace .
			Request to construct a building that does not meet the minimum required setback	
17	3rd	33655 Use Variance	Arkudiusz Sender, Property Owner	1693 N. Astor St.
			Request to continue occupying the premises as a personal service facility	
18	4th	33645 Use Variance	Ann T. Bowe, Property Owner	2929 W. Highland Bl.
			Request to continue occupying the premises as a general office	
19	5th	33664 Use Variance	BFC Properties LLC, Property Owner	11310 W. Silver Spring Rd.
			Request to continue occupying a portion of the premises as a personal service facility (this is a new operator)	

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

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20	6th	33656 Special Use	Genesis Behavioral Services, Inc., Lessee  Request to continue occupying the premises as a transitional living facility for 4 occupants	3232 N. 7th St.
21	7th	33409 Dimensional Variance	Advance Auto Parts, Lessee  Request to continue to allow 2 freestanding signs that exceed the number allowed (allowed 1 / proposed 2)	4930 W. Fond Du Lac Av.
22	7th	33641 Special Use	Yey Partnership, Prospective Buyer  Request to occupy the premises as a day care center for 94 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	3127 N. 36th St.
23	9th	33626 Use Variance	Cheryl Jones, Lessee  Request to increase the number of children from 75 to 150 per shift, infant - 12 years of age for the Board approved day care center operating Monday - Sunday 6:00 a.m. - 12:30 a.m	7155 N. 43rd St.
24	10th	33654 Special Use	Veris Chachere, Lessee  Request to increase the number of children from 25 to 35 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	5814 W. Burleigh St.

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25	10th	33663 Special Use	The Children's Palace, Lessee	7365 W. Appleton Av.
			Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Saturday (this is a new operator)	
26	11th	33660 Special Use	Robert Anderson, Property Owner	6720 W. Forest Home Av.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
27	12th	33596 Special Use	Ruben Sanchez and Gustavo Sanchez, Property Owner	502 W. Greenfield Av.
			Request to continue occupying the premises as a motor vehicle sales facility	
28	12th	33624 Special Use	Diamond Auto Sales LLC, Lessee	1801 W. Forest Home Av.
			Request to continue occupying the premises as a motor vehicle sales facility and car wash (this is a new operator)	
29	13th	33599 Special Use	Noel or Sheri Letus, Property Owner	980 W. College Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
30	13th	33644 Special Use	Gina's Trucking, Inc., Lessee	241 W. Edgerton Av.
			Request to continue occupying the premises as a truck freight terminal	

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**2:00 p.m. Public Hearings**

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31	14th	33631 Special Use	Get It Off My Plate II! LLC, Prospective Buyer  Request to occupy the premises as an ambulance service	1135 E. Holt Av.
32	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.
33	1st	33633 Special Use	Dalanda Young, Lessee  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)	3718 W. Lancaster Av.
34	1st	33638 Special Use	Hope Street Ministry Inc., Property Owner  Request to continue occupying the premises as a transitional living facility for 44 occupants	2522 W. Capitol Dr.
35	2nd	33540 Special Use	Brauns Express, Lessee  Request to continue occupying the premises as a truck freight terminal	6066 N. 76th St.
36	2nd	33653 Special Use	4 Wheels Auto Sales & Service Inc., Lessee  Request to occupy a portion of the premises as a motor vehicle sales and repair facility	8521 W. Kaul Av.

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**2:00 p.m. Public Hearings (Continued)**

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37	2nd	33666 Special Use	Donald Harmon, Property Owner	7605 W. Florist Av.
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Request to continue occupying the premises as a 24 hour day care center for 60 children on 1st and 2nd shift and 25 children on 3rd shift infant - 12 years of age, operating Monday - Sunday

**3:00 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.

38	4th	33668 Dimensional Variance	Eagles Auditorium, Inc., Property Owner	2401 W. Wisconsin Av.
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Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 66 sq.ft.)

39	6th	33238 Special Use	Phillip Dixon, Sr., Lessee	333 E. Hadley St.
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Request to continue occupying the premises as a general retail establishment

40	6th	33448 Special Use/ Use Variance	Ghaleb Chehayeb, Lessee	2901 N. Holton St.
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Request to occupy the premises as a second-hand sales facility and cash-for-gold business

41	6th	33537 Special Use	St. Matthew in Trust of the CME Church, Property Owner	2926 N. 9th St.
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Request to occupy the premises as a principal use parking lot



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**3:00 p.m. Public Hearings (Continued)**

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42	7th	33129 Special Use	Original Wild Wings LLC, Lessee	4779 N. Hopkins St.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility

43	7th	33608 Use Variance	Darrell Jennings, Property Owner	3618 N. 42nd St.
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Request to occupy the premises as a transitional living facility for 6 occupants

44	7th	33652 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner	2725 W. Hopkins St.
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Request to continue occupying the premises as a as a facility engaged in the processing and recycling of mined materials

45	7th	33657 Dimensional Variance	Redevelopment Authority of the City of Milwaukee, Property Owner	3945 N. 31st St.
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Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 304 sq.ft.)

**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.

46	7th	33658 Special Use	Crystal Russell, Lessee	4900 W. Burleigh St.
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Request to occupy the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

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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.

47	9th	33247 Special Use	Alvarez Repair LLC, Lessee  Request to occupy a portion of the premises as a heavy motor vehicle repair facility	4725 W. Woolworth Av.
48	9th	33665 Special Use	Stacy Fowler Madlock, Lessee  Request to occupy a portion of the premises as an indoor recreation facility	8173 W. Brown Deer Rd.
49	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.
50	12th	33651 Dimensional Variance	Plunkett Raysish Architects, LLP, Lessee  Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping	209 S. Water St.
51	13th	33628 Special Use	Dent Wizard, Lessee  Request to occupy the premises as a motor vehicle body shop	6039 S. Howell 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.