

## AGENDA

February 19, 2004

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 19, 2004**, 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.

<b>Item No.</b>	<b>Ald Dist</b>	<b>Case No. Type</b>	<b>Case Information</b>	<b>Location</b>
1	15 th	25482 Dim Var. <i>dismissal</i>	Edward H. Wolf and Sons Inc. Kurt Kleinhans; Agent  Request to modify the existing signage on site of the Board approved filling station	9026 W. Brown Deer Rd.
2	15 th	25149 Dim Var. <i>dismissal</i>	Silk Joscojo Inc., Jon J. Ferraro; Prospective Buyer  Request to replace an existing sign with a new sign that is greater in height and area for the existing tavern (night club)	11400 W. Silver Spring Dr.
3	16 th	25472 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons Inc. Kurt Kleinhans; Other  Request to replace the signage to the existing motor filling station, convenience store, and service station	8235 W. Blue Mound Rd.
4	16 th	25436 Dim Var. <i>dismissal</i>	Roundy's Inc., property owner  Request to install a 25 ft freestanding sign on the premises	8151 W. Blue Mound Rd.

**Board of Zoning Appeals, Hearing on Thursday, February 19, 2004**

<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. 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>				
5	17 th	25474 Dim Var. <i>dismissal</i>	Edward Wolf & Sons, Inc. Kurt Kleinhans; Other  Request to replace the signage to the existing motor vehicle filling station	2624 W. Lisbon Av.
6	17 th	25480 Dim. Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc Kurt Kleinhans; Other  Request to replace the pylon sign of the existing motor vehicle filling station and car wash	2242 N. 12th St.
7	2 nd	25483 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons Inc. Kurt Kleinhans; Other  Request to replace the pylon sign of the existing motor vehicle filling station	6003 W. Fond Du Lac Av.
8	2 nd	25181 Special Use <i>dismissal</i>	Thomas Zaniewski & Leonard Vishnevetsky d/b/a All Car Auto Parts & Service; Lessee  Request to occupy the premises as an auto salvage, repair and parts sales facility	6300 N. 76th St.
9	4 th	24558 Special Use <i>dismissal</i>	Bell Therapy/ Belwood Ltd., Property Owner  Request to continue occupying the premises as a community based residential facility (CBRF) and increase the number of clients served from 46 to 50	839 N. 27th St.
10	5 th	25481 Dim Var. <i>dismissal</i>	Edward H. Wolf & Sons, Inc. Kurt Kleinhans; Other  Request to replace the pylon sign of the existing motor vehicle filling station, repair center, convenience store and car wash	9208 W. Capitol Dr.

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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.

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|----|-------|---|--|---------------------------|
| 11 | 5 th  | 25493<br>Dim Var.<br><i>dismissal</i>           | Edward W. Wolf & Sons, Inc.<br>Other<br><br>Request to replace the 2 pylon signs of the existing motor vehicle filling station   | 9040 W. Silver Spring Dr. |
| 12 | 6 th  | 25478<br>Dim Var.<br><i>dismissal</i>           | Edward H. Wolf & Sons Inc.<br>Kurt Kleinhans; Other<br><br>Request to replace the pylon sign of the existing motor vehicle filling station and convenience store                                 | 232 W. Locust St.         |
| 13 | 6 th  | 25479<br>Dim Var.<br><i>dismissal</i>           | Edward H. Wolf & Sons, Inc.<br>Kurt Kleinhans; Other<br><br>Request to replace the pylon sign of the existing motor vehicle filling station  | 406 W. Center St.         |
| 14 | 6 th  | 25484<br>Dim Var.<br><i>dismissal</i>           | Edward H. Wolf & Sons, Inc.<br>Other<br><br>Request to replace the pylon sign of the existing motor vehicle filling station and convenience  | 807 W. Atkinson Av.       |
| 15 | 12 th | 24161<br>Appeal of an Order<br><i>dismissal</i> | Kramer International INC<br>David Jungen; Property Owner<br><br>Request to appeal the order of the Department of Neighborhood Services determining the premise to be an outdoor storage facility | 114 E. Pittsburgh Av.     |

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**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.*

16	15 th	25520 Other	Gregory S. Westphal, Property Owner	5401 N. Lovers Lane Rd.
			Request to modify the previously approved motor vehicle filling station and convenience store open 5 a.m. until midnight, with a car wash facility (open 24 hours) to include a fast food restaurant	
17	15 th	25470 Dim Var.	William Ryan Homes Shelly Mrozinski; Prospective Buyer	8420 N. Granville Rd.
			Request to erect two 4 ft. x 8 ft. signs on the premises	
18	17 th	25477 Special Use	Elmo Wilson, Property Owner	2354 N. Teutonia Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
19	17 th	25508 Dim Var/ Special Use	SG Properties LLC, Property Owner	1418 W. State St.
			Request to continue occupying the premises as a rooming house for 8 individuals	

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**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.*

20	1 st	25456 Special Use	Patrina Echols, Property Owner  Request to occupy the premises as a day care center for 80 children infant to 12 yrs of age, Monday-Friday 5:30 a.m. - Midnight	4861 N. Teutonia Av.
21	1 st	25487 Special Use	Kimberly Hubbard, Property Owner  Request to continue occupying the premises as a day care facility for 8 children infant to 2 yrs. of age, Monday-Friday 6:00 a.m.- 1:00 a.m	4321 N. 35th St.
22	1 st	25518 Special Use	The Right Way Child Care Center Mona Williams; Lessee  Request to increase the hours of operation from 7:00 a.m.-6:00 p.m. to 6:00a.m.- Midnight of the existing day care facility for 55 children infant to 12 yrs of age, Monday - Friday	4365 N. 27th St.
23	2 nd	25507 Use Variance	Regency Auto Mart, Property Owner  Request to continue occupying the premises as an office for the existing adjacent motor vehicle sales facility	4820 N. 76th St.
24	2 nd	25525 Special Use	Kluge Elementary School Gina Spang; Property Owner  Request to provide an additional parking area locate between the street facade and the street (67th St.) of the existing elementary school	5760 N. 67th St.
25	2 nd	25526 Dim. Var.	Fred Jones; Property Owner  Request to construct a sit-down restaurant without the minimum required roof height	5341 W. Fond du Lac Ave.

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**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.*

26	6 th	25515 Special Use/ Dim Var.	Timothy J. Olson, Property Owner	2010 N. Buffum St.
			Request to raze the existing structures on site and construct two 4 unit apartment buildings on the premises without the minimum rear setback	
27	6 th	25524 Special Use	Jennifer Saulsberry & Derek Jeter, Lessee	2925 N. Holton St.
			Request to occupy the premises as a day care center for 25-35 children infant to 12 yrs. of age, Monday-Friday 6:00a.m.-10:00 pm	
28	6 th	25343 Special Use	Jason Thomas Flooring, Inc., Lessee	1012 E. Center St.
			Request to occupy the premises as a contractor's shop	
29	7 th	25393 Special Use	Roberta Henny, Lessee	2462 W. Fond Du Lac Av.
			Request to occupy the premises as a day care center for 80 children and increase the age and time to infant to 12yrs of age, Monday-Friday 6:00am-11:00pm	
30	7 th	25394 Special Use	Shady Grove Missionary Baptist Church Property Owner	2579 N. 35th St.
			Request to continue occupying the premises as a religious assembly hall	

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**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	8 th	25506 Special Use	Michael Rice, Lessee	1553 S. 38th St.
			Request to occupy a portion of the premises as a motor vehicle sales facility	
32	8 th	25168 Special Use	Khalid Ahemed, Property Owner	4229 W. Greenfield Av.
			Request to continue occupying the premises as a motor vehicle filling station & convenience store (5:00am-Midnight)	
33	9 th	25521 Special Use	Jerry Roll & Sandra Desjarden Advanced Veterinary Care Clinic, LLC; Prospective Buyer	7810 W. Good Hope Rd.
			Request to occupy the premises as an animal clinic	
34	10 th	25492 Special Use	Calvary Baptist Church Mr. George Gary; Property Owner	2944-50 N. Teutonia Av.
			Request to occupy the premises as a parking lot for the adjacent religious assembly hall	
35	11 th	25404 Dim Var.	Benjamin R. Tuck, Property Owner	3528 S. 87th St.
			Request to allow a 7ft fence in the rear yard of the premise	
36	12 th	25464 Use Variance	James Dieter 1236 West Pierce St., LLC; Property Owner	1236 W. Pierce St.
			Request to occupy the premises as a secondhand store (antique store)	

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<b><u>No.</u></b>	<b><u>Dist.</u></b>	<b><u>Type.</u></b>		

**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 these items.

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|----|-------|----------------------|--|------------------|
| 37 | 13 th | 25291<br>Dim Var.    | Mark E. Steinmetz Jr., Property Owner  | 3946 S. 2nd St.  |
|    |       |                      | Request to allow an 8 ft. porch depth on the premises  |                  |
| 38 | 1 st  | 25271<br>Special Use | Linda Anthony, Property Owner  | 4585 N. 23rd St. |
|    |       |                      | Request to occupy the premises as a day care center for 20 children newborn to 12yrs of age, Monday-Friday 6:30am-Midnight |                  |
| 39 | 2 nd  | 25066<br>Special Use | Frist Payday Loan of Wisconsin, LLC<br>d/b/a First Payday Loan; Lessee   | 5570 N. 76th St. |
|    |       |                      | Request to occupy the premises as a payday loan agency   |                  |
| 40 | 9 th  | 25412<br>Special Use | Lamon & Quintella Pippin, Lessee   | 6403 N. 51st St. |
|    |       |                      | Request to occupy the premises as an adult family home for 4 adults  |                  |

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**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 these items.

41	12 th	25516 Resubmission Request	Inderieet S. Dhillon Dhillon's Market, Inc.; Property Owner	551-75 W. Becher St.
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Request for a resubmission request to occupy the premises as a motor vehicle filling station, convenience store, apartments, and laundromat

**2:15 p.m. – Public Hearing**

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.

42	13 th	25432 Special Use	John R. Rathmann Community Growth, Inc.; Lessee	2111 W. Bridge St.
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Request to occupy the premises as a adult family home for 3 residents

43	13 th	25438 Dim Var.	Braeger Ford, Property Owner	3804 S. 27th St.
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Request to add additional signage to the existing motor vehicle repair facility

44	13 th	25279 Special Use	Edward G. & Mary T. Ennis	5150 S. 27th St.
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Request to continue occupying the premises as a motor vehicle sales and repair facility

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**2:15 p.m. – Public Hearing (continued)**

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45	13 th	25395 Special Use	Anthony Arteaga, Property Owner  Request to construct an addition on the premises and occupy it as a contractor's shop	4000 S. Pine Av.
46	16 th	25398 Dim Var.	Robert Paul Leuck, Property Owner  Request to convert a single-family dwelling into a two-family residential dwelling	532 N. 54th St.
47	17 th	24319 Dim. Var.	Latonia Snowden, Lessee  Request to occupy the premise as a shelter care facility for 8 children	2423-25 N. 16th St.
48	17 th	25443 Special Use	Willie D. Weeks Sr., Property Owner  Request to continue occupying the premises as a motor vehicle repair facility with the addition of a second hand sales facility (used parts)	1819 W. North Av.
49	17 th	25255 Special Use	Horizons, Inc., Property Owner  Request a request to occupy the premises as a social service facility	1863 N. 25th St.

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**2:15 p.m. – Public Hearing (continued)**

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50	1 st	24565 Special Use	Kert Owens, Property Owner	4011 W. Hampton Av.
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Request to occupy the premises as a community living arrangement for 5-8 boys ages 6yrs-12yrs

51	1 st	25471 Special Use	Donald Harmon, Property Owner	5258 N. 57th St.
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Request to provide services for developmentally disabled clients to the existing community based residential facility for 5 residents

52	1 st	24990 Use Variance	Islamic Family & Social Service, Lessee	5150 N. 32nd St.
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Request to occupy a portion of the premises as a social service facility

**3:15 p.m. – Public Hearing**

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	2 nd	25041 Special Use	Shella Novin, Lessee	4502 N. 67th St.
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Request to occupy the premises as an adult family home for 4 residents

54	2 nd	25317 Special Use	Robert Knoop, Lessee	6815 W. Capitol Dr.
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Request to occupy a portion of the premises as a social service facility

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**3:15 p.m. – Public Hearing (continued)**

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55	2 nd	25318 Special Use	Marvin Wilson, Property Owner  Request to add motor vehicle sales to the existing motor vehicle repair facility	7540 W. Fond Du Lac Av.
56	2 nd	25367 Special Use	Ahmadiyya Movement in Islam Narsarullah Ahmad; Property Owner  Request to occupy the premises as a secondary/elementary school	5600 W. Fond Du Lac Av.
57	2 nd	25500 Special Use	George Taylor, Lessee  Request to occupy the premise as a motor vehicle repair and sales facility (sales of vehicles & parts)	6300 N. 76th St.
58	2 nd	25408 Special Use	James & Arnetta Standberry, Prospective Buyer  Request to occupy the premises as a day care center for 75 children infant to 11 yrs of age, Monday-Friday 6:00am-6:00pm	7516 W. Burleigh St.
59	2 nd	24436 Special Use	Joe L. Turner, Property Owner  Request to occupy the premises a community living arrangement for 14 adults	7740-42 W. Potomac Av.

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**3:15 p.m. – Public Hearing (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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60	2 nd	24774 Special Use	Freddie Boyd, Property Owner  Request to occupy the premises as a community living arrangement for 4 adults	4532 N. 76th St.
61	2 nd	25016 Special Use	Lorri Williams (Rogers), Property Owner  Request to occupy the premises as an adult family home for four individuals	4756 N. 74th St.
62	2 nd	25336 Use Variance	FTH Properties LTD Fred T. Holfstede; Property Owner  Request to construct a contractor's shop addition to the existing real estate sales facility	6642-44 W. Lisbon Av.
63	2 nd	24352 Special Use	Kenneth & Sandra Silmon, Property Owner  Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults	4104 N. 63rd St.
64	4 th	25212 Special Use Dim. Var.	Guillermo Garcia, Lessee  Request to operate a motor vehicle sales and repair facility on the premises without the required landscaping	505 N. 27th St.
65	4 th	25502 Special Use Dim. Var.	Urban Developers LLC., Urban Developers LLC.  Request to construct a parking structure on the premises	601 W. State St.

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**3:15 p.m. – Public Hearing (continued)**

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66	4 th	25273 Special Use/ Dim Var.	Naseem & Co. LLC, Property Owner	200 N. 35th St.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store operating from 5 a.m. until midnight with a car washing facility open from 8:00 a.m. - 8:00 p.m (additionally the proposed pylon sign is larger and higher than code allows)

67	4 th	24845 Special Use	Chahal Corporation, Lessee	3308 W. Vliet St.
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Request to continue occupying the premises as a motor vehicle pumping station and convenience store with operating hours of 5 a.m. to midnight

**4:15 p.m. – Public Hearing**

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.

68	5 th	24531 Special Use	Vickie Ruth Gaillard, Property Owner	4480 N. 85th St.
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Request to occupy the premises as a community living arrangement for 5 adults

69	5 th	24327 Special Use	Bobbie J. Davis, Lessee	8613 W. Fond Du Lac Av.
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Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled)

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<b><u>No.</u></b>	<b><u>Dist.</u></b>	<b><u>Type.</u></b>		

**4:15 p.m. – Public Hearing (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.

70	6 th	25425 Dim Var.	Dennis J. Rehberg, Property Owner  Request to construct a 4 unit multi-family residential dwelling on the premises (without the required setbacks)	2800 N. Pierce St.
71	7 th	24780 Special Use	Rhonda L. Miller, Property Owner  Request to occupy the premises as an adult family home for 4 residents	2735 N. 46th St.
72	7 th	25488 Special Use	Kimberly Zulkowski & Alan Zulkowski Lessee  Request to occupy the premises as a community living arrangement for 4 residents	2634 N. 60th St.
73	7 th	25452 Special Use	Regina Williams, Lessee  Request to occupy the premises as a social service facility and day care center for 25 children 2 yrs to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m. and Saturday 23 hrs per day (Social Service facility will have the same hours as daycare except on Saturdays, it would be open 24 hrs)	2415 W. Fond du Lac Ave.

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**4:15 p.m. – Public Hearing (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.

74	8 th	25064 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee  Request to occupy the premises as a payday loan agency	3164 S. 27th St.
75	8 th	25406 Special Use	Salvador Sanchez, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility and body shop	2534 W. Greenfield Av.
76	9 th	25341 Special Use	M. Judy Mays, Property Owner  Request to occupy the premises as a 24hr day care center for 8-20 children infant to 12yrs of age, Monday-Sunday	5378 N. Hopkins St.
77	9 th	25448 Special Use/ Dim Var.	David Cunningham Bay Development LLC; Property Owner  Request to occupy a portion of the premises as a wholesale trade, office, and retail facility of the existing indoor storage facility	6045 N. Teutonia Av.
78	9 th	25439 Special Use	Cornell Stallworth, Property Owner  Request to occupy the premises as an adult day care center for 15 adults, Monday-Friday 7:00 a.m. - 5:00 p.m	4911 W. Mill Rd.

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**5:15 p.m. – Public Hearing**

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.

79	9 th	24782 Special Use	Shaquanna Briggs, Lessee  Request to occupy the premises as a adult family home for 3 individuals	7040 N. 60th St.
80	9 th	24956 Special Use	Tammy Adenekan, Prospective Buyer  Request to occupy the premises as an adult family home for 4 individuals	5773 N. 32nd St.
81	10 th	25459 Special Use	Euranna Odom, Property Owner  Request to occupy the premises as a community living arrangement for 5 clients	3703 N. 15th St.
82	10 th	25495 Special Use	Timekey Thomas, Lessee  Request to occupy the premises as an adult family home for 4 residents	3069 N. 24th Pl.
83	12 th	25455 Dim Var/ Special Use	Iglesia Pentecostal Restauracion de Vida Danny Mendez, Lessee  Request to occupy the premises as a religious assembly hall without the required parking	2221 W. National Av.

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**5:15 p.m. – Public Hearing (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.

84	12 th	25333 Use Variance	Elisa Maldonado, Property Owner	2075 S. 13th St.
Request to occupy the premises as an assembly hall				

**5:45 p.m. – Public Hearing (Contested)**

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

85	14 th	25335 Special Use	Endeavour Group Investments, LLC Prospective Buyer	2110 E. Oklahoma Av.
Request to occupy the premises for a coffee shop with a drive-through facility and 2 fast-food/carry-out restaurants				

**6:15 p.m. – Public Hearing (Contested)**

Please note that each item scheduled for a public hearing has been scheduled for approximately thirty minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

86	4 th	25220 Special Use	Wisconsin Center District Bob Seefeld; Property Owner	400 W. Wisconsin Av.
Request to add additional parking to the existing surface parking lot				

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.