

AGENDA

November 18, 2004

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 18, 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	10th	25548 Special Use <i>Dismissal</i>	The Theological Seminary of the Holy Cross Old Roman Catholic Brotherhood / Divine Compassion; Prospective Buyer Request to occupy the premises as an emergency residential shelter, religious assembly and social service facility (all would be accessory uses to the proposed seminary on site)	5310 W. North Av.
2	12th	26132 Special Use <i>Dismissal</i>	Paul P. Mueller, Property Owner Request to occupy the premises as a tavern and assembly hall (banquet hall)	818 S. Water St.
3	14th	26230 Extension of Time	Liliana E. Gutierrez, Property Owner Request for an extension of time to comply with conditions of case No.25086	801 W. Linus St.

Board of Zoning Appeals, Hearing on Thursday, November 18, 2004

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2:00 p.m. Administrative Consent Agenda (continued)

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4	3rd	26039 Appeal of an Order <i>Dismissal</i>	Kendall Breunig Astor, Inc.; Lessee	718 E. Pearson St.
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Request to appeal an ordered issued by the Department of Neighborhood Services determining the premises to a rooming house

5	5th	25871 Use Variance <i>Dismissal</i>	Falls Baptist Church & Baptist College of Ministry Lessee	4743-45 N. 77th Ct.
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Request to occupy the premises as a dormitory for 12 individuals (six per unit)

2:00 p.m. - Consent Agenda

Items Scheduled for approval on the Consent Agenda

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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.

6	8th	26199 Special Use	Gary Swiger, Lessee	4209 W. Greenfield Av.
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Request to continue occupying the premises as a sales facility (used cars & trucks)

7	9th	26252 Special Use	Bulk Petroleum Corp., Property Owner	4209 W. Silver Spring Dr.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store

8	9th	26254 Special Use	Arkadiy Tsirlin, Property Owner	5200 W. Mill Rd.
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Request to add motor vehicle sales to the existing motor vehicle repair facility

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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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9	11th	26204 Dim Var.	Kathleen M. Schroeder, Property Owner	3172-78 S. 95th St.
			Request to combine the parcels and construct a single-family residential dwelling without the required number of stories and the minimum required dwelling height	
10	12th	26177 Dim Var./ Special Use	James J. Valona, Property Owner	822 W. Scott St.
			Request to continue occupying the premises as a rooming house for 11 persons without the minimum required number of parking spaces	
11	12th	26220 Special Use	Lupe Martinez, Property Owner	802 W. Historic Mitchell St.
			Request to continue occupying the premises as a social service facility	
12	12th	26244 Dim. Var./ Special Use	Jose Zarate Second Street Properties	607 S. 5th St.
			Request to occupy the premises as an assembly hall without the minimum required number of parking	

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2:00 p.m. - Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda

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13	13th	26162 Dim. Var.	Amanda Herriges Property Owner	160 W. Saveland Av.
			Request to erect a 6ft. fence in the front yard setback of the premises which exceeds the maximum required height	
14	14th	26218 Special Use	Robert R. Tuttle	2216 S. Kinnickinnic Av.
			Request to occupy the premises as a second-hand store (antique store)	
15	14th	26164 Dim Var.	David Fono, Property Owner	3307 S. Ellen St.
			Request to construct a deck on the premises that extends into the front yard setback	
16	15th	26200 Special Use	Community Baptist Church of Greater Milwaukee Other	4231 W. North Av.
			Request to continue occupying the premises as a day care center for 20 children ages infant to 2 yrs of age, using the 1st floor & a portion of the second floor, Monday-Friday 6:00 AM-6:00 PM	
17	15th	26212 Special Use	Roosevelt Fisher & Monique Fisher Property Owner	1739 N. 35th St.
			Request to increase the hours of operation from Monday-Friday 8:00a.m. - 5:00p.m. and Saturday 8:00a.m. - 2:00p.m. to Monday-Friday 9:00a.m. - 7:00p.m. and Saturday 9:00a.m. - 4:00p.m. to the existing motor vehicle repair and sales facility	

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2:00 p.m. - Consent Agenda (continued)

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| 18 | 1st | 26194
Special Use | Tonja Thomas, Lessee | 4639 W. Mill Rd. |
| | | | Request to occupy a portion of the premises as a day care center for 70 children infant to 12yrs of age, Monday-Sunday 6:00AM to 6:00PM and a social service facility (GED classes, literary workshops, parenting classes, reading assistance program) | |
| 19 | 2nd | 26239
Special Use | Mary Brown, Lessee | 6627 W. Capitol Dr. |
| | | | Request to continue occupying the premises as a 24 hr. day care center for 68 children, infant-12yrs of age, operating Monday-Friday | |
| 20 | 3rd | 26224
Special Use | Merlin W. Brose, Property Owner | 1334 N. Van Buren St. |
| | | | Request to continue occupying the premises as a motor vehicle commercial parking lot and general storage in the lower level | |
| 21 | 4th | 26208
Special Use | Semen Melikhov, Lessee | 275 W. Wisconsin Av. |
| | | | Request to occupy a portion of the premises as a second-hand store (new and used jewelry store) | |
| 22 | 4th | 26211
Special Use | John Groh, Property Owner | 316-18 W. State Av. |
| | | | Request to continue occupying the premises as a parking lot | |
| 23 | 5th | 26086
Dim Var. | Andrea Islas, Property Owner | 3778 N. 87th St. |
| | | | Request to erect a fence on the premises over the maximum height allowed by code | |

Board of Zoning Appeals, Hearing on Thursday, November 18, 2004

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2:00 p.m. - Consent Agenda (continued)

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24	6th	26240 Dim Var.	Perry Nagle, Property Owner	133 E. Garfield Av.
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Request to construct a detached garage on the premises without the minimum required west side setback

25	7th	26178 Special Use	Evonia Bonds God's Future Scholars; Lessee	2535 W. Center St.
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Request to occupy the premises as a 24 hr. day care center for 60 children (per shift) infant to 12yrs of age, Monday-Sunday

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.

26	2nd	24592 Special Use	Scott Wilder Property Owner	7412 W. Silver Spring Dr.
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Request to occupy the premises as a community living arrangement for 12 adults

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.

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27	9th	26085 Special Use	Bell Therapy/Belwood Ltd., Lessee	5151 W. Silver Spring Dr.
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Request to add 12 residents (totaling 40) to the previously board approved community living arrangement

28	9th	26176 Special Use	Timothy Taylor, Property Owner	6333 W. Florist Av.
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Request to occupy the premises as a transitional living facility for 16 clients

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

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29	9th	25519 Special Use	Sprint PCS c/o Jason Funk; Lessee Request to construct an 80 ft. monopole telecommunications tower which exceeds the allowable height by 35 ft	5618 N. 62nd St.
30	9th	25953 Special Use	Shartavia Adams, Lessee Request to occupy the premises as a 24 hr. day care center for 8 children infant to 12yrs of age Monday-Sunday	5510 N. 58th St.
31	10th	26159 Special Use	Double 'E' Automotive Supply Inc. Kar-Kare Service Center; Lessee Request to continue utilizing the premises as a motor vehicle repair facility with an expansion of the service bays on site (internally) and the addition of motor vehicle sales on site without the required landscaping	6201 W. Blue Mound Rd.
32	10th	24611 Special Use	Pat Echols, Property Owner Request to occupy the premises as a community living arrangement for 4 adults	2766 N. 54th St.
33	10th	26028 Special Use	Pearlie M Caston, Lessee Request to occupy the premises as an adult family home for 8 elderly, developmentally disabled adults (4 adults in the upper unit & 4 adults in lower unit)	2971-73 N. 61st St.

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

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34	14th	26161 Dim Var.	Beverly Koch, Property Owner Request to raze the detached garage and parking drive on the premises eliminating the minimum required off-street parking	1728 E. Iron St.
35	14th	25668 Special Use	Marlene's Touch of Class, Prospective Buyer Request to occupy the premises as a second-hand store	2929 S. 13th St.
36	15th	26002 Special Use	Anthony James, Lessee Request to occupy the premises as a motor vehicle sales facility	3230 W. Lisbon Av.
37	15th	26139 Special Use	Tree of Life Church Demetri Berklatter; Property Owner Request to occupy the premises as a religious assembly hall with a 24 hr homeless shelter	3420 W. Center St.
38	15th	26171 Special Use	Latesha L. Robinson, Lessee Request to occupy the premises as group home for 8 girls 12yrs-17yrs of age (from Milwaukee County and children's court)	1122 W. Wright St.

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

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39	15th	26182 Use Variance	James E. Moore A.A.N.A. Real Estate; Property Owner	2837 N. 40th St.
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Request to occupy the premises as a transitional living facility for 8 residents

40	15th	24765 Special Use	Gwendolyn Jackson, Property Owner	1702 N. 40th St.
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Request to occupy the premises as a group home for 8 children ages 12yrs-18yrs

41	15th	25949 Special Use	Ms. Brendis Hopson Lessee	4731 W. North Av.
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Request to occupy the premises as an adult day care center, Monday-Saturday 6:00 AM-6:00 PM (20 clients maximum)

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.

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42	15th	26077 Special Use	Bridget Howard, Other	2747 N. 40th St.
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Request to occupy the premises as a day care facility for 8 children infant to 12 yrs of age, Mon.-Sun. 6:00 AM-2:30 PM & 11:00 PM-6:00 AM

43	15th	26069 Special Use	Raymond Cooper, Property Owner	2668-74 N. 38th St.
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Request to occupy the premises as a day care center for 16 children infant to 12 yrs of age, Mon.-Fri. 6:00a.m. -11:00p.m. and Sat. 8:00a.m.-5:00p.m

44	1st	25924 Dim Var.	Luz Stella Gill, Property Owner	5929 N. 40th St.
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Request to allow a 6 ft. fence around the perimeter of the premises

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

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45	1st	26142 Special Use	Turning Point Ministries Pastors Sandra Scott & Denise White; Lessee Request to occupy the premises as a social service facility and a religious assembly	5235 N. 35th St.
46	1st	25864 Use Variance	OIC-GM attn. John C. White Jr.; Lessee Request to occupy the premises as a social service facility	4030 N. 29th St.
47	1st	26070 Special Use	Alma P. Gardner, Property Owner Request to occupy the premises as a community living arrangement for 6 adolescent males ages 12-17	5086 N. 48th St.
48	2nd	26154 Special Use	Claudett Zollicoffer, Lessee Request to occupy the premises as a day care center for 50 children infant to 12yrs of age, Monday - Friday 6:00 a.m.- 6:00 p.m.	6427 W. Capitol Dr.
49	2nd	26168 Special Use	Lurean L. Nelson Slocum, Property Owner Request to occupy the premises as an adult family home for 4 individuals (ambulatory adults)	4109 N. 50th St.
50	2nd	25905 Special Use	Ms. Kendra Terry, Lessee Request to occupy the premises as a 24 hr day care center for 30 children per shift infant to 12yrs of age, Monday-Sunday	8950-52 W. Appleton Av.

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

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| 51 | 2nd | 26143
Special Use | Madeline Thornton, Property Owner

Request to increase the hours of operation on Saturday & Sunday from 6:00 AM-6:00 PM to 6:00 AM - Midnight and continue occupying the premises as a day care center for 100 children per shift infant to 12yrs of age, Monday-Friday 6:00AM-Midnight | 8421 W. Villard Av. |
| 52 | 2nd | 26011
Special Use | Jeff Eaton, Lessee

Request to add a contractor's yard and continue occupying the premises as an office, equipment repair (repair personal and business vehicles) and contractor's shop | 7219 W. Fond Du Lac Av. |
| 53 | 2nd | 26037
Special Use | Nelson Foley, Property Owner

Request to occupy the premises as a community living arrangement for 5-8 adults with developmental disabilities | 6336 W. Fond Du Lac Av. |
| 54 | 2nd | 25821
Special Use | Cashland Check Cashing Corp.
Property Owner

Request to continue occupying the premises as a currency exchange | 5500 W. Fond du Lac Av. |

4:15 p.m. – Public Hearing

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|----|-----|----------------------|--|-------------------|
| 55 | 3rd | 26073
Special Use | TATA Petroleum Inc., Property Owner

Request to add a car wash to the existing motor vehicle filling station, convenience store and restaurant | 1030 E. North Av. |
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4:15 p.m. – Public Hearing (continued)

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56	3rd	26192 Special Use	Pat & Paul Haislmaier, Property Owner Request to raze the 2 story wood porch on site and construct a 3 story side addition to the existing Board approved office building	1042 E. Juneau Av.
57	3rd	26119 Special Use	Jose Rodriguez & Joe Johnson, Lessee Request to occupy the premises as a motor vehicle repair and sales facility	632 E. Center St.
58	4th	26063 Special Use	Betty J. Bush, Property Owner Request to occupy the premises as an adult day care facility	1526 N. 28th St.
59	5th	26110 Special Use	Jacqueline & Neal Singer, Property Owner Request to occupy the premises as a 24 hr day care facility for 8 children per shift, infant to 12yrs of age, Monday-Sunday	3771-73 N. 87th St.
60	5th	26193 Dim Var.	John F. & Marcia R. Koehler, Prospective Buyer Request to construct a single-family residential dwelling without the minimum required building height and minimum number of stories	4308 N. 100th St.
61	6th	26149 Special Use	Bennie Galloway, Other Request to occupy the premises as a day care facility for 8 children infant to 12yrs of age, Monday - Friday 7:00 a.m.- 6:00 p.m.	912 W. Nash St.

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4:15 p.m. – Public Hearing (continued)

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62	6th	26172 Special Use	Eboness Briant, Property Owner	3353 N. 17th St.
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Request to occupy the premises as a day care center for 20 children infant to 12yrs of age Monday-Friday 6:00 AM-6:00 PM

63	6th	26195 Dim Var.	Leonard G. & Melinda Holley Property Owner	2435 N. 4th St.
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Request to construct a single-family residential dwelling without the minimum required front facade width, front setback, and without the garage door minimum required setback behind the front facade

64	6th	25987 Special Use	Tammy Campbell, Lessee	3355 N. 20th St.
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Request to occupy the premises as 24 hr. day care facility for 8 children (per shift) infant to 12yrs of age, Monday-Sunday

65	6th	26096 Special Use	Rev. Joe Todd Ephesians Missionary Baptist Church; Property Owner	2418 N. 6th St.
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Request to occupy a portion of the existing religious assembly hall as a day care center for 72 children infant to 12yrs of age, Monday-Saturday 6:00AM-6:00PM

66	6th	26009 Special Use	Lolita Scott & Carolyn Scott, Property Owner	3035 N. 10th St.
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Request to occupy the premises as a shelter care facility for 8 children (girls), 8yrs-17yrs

67	6th	26105 Special Use/ Dim Var.	Sunrise Baptist Church, Prospective Buyer	3725 N. Teutonia Av.
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Request to remodel the existing structure and occupy the premises as a religious assembly

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4:15 p.m. – Public Hearing (continued)

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68	7th	25943 Special Use	Ibrahim Mahmoud, Prospective Buyer	4344 W. Capitol Dr.
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Request to occupy the premises as a motor vehicle repair facility and body shop (sale and installation of auto body and auto accessories)

69	7th	25947 Special Use	Shawna K. Whitehead, Lessee	4672 N. 40th St.
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Request to increase the hours of operation of the existing family day care from the current hours of 6:00 am - 10:00 pm to 24 hrs. per day (8 children on site, infant to 12 years of age)

5:30 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.

70	14th	25516 Special Use	Inderieet S. Dhillon, Dhillon's Market, Inc. Property owner	551-75 W. Becher St.
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Request to continue occupying the premises as a motor vehicle filling station and convenience store with the addition of a car wash (with apartments above) and a Laundromat (with apartments above)

6:00 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.

71	15th	25638 Special Use	Maurice Lawrence, Prospective Buyer	2121 W. North Av.
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Request to occupy the premises as a social service facility

6:30 p.m. – Public Hearing (Contested)

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72	4th	23779 Special Use	Repairers of the Breach, Inc. Ms. Mac Canon Brown, Exec. Dir.; Property Owner	1335 W. Vliet St.
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Request to continue occupying the premises as a social service facility (daytime resource center) with expanded services to include use of the entire building and a medical office

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7:00 p.m. – Public Hearing (Contested)

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73	7th	25089 Special Use	Community Loans of America D/B/A Wisconsin Auto Title Loans, Lessee Request to add a payday loan agency to the existing title loan agency	3500 W. Capitol Dr.
74	9th	25060 Special Use	QC Financial Services Inc., Lessee Request to occupy a portion of the premises as a payday loan agency	6454 N. 76 th St.
75	12th	25463 Special Use	First Payday Loan of Wisconsin, LLC Request to occupy a portion of the premises as a payday loan agency	1200 W. Historic Mitchell St.
76	13th	25460 Special Use	First Payday Loans of Wisconsin LLC D/B/A First Payday Loan; Lessee Request to occupy a portion of the premises as a payday loan agency	3180 S. 27 th St.

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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.