



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**

**October 10, 2013**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 10, 2013**, commencing at **4:00p.m.** in the Common Council Committee Rooms, **Room 301-A**, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	12th	32276 Dimensional Variance/ Use Variance <i>Dismissal</i>	Rupinder Arora, Property Owner  Request to allow window signs that obscure more than 50% of the glazing area, 2 banner signs, 2 wall signs that exceed the maximum allowed square footage, and a ground sign that exceeds the maximum allowed height	635 W. Greenfield Av.
2	12th	32502 Special Use <i>Dismissal</i>	HMB, LLC, Lessee  Request to continue occupying the premises as a car wash and motor vehicle sales facility	1801 W. Forest Home Av.



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<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. 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>				
3	15th	32564 Special Use <i>Dismissal</i>	Delbert Jordan, Jr., Lessee  Request to occupy a portion of the premises as a tavern	2779 N. 17th St.
4	4th	32707 Appeal of an Order <i>Dismissal</i>	Milwaukee Moderne LLC, Property Owner  Request to appeal an order from the Department of Neighborhood Services stating that a dumpster storage area shall be screened with type 'G' landscaping or shall be incorporated into the structure it serves	1141 N. Old World Third St.
5	6th	32374 Special Use <i>Dismissal</i>	Structured Living Concepts LLC, Lessee  Request to occupy a portion of the premises as a rooming house for 20 occupants	3385 N. Martin L King Jr Dr.
6	6th	32547 Special Use <i>Dismissal</i>	Darnell Hamilton, Lessee  Request to occupy the premises as a motor vehicle repair facility and car wash	1301 W. Burleigh St.
7	6th	32606 Special Use <i>Dismissal</i>	Devon Christian, Lessee  Request to occupy the premises as a personal service facility	3044 N. Holton St.
8	9th	32666 Special Use <i>Dismissal</i>	Russian Gold Jewelers LLC, Lessee  Request to occupy a portion of the premises as a cash-for-gold business	8233 W. Brown Deer Rd.

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

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

9	10th	32291 Use Variance Dismissal	Steve Sazama, Property Owner	5501 W. State St.
			Request to construct an addition and to occupy the premises as a catering service	

10	3rd	32769 Extension of Time	Mueller Communications, Property Owner	1749 N. Prospect Av.
			Request for an extension of time to comply with the conditions of case #31061	

**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.*

11	12th	32717 Special Use	National Real Estate Investors LLC, Property Owner	1614 W. National Av.
			Request to continue occupying the premises as a motor vehicle repair facility with an accessory parking lot	

12	12th	32728 Special Use	Juan Sanchez, Property Owner	1039 W. National Av.
			Request to occupy a portion of the premises as a fast-food/carry-out restaurant	

13	12th	32729 Special Use	Evan Hughes, Lessee	613 S. 2nd St.
			Request to occupy a portion of the premises as a heavy manufacturing facility	

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

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14	12th	32738 Special Use	Palko Energies LLC, Prospective Buyer	1036 W. National Av.
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Request to occupy the premises as an indoor storage facility

15	12th	32766 Special Use	Pogall 3 LLC, Property Owner	1743 S. 1st St.
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Request to occupy a portion of the premises as a general office

16	13th	32739 Special Use	L&R Group, Property Owner	4747 S. Howell Av.
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Request to occupy a portion of the premises as a principal use parking lot

17	14th	32696 Dimensional Variance	Russell Grabczyk, Property Owner	1601 E. Pryor Av.
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Request to construct a deck that does not meet the minimum required side street setback

18	14th	32740 Dimensional Variance	Jay Kleczka, Property Owner	3279 S. Howell Av.
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Request to raze the existing structure and to construct a permitted funeral home that does not meet the maximum front setback, maximum side street setback, minimum building, and minimum required glazing

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

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19	14th	32665 Dimensional Variance	Leslie Montemurro, Property Owner	2491 S. Superior St.
			Request to allow an accessory building that does not meet the minimum required setback and to allow a fence that exceeds the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	
20	15th	32713 Special Use	Joe Flippin, Property Owner	1811 W. Center St.
			Request to continue occupying the premises as a religious assembly hall	
21	1st	32709 Special Use	Alphonse Djomaha, Lessee	5050 N. Hopkins St.
			Request to occupy the premises as a general retail establishment	
22	1st	32733 Special Use	Arlisha Robinson, Lessee	4010 W. Villard Av.
			Request to occupy the premises as a second-hand sales facility	
23	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	
24	2nd	32670 Special Use	Thomas Gorak, Property Owner	4212 N. 76th St.
			Request to occupy the premises as a motor vehicle sales and repair facility	

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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>				
25	2nd	32727 Special Use	Latasha Marshall, Lessee  Request to occupy the premises as a 24 hour day care center for 27 children per shift infant to 12 years of age, operating Monday - Sunday	8717 W. Fond Du Lac Av.
26	2nd	32752 Special Use	Paula Toy, Lessee  Request to increase the number of children per shift from 46 to 64 for the Board approved day care center for children infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	7526 W. Fond Du Lac Av.
27	3rd	32720 Dimensional Variance	James Manz, Property Owner  Request to erect a fence in the side and rear yards that exceeds the maximum allowed height	2934 N. Gordon Pl.
28	4th	32736 Special Use	Immanuel Presbyterian Church, Property Owner  Request to occupy a portion of the premises as an accessory use parking lot	1100 N. Astor St.
29	5th	32701 Special Use	Badger Auto Sales, Property Owner  Request to continue occupying the premises as a motor vehicle sales facility	8144 W. Appleton Av.
30	5th	32724 Special Use	Acelero Learning Milwaukee County, Inc., Lessee  Request to continue occupying the premises as a day care center for 178 children per shift 3 to 5 years of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m	7833 W. Capitol Dr.

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31	5th	32747 Special Use	S & T Closet / Remtco, Lessee	8432 W. Lisbon Av.
			Request to occupy the premises as a second-hand sales facility	
32	5th	32734 Special Use	Frances Hill, Property Owner	7980 W. Appleton Av.
			Request to continue occupying the premises as a day care center for 15 children per shift 2 to 10 years of age, operating Monday - Friday 7:00 a.m. to 10:00 p.m	
33	5th	32756 Special Use	Orpheus Huston, Prospective Buyer	8332 W. Lisbon Av.
			Request to add motor vehicle sales to a Board-approved motor vehicle repair facility and car wash	
34	6th	32708 Special Use	Raed Abuhakma, Lessee	400 E. Burleigh St.
			Request to continue occupying the premises as a general retail establishment	
35	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	
36	7th	32722 Special Use	Latrece Shelton, Lessee	3049 N. 28th St.
			Request to continue occupying the premises as a group home for 8 occupants	

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

Items Scheduled for approval on the Consent Agenda

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37	7th	32743 Special Use	Roosevelt Fisher, Property Owner	3700 W. Burleigh St.
			Request to continue occupying the premises as a motor vehicle repair facility and car wash	
38	7th	32749 Special Use	Hazel Johnson, Property Owner	3939 W. Concordia Av.
			Request to continue occupying the premises as a ground transportation facility and hand car wash	
39	7th	32754 Special Use	Chuckson Holloway, Property Owner	4129 N. Sherman Bl.
			Request to continue occupying the premises as a group home for 8 occupants	
40	7th	32768 Dimensional Variance	Children's Hospital of Wisconsin, Lessee	2320 W. Burleigh St.
			Request to erect a sign that exceeds the permitted number of signs per frontage (allowed 1 / proposed 2)	
41	8th	32702 Special Use	Marta Cordovez, Property Owner	1762 S. Muskego Av.
			Request to continue occupying the premises as a day care center for 22 children per shift infant to 12 years of age, operating Monday - Friday, 6:30 a.m. to midnight	
42	8th	32704 Special Use/ Dimensional Variance	Victor Colon, Prospective Buyer	1761 S. Muskego Av.
			Request to occupy the premises as a second-hand sales facility that does not meet the minimum required glazing (minimum 60% / proposed 0)	



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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>				
43	8th	32723 Special Use	Goodwill Industries of SE Wisconsin, Inc., Lessee  Request to occupy a portion of the premises as a social service facility	1236 S. Layton Bl.
44	8th	32726 Special Use	On The Wire 35 Scott, Inc., Lessee  Request to occupy a portion of the premises as a general office	3437 W. Scott St.
45	9th	32406 Special Use	Plankview Green Dev LLC, Property Owner  Request to occupy the premises as a motor vehicle sales facility	7550 N. 76th St.
46	9th	32716 Special Use	Daljit Kler, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	8015 N. 76th St.
47	11th	32697 Special Use	Gabriel Panta, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	6921 W. Oklahoma Av.
48	11th	32741 Special Use	76th and Oklahoma LLC, Prospective Buyer  Request to raze the existing structure and to occupy the premises as a principal use parking lot	3101 S. 76th 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.

49	14th	32446 Special Use	Jose Hernandez-Triano, Lessee	4030 S. Pine Av.
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Request to continue occupying the premises as a motor vehicle sales facility and body shop (this is a new operator)

**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.

50	13th	32551 Special Use	Omar Ahmad, Other	3236 S. 27th St.
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Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through

51	13th	32592 Special Use	Serena Ballman, Property Owner	4170 S. Howell Av.
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Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 8:00 p.m. and the ages of children from infant - 5 years of age to infant - 12 years of age for the Board approved day care center for 20 children per shift operating Monday - Friday

52	13th	32700 Dimensional Variance	N & N Real Estate LLC, Property Owner	5900 S. 27th St.
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Request to allow a Board approved motor vehicle sales and repair facility without the minimum required landscaping

53	14th	32683 Dimensional Variance	Scott Meka, Property Owner	2961 S. Wentworth Av.
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Request to raze the existing garage and to construct a garage that does not meet the minimum required vision triangle or side street setback

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**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.

54	2nd	32571 Special Use	Martha Brock, Lessee  Request to occupy a portion of the premises as a social service facility	4234 B N. 76th St.
55	2nd	32595 Dimensional Variance	O'Reilly Automotive Stores, Inc., Property Owner  Request to raze the existing structure and rebuild a permitted general retail establishment that exceeds the maximum allowed side street setback	7615 W. Mill Rd.
56	2nd	32660 Special Use	Makini Triplett, Property Owner  Request to increase the number of children from 33 to 50 per shift infant to 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to 11:30 p.m	6525 W. Fond Du Lac Av.
57	3rd	32681 Dimensional Variance	Blankstein Enterprises, Property Owner  Request to allow a parking space located within the side street setback of the principal building	2400 E. Bradford Av.

**5:30 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.

58	4th	32671 Dimensional Variance	Gerard Kempermann, Property Owner  Request to construct a garage that does not meet the minimum required side street setback	853 N. 16th St.
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<b><u>5:30 p.m. Public Hearings (Continued)</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
59	4th	32737 Special Use	Broadway Parking Company, Property Owner  Request to occupy the premises as a principal use parking structure	777 N. Milwaukee St.
60	5th	32621 Special Use	Nigerian Community in Milwaukee, Inc., Property Owner  Request to occupy the premises as a community center	8310 W. Appleton Av.
61	5th	32735 Special Use/ Dimensional Variance	Speedway LLC, Prospective Buyer  Request to raze the existing structure and to construct a motor vehicle filling station with three signs, two of which exceed the maximum allowed height and display area	11800 W. Silver Spring Dr.
62	6th	32673 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner  Request to occupy the premises as a principal use parking lot	2231 N. Martin L King Jr Dr.
63	9th	32653 Use Variance	Gene Fleisner, Property Owner  Request to occupy the premises as a mixed-waste processing facility	10721 W. Brown Deer Pl.
64	10th	32531 Special Use	Joey McPhan, Lessee  Request to occupy the premises as a second-hand sales facility	5619 W. North Av.

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**5:30 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.

65	11th	32718 Special Use	Mauricio Herrera, Lessee	4440 W. Forest Home Av.
Request to add a motor vehicle repair facility and to increase the number of vehicles displayed for sale for the Board approved motor vehicle sales facility				

**6:30 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.

66	1st	32495 Use Variance	The Power of God Church Ministries, Lessee	3712 W. Lancaster Av.
Request to continue to allow the expanded hours of the school and to continue to occupy a portion of the premises as a religious assembly hall				

**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.

67	3rd	32705 Appeal of an Order	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				

68	3rd	32706 Appeal of an Order	Autopilot Management, LLC, Lessee	2950 N. Shepard Av.
Request to appeal an order from the Department of Neighborhood Services stating that the premises is being occupied as a commercial hotel				

**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.