



**Board of Zoning Appeals**

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

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**May 14, 2015**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 14, 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	13th	33315 Special Use <i>Dismissal</i>	Jalal Khan Real Estate Holding, Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station	2009 W. College Av.
2	14th	33515 Special Use <i>Dismissal</i>	First Class Auto Detailing and Sales LLC, Lessee  Request to continue occupying the premises as a car wash and motor vehicle sales facility	2509 E. Oklahoma Av.
3	6th	33799 Extension of Time	Structured Living Concepts LLC, Lessee  Request for an extension of time to comply with the conditions of case #32374	3385 N. Martin L King Jr Dr.



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**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.*

4	1st	33727 Use Variance	Keesha Tatum, Lessee	6207 N. Teutonia Av.
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Request to occupy a portion of the premises as a day care center for 88 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 1:00 a.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m

5	1st	33757 Special Use	Alston Autoworks, LLC, Lessee	7575 N. Teutonia Av.
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Request to occupy a portion of the premises as a motor vehicle repair facility and body shop

6	1st	33785 Special Use	Build A Kid LLC, Lessee	5249 N. 35th St.
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Request to occupy the premises as a day care center for 150 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. to 12:00 a.m.

7	2nd	33682 Use Variance	Capitol Drive Loans, LLC, Lessee	6512 W. Capitol Dr.
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Request to continue occupying a portion of the premises as a currency exchange / payday loan facility

8	2nd	33687 Special Use	Justice Automotive, Inc, Lessee	6027 W. Villard Av.
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Request to continue occupying the premises as a motor vehicle sales facility

9	2nd	33752 Special Use	Quintin Coby, Lessee	6419 W. Capitol Dr.
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Request to continue occupying the premises as a car wash

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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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10	2nd	33778 Use Variance/ Dimensional Variance	Wisconsin Electric Power Company, Property Owner	6403 W. Fond Du Lac Av.
			Request to erect a barbed-wire fence that exceeds the maximum allowed height and does not meet the minimum required landscaping	
11	2nd	33802 Special Use	Early Stage Child Development Center, Lessee	6627 W. Capitol Dr.
			Request to occupy the premises as a 24 hour day care center for 68 children per shift infant - 13 years of age, operating Monday - Sunday	
12	3rd	33765 Special Use	Mr. Rent-All Inc., Lessee	1425 N. Farwell Av.
			Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
13	3rd	33786 Special Use	Riverwest Artists Association, Inc., Property Owner	926 E. Center St.
			Request to occupy the premises as a community center	
14	4th	33744 Special Use	Cedar Square LLC, Property Owner	945 N. 17th St.
			Request to continue occupying the premises as a rooming house for 8 occupants	
15	4th	33795 Dimensional Variance	Tripoli Shrine Center, Lessee	3000 W. Wisconsin Av.
			Request to construct a garage that does not meet the minimum required side yard setback (required 83 ft. / proposed 10 ft.)	

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<p><b>4:00 p.m. - Consent Agenda (Continued)</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>				
16	4th	33761 Special Use	Women's Support Center, Lessee  Request to continue occupying the premises as a social service facility	2051 W. Wisconsin Av.
17	4th	33782 Special Use	Towne Realty Inc., Property Owner  Request to continue occupying the premises as a principal use parking lot	801 W. Wisconsin Av.
18	4th	33791 Special Use/ Use Variance/ Dimensional Variance	Bradley Center Sports & Entertainment, Property Owner  Request to continue to allow two banner signs and occupy a portion of the premises as a parking lot that does not meet the minimum required landscaping	1111 N. 4th St.
19	5th	33737 Special Use	Apostolic Restoration Ministries, Inc., Lessee  Request to occupy a portion of the premises as a religious assembly hall	9235 W. Capitol Dr.
20	6th	33756 Special Use	Mount Horeb Baptist Church, Property Owner  Request to continue occupying the premises as a religious assembly hall	534 W. Center St.
21	6th	33794 Special Use	St. Mark A.M.E. Church, Property Owner  Request to continue occupying the premises as a social service facility	1530 W. Atkinson Av.

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

Items Scheduled for approval on the Consent Agenda

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22	7th	33689 Special Use	Luis Mercado, Lessee	3813 N. 35th St.
			Request to occupy the premises as a motor vehicle repair facility	
23	7th	33745 Special Use	Suhail Rawashdeh, Lessee	5827 W. Capitol Dr.
			Request to continue occupying the premises as a motor vehicle repair facility	
24	7th	33788 Use Variance	Pilgrim Rest Missionary Baptist Church, Property Owner	3426 N. 38th St.
			Request to continue occupying the premises as a rooming house for 36 occupants (this is a new operator)	
25	7th	33790 Use Variance	Pilgrim Missionary Baptist Church, Property Owner	3717 W. Keefe Av.
			Request to occupy a portion of the premises as a rooming house for 10 occupants	
26	7th	33797 Special Use	Lynell Monnie, Property Owner	3282 N. 46th St.
			Request to continue occupying the premises as a group home for 5 occupants	
27	8th	33739 Special Use	ASOB LLC, Property Owner	3826 W. National Av.
			Request to continue occupying the premises as a rooming house for 7 occupants	

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

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28	8th	33755 Special Use	Anita Bates, Lessee	2201 S. 20th St.
			Request to continue occupying the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	
29	8th	33769 Special Use	Iglesia de la Comunidad, Lessee	2427 W. National Av.
			Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
30	8th	33773 Special Use	Corey Stevenson Sr., Lessee	3435 W. Scott St.
			Request to occupy a portion of the premises as a personal service facility	
31	8th	33793 Special Use	Milwaukee Public Schools, Property Owner	2332 W. Rogers St.
			Request to continue occupying the premises as a principal use parking lot	
32	12th	33695 Special Use	Reyna's Events and Mexican Restaurant, LLC, Lessee	611 W. National Av.
			Request to occupy a portion of the premises as an assembly hall	
33	12th	33768 Special Use	Airsoft Arena, Lessee	1020 W. Historic Mitchell St.
			Request to continue occupying a portion of the premises as an indoor recreation facility (this is a new operator)	

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

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34	13th	33743 Special Use	Sofian LLC, Property Owner	5979 S. Howell Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
35	14th	33746 Special Use	Advance Electrical Contractors LLC, Lessee	2901 S. Delaware Av.
			Request to continue occupying the premises as a contractor's yard	
36	14th	33781 Special Use	Vagyon LLC, Property Owner	3870 S. Howell Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
37	15th	33693 Special Use	Victory M.B. Church, Property Owner	2661 N. Teutonia Av.
			Request to continue occupying the premises as a religious assembly hall and day care center for 52 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
38	15th	33792 Dimensional Variance	MillerCoors, Property Owner	4001 W. State St.
			Request to continue to allow an off-premise sign that exceeds the maximum allowed area (allowed 672 sq.ft. / proposed 966 sq.ft.)	
39	15th	33798 Special Use	Michael Jewett, Lessee	4733 W. North Av.
			Request to continue occupying a portion of the premises as a religious assembly hall	

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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.

40	1st	33563 Dimensional Variance/ Use Variance	NCZ LLC, Property Owner  Request to erect two barbed-wire fences that exceed the maximum allowed height and width	5712 N. Teutonia Av.
41	1st	33667 Special Use	T.M Motor Group, Lessee  Request to occupy the premises as a motor vehicle sales facility	4141 N. Green Bay Av.
42	1st	33723 Use Variance	Troy Hughes, Lessee  Request to occupy the premises as a religious assembly hall	3505 W. Kiehnau Av.
43	1st	33726 Dimensional Variance	Out Perform, Property Owner  Request to occupy the premises as a permitted indoor storage facility that does not meet the minimum required landscaping	3231 W. Vera Av.
44	1st	33753 Dimensional Variance	Bryan Drake, Property Owner  Request to occupy the premises as a permitted general retail establishment that does not meet the minimum required glazing or minimum required window height and exceeds the maximum allowed window sill height	2232 W. Capitol Dr.
45	2nd	33540 Special Use	Brauns Express, Lessee  Request to continue occupying the premises as a truck freight terminal	6066 N. 76th St.



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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.

46	2nd	33698 Special Use	Dalesha May, Lessee	6807 W. Hampton Av.
			Request to occupy the premises as a 24 hour day care center for 19 children per shift infant - 13 years of age, operating Monday - Sunday	

**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.

47	4th	33777 Special Use	AH Wells, LLC, Property Owner	324 E. Wisconsin Av.
			Request to occupy a portion of the premises as an indoor substation/distribution equipment facility	

48	4th	33332 Other	Who's Milwaukee, LLC, Lessee	1007 N. Old World Third St.
			Request to appeal a determination by the Department of City Development stating that the wall sign is not compliant with zoning code section 295-705-7-b-3-a	

49	4th	33714 Use Variance/ Dimensional Variance	Guest House of Milwaukee, Inc., Property Owner	1216 N. 13th St.
			Request to construct an addition to the Board-approved emergency residential shelter that does not meet the required dumpster screening	

50	6th	33342 Special Use	Dirty Dozen Motorcycle Club, Lessee	3030 N. Martin L King Jr Dr.
			Request to occupy a portion of the premises as an assembly hall	

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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.

51	6th	33725 Special Use	Mustard Seed Growth Center, LLC, Lessee  Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 8:00 p.m	3479 N. 2nd St.
52	7th	33760 Special Use	Eco-Site, Lessee  Request to erect a transmission tower that exceeds the maximum allowed height (allowed 60 ft. / proposed 80 ft.)	5854 W. Fond Du Lac Av.
53	7th	33720 Special Use	Judith Jackson, Prospective Buyer  Request to occupy the premises as a day care center for 49 children per shift infant - 13 years of age, operating Monday - Saturday 5:30 a.m. - 11:30 p.m	4221 N. 35th St.
54	9th	33705 Special Use	Abiding Savior Lutheran Church, Property Owner  Request to occupy a portion of the premises as a social service facility	5214 W. Luebbe La.
55	9th	33775 Use Variance	Tyrone & Natasha Ingram, Prospective Buyer  Request to construct a two-family dwelling	7836 W. Angela Av.

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**6:00 p.m. Public Hearings**

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56	9th	33784 Special Use	Octapharma Plasma, Inc, Lessee  Request to occupy the premises as a medical service facility	8600 W. Brown Deer Rd.
57	12th	33789 Special Use	The Last Option, LLC, Lessee  Request to occupy the premises as a motor vehicle repair facility and auto body shop with outdoor storage	1711 W. Pierce St.
58	12th	33721 Use Variance	Emad Oudeh, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility	1335 S. 10th St.
59	12th	33783 Special Use	Bent Tree Bible Fellowship, Prospective Buyer  Request to occupy the premises as a religious assembly hall	135 E. Pittsburgh Av.
60	13th	33787 Special Use	Nara Colton, Property Owner  Request to occupy the premises as a day care center for 40 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	3147 S. 16th 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.

61	14th	33770 Special Use	Cimco Resources, Prospective Buyer  Request to occupy a portion of the premises as a material reclamation facility	2929 S. Chase Av.
62	14th	33740 Special Use	Dan Dehling, Lessee  Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	2653 S. Kinnickinnic Av.
63	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.

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.