



Board of Zoning Appeals

Chairwoman
Catherine M. Doyle
 Vice Chairman
Henry Szymanski
 Members
Martin E. Kohler
Jose L. Dominguez, Jr.
Jewel Currie
 Alternates
Karen D. Dardy
 Secretary
Lindsey St. Arnold Bell

AGENDA

July 24, 2014

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 24, 2014**, commencing at **2:00 p.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.

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	10th	32155 Special Use <i>Dismissal</i>	Brenda Luckett, Property Owner Request to occupy a portion of the premises as a community living arrangement for 19 occupants	5202 W. Lisbon Av.
2	1st	32954 Special Use <i>Dismissal</i>	Antonio Hopgood, Lessee Request to add a motor vehicle repair facility to the Board approved car wash	2335 W. Atkinson Av.
3	1st	33243 Special Use <i>Dismissal</i>	LaLonde Contractors Inc., Property Owner Request to occupy the premises as a temporary concrete/batch plant	2826 W. Silver Spring Dr.



Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

4	3rd	33121 Special Use Dismissal	Ian Wright, Lessee Request to occupy the premises as a community center	705 E. Center St.
5	8th	33250 Extension of Time	Arandas Auto Body & Sales, Property Owner Request for an extension of time to comply with the conditions of case #32391	2253 S. 23rd St.
6	8th	33251 Extension of Time	Arandas Auto Body & Sales, Property Owner Request for an extension of time to comply with the conditions of case #32227	2263 S. 23rd St.

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.*

7	7th	33164 Special Use	Nana's Cozy Corner, Inc., Lessee Request to continue occupying the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	4006 N. 42nd St.
8	7th	33239 Special Use	Nana's Cozy Corner, Inc., Lessee Request to continue occupying the premises as a day care center for 31 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	4008 N. 42nd St.

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

9	7th	33229 Special Use	Kurt Gallatin, Property Owner Request to continue occupying the premises as a contractor's yard	3928 W. Fond Du Lac Av.
10	7th	33245 Dimensional Variance	Sherman Park Lutheran School, Property Owner Request to erect a freestanding sign that exceeds the number allowed per site (allowed 1 / proposed 2)	2703 N. Sherman Bl.
11	7th	33255 Special Use	Temple of the Holy Spirit, Property Owner Request to continue occupying the premises as a religious assembly hall	4444 W. Capitol Dr.
12	7th	33296 Use Variance	ATTIC Correctional Services Inc., Lessee Request to continue occupying the premises as a transitional living facility	2808 N. 48th St.
13	8th	33196 Special Use/ Dimensional Variance	Iglesia Cristiana Palabra De Vida, Property Owner Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces (required 50 / proposed 27)	3232 W. Lincoln Av.
14	8th	33197 Special Use	Ofelia Sanchez, Lessee Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	2038 W. Forest Home Av.

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

15	8th	33221 Special Use	Mandeep Dhawan, Property Owner	3510 W. Lincoln Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
16	8th	33231 Special Use	Lydia Felde, Lessee	2926 W. Forest Home Av.
			Request to occupy the premises as a second-hand sales facility	
17	9th	33254 Use Variance	CTK Credit Union, Property Owner	7750 N. 60th St.
			Request to occupy a portion of the premises as a financial institution	
18	9th	33267 Special Use	Kids Having Fun Playcare LLC, Lessee	8615 W. Brown Deer Rd.
			Request to occupy the premises as a day care center for 62 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight and Sunday 9:00 a.m. - 9:00 p.m	
19	10th	33218 Special Use	Jarod Cronk, Lessee	5507 W. North Av.
			Request to occupy the premises as a second-hand sales facility	
20	11th	33304 Dimensional Variance	Edward and Amy Weed, Property Owner	2629 S. 68th St.
			Request to erect a front yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

21	12th	33244 Special Use	Tacos El Charrito LLC, Lessee	1338 W. Scott St.
			Request to continue occupying the premises as a catering service (this is a new operator)	
22	12th	33248 Special Use	Virginia Lopez, Lessee	1522 W. Becher St.
			Request to occupy the premises as a general office	
23	12th	33256 Special Use	Columbia St. Mary's, Inc., Lessee	1730 S. 13th St.
			Request to continue occupying the premises as a health clinic	
24	12th	33260 Special Use	Smartphone Repair Center, Lessee	1317 W. Lincoln Av.
			Request to continue occupying the premises as a second-hand sales facility	
25	13th	33279 Special Use	Steven Stys, Property Owner	4930 S. 6th St.
			Request to construct an addition to the existing building and to occupy the premises as a motor vehicle body shop	
26	14th	33275 Special Use	Starbucks Corporation, Lessee	2110 E. Oklahoma Av.
			Request to continue occupying the premises as a permitted fast-food/carry-out restaurant with a drive-through facility	

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

27	14th	33276 Dimensional Variance	Eric Seis, Property Owner	2529 S. Wentworth Av.
----	------	----------------------------------	---------------------------	-----------------------

Request to construct a porch that does not meet the minimum required front setback (required 19.5 ft. / proposed 17 ft.)

28	15th	33200 Special Use	Serena Brown, Lessee	4419 W. North Av.
----	------	----------------------	----------------------	-------------------

Request to continue occupying the premises as a day care center for 36 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight

29	15th	33236 Special Use	Nevada Corporation dba McDonald's, Franchisee	920 W. North Av.
----	------	----------------------	---	------------------

Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator)

30	15th	33246 Special Use	KP Petro Inc, Lessee	2514 N. 27th St.
----	------	----------------------	----------------------	------------------

Request to continue occupying the premises as a motor vehicle filling station

31	1st	33235 Special Use/ Dimensional Variance	New Dimensions Destiny Center, Property Owner	4108 W. Villard Av.
----	-----	--	---	---------------------

Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of required parking spaces (required 25 / proposed 5)

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

32	1st	33280 Special Use	Brilliant Minds Child Development Center Inc., Property Owner	4075 N. Teutonia Av.
			Request to occupy the premises as a day care center for 79 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m	
33	2nd	33156 Special Use	Ka Moua, Lessee	7401 W. Fond Du Lac Av.
			Request to occupy the premises as a ground transportation service	
34	2nd	33266 Special Use	Liberty and Truth Ministries, Property Owner	6109 W. Fond Du Lac Av.
			Request to occupy the premises as a social service facility	
35	4th	33234 Special Use	Prana Wellness LLC, Lessee	123 E. Wells St.
			Request to occupy a portion of the premises as a personal instruction school	
36	4th	33261 Special Use	Iowa College Acquisition, LLC, Lessee	201 W. Wisconsin Av.
			Request to continue occupying the premises as a college	
37	4th	33277 Special Use	A Promising Future Early Education Center LLC, Lessee	2430 W. Wells St.
			Request to increase the number of children from 37 to 50 per shift and increase the hours of operation from Monday - Friday 7:30 - 5:30 to Monday - Sunday 6:00 a.m. - midnight for the Board approved day care center for children infant - 12 years of age	

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p>2:00 p.m. - Consent Agenda (Continued) <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>				
38	5th	33268 Use Variance	Community Financial Service, Lessee Request to continue occupying the premises as a currency exchange	10400 W. Silver Spring Dr.
39	6th	33198 Special Use	Thomas Smith Sr., Property Owner Request to continue occupying the premises as a motor vehicle repair facility and car wash	1102 W. Atkinson Av.
40	6th	33269 Dimensional Variance	Russ Klisch, Property Owner Request to construct an addition to the existing permitted warehouse that does not meet the minimum required buffer or minimum required landscaping, and to erect a fence with barbed wire that exceeds the maximum allowed height	218 E. Keefe Av.
41	6th	33285 Special Use	Tamarack Waldorf School, Lessee Request to occupy the premises as an elementary and secondary school	2628 N. Martin L King Jr Dr.

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 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.

42	7th	32072 Special Use/ Dimensional Variance	Otha Howard, Property Owner Request to construct an addition to the existing religious assembly hall that does not meet the minimum required window height	5532 W. Hampton Av.
43	8th	33215 Special Use	Aneudy Rodriguez Mendoza, Lessee Request to occupy the premises as a currency exchange facility	2029 W. Mitchell St.
44	8th	33284 Special Use	Filiberto Ruiz, Property Owner Request to occupy the premises as a motor vehicle repair facility	2934 W. Burnham St.
45	10th	33204 Special Use	Umenia White, Lessee Request to occupy the premises as a community center	5423 W. Vliet St.
46	10th	33219 Special Use	Precious Blessings Learning Center, Lessee Request to occupy the premises as a day care center for 75 children per shift infant - 13 years of age, operating Monday - Sunday 5:30 a.m. - 1:00 a.m	7255 W. Appleton Av.

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

2:00 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	10th	33253 Dimensional Variance/ Special Use	Educator's Credit Union, Property Owner	6131 W. Center St.
----	------	--	---	--------------------

Request to construct a building with a drive-through facility and to occupy the premises as a permitted financial institution that does not meet the minimum glazing requirements or primary entrance door requirements

48	10th	33294 Special Use	Christ Mesoloras, Lessee	5616 W. Lisbon Av.
----	------	----------------------	--------------------------	--------------------

Request to occupy the premises as a motor vehicle sales facility

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.

49	10th	33271 Special Use/ Dimensional Variance	Border Patrol of Wisconsin, Inc., Property Owner	5630 W. North Av.
----	------	--	--	-------------------

Request to raze the existing structure and rebuild a fast-food/carry-out restaurant that exceeds the front and side setback, the maximum number of allowed parking spaces and has parking located between the street façade and the street lot line

50	12th	33281 Special Use	Pieper Properties, Property Owner	300 W. Florida St.
----	------	----------------------	-----------------------------------	--------------------

Request to occupy the premises as an accessory use parking lot

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

3:00 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	12th	32742 Special Use/ Dimensional Variance	Smart Dollar Auto, Lessee Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	1605 W. Forest Home Av.
52	13th	33225 Special Use	Daniel Bzdawka Lessee Request to occupy the premises as a car wash	6238 S. 27th St.
53	15th	33132 Special Use	John Sims, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2419 W. Fond Du Lac Av.
54	15th	33212 Special Use	Monica Miller, Lessee Request to occupy the premises as a day care center for 40 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m	3732 W. Lisbon Av.
55	1st	33071 Special Use	Kaiser Property Investments, LLC, Property Owner Request to occupy the premises as a motor vehicle sales facility	6770 N. 43rd St.

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

56	1st	33178 Special Use	Growing Minds Child Development Center, Lessee	2812 W. Fairmount Av.
----	-----	----------------------	--	-----------------------

Request to continue occupying the premises as a day care center for 82 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight

57	1st	33289 Other	Gurdev Singh, Property Owner	5208 N. Teutonia Av.
----	-----	----------------	------------------------------	----------------------

Request to modify condition #10 of case #32962 stating that "the driveway approaches may be a maximum width of 30 feet."

58	2nd	32949 Special Use	Lurean Nelson Slocum, Property Owner	6435 W. Capitol Dr.
----	-----	----------------------	--------------------------------------	---------------------

Request to occupy the premises as an adult day care center

59	2nd	33041 Special Use	Nathaniel Pointer, Lessee	7419 W. Mill Rd.
----	-----	----------------------	---------------------------	------------------

Request to occupy a portion of the premises as a motor vehicle repair facility and body shop

60	2nd	33274 Special Use	Thomas Smith, Lessee	6623 W. Mill Rd.
----	-----	----------------------	----------------------	------------------

Request to occupy a portion of the premises as an adult day care center for 50 clients operating Monday - Friday 8:00 a.m. - 3:00 p.m

61	3rd	33140 Special Use	The Chateau LLC c/o Katz Properties, Inc., Property Owner	2535 N. Farwell Av.
----	-----	----------------------	---	---------------------

Request to continue occupying the premises as a rooming house for 54 occupants

Board of Zoning Appeals, Hearing on Thursday, July 24, 2014

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	-----------------	----------------------	-------------------------	-----------------

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.

62	6th	33038 Special Use	Donovan Robinson, Lessee Request to occupy the premises as a sit-down restaurant	3001 N. Richards 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, Milwaukee, WI 53202.