



Board of Zoning Appeals

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Vice Chairman
Henry Szymanski

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Martin E. Kohler
Jose L. Dominguez, Jr.
Jewel Currie

Alternates
Karen D. Dardy

Secretary
Lindsey St. Arnold Bell

AGENDA

January 15, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 15, 2015**, commencing at **4:00 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.

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	7th	33497 Special Use <i>Dismissal</i>	Vets 76, Inc., Lessee Request to occupy a portion of the premises as a social service facility	4222 W. Capitol Dr.
2	7th	33523 Special Use <i>Dismissal</i>	Klein Real Estate Development, Other Request to occupy a portion of the premises as an accessory use parking lot	3424 N. 27th St.



Board of Zoning Appeals, Hearing on Thursday, January 15, 2015

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. - Consent Agenda</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<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.</i>				
<i>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>				
3	12th	33546 Special Use	Eliezer Cosme, Lessee Request to occupy the premises as a religious assembly hall	1724 W. Mitchell St.
4	12th	33550 Special Use	Laura Basurto-Tejeda, Lessee Request to continue occupying the premises as an assembly hall	1984 S. 16th St.
5	12th	33561 Special Use	Council for the Spanish Speaking, Inc., Property Owner Request to continue occupying the premises as a day care center for 75 children per shift 3 - 5 years of age, operating Monday - Friday 7:00 a.m. - 5:30 p.m	239 W. Washington St.
6	12th	33564 Special Use	5th Ward Partners, LLC, Property Owner Request to occupy the premises as a principal use parking structure	505 S. 5th St.
7	12th	33581 Special Use	La Causa, Inc., Property Owner Request to add an elementary school for 180 children grades K4 - K5, operating Monday - Friday 8:30 a.m. - 3:30 p.m. to the Board approved day care center	809 W. Greenfield Av.
8	13th	33528 Special Use	Bridgeman Foods II, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	580 W. Layton 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>
<u>4:00 p.m. - Consent Agenda (Continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
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<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.</i>				
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9	13th	33556 Use Variance	Interfaith Older Adult Programs, Inc., Other Request to occupy a portion of the premises as a second-hand sales facility	2601 W. Howard Av.
10	14th	33554 Special Use	Happy Days Day Care Center 2, Property Owner Request to continue occupying the premises as a day care center for 70 children per shift infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	1202 W. Oklahoma Av.
11	15th	33538 Special Use	Doaj's Prestige of Special Education LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 26 children per shift infant - 13 years of age, operating Monday - Sunday	3828 W. Lisbon Av.
12	15th	33574 Special Use	Revive Youth & Family Center II, Lessee Request to continue occupying the premises as a group home for 5 occupants	2544 N. 22nd St.
13	1st	33522 Special Use	Community Car Wash, Lessee Request to occupy the premises as a motor vehicle repair facility and hand car wash	2335 W. Atkinson Av.
14	1st	33557 Special Use	Jerusalem Missionary Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall	2505 W. Cornell St.

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

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15	1st	33571 Special Use	Michelle Carson, Lessee	2458 W. Capitol Dr.
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Request to continue occupying the premises as a car wash (this is a new operator)

16	1st	33591 Special Use	Jeanie Carr, Lessee	5244 N. 35th St.
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Request to increase the hours of operation from Monday - Friday to Monday - Sunday 6:00 a.m. - midnight for the Board approved day care center for 40 children per shift infant - 12 years of age (this is a new operator)

17	2nd	33570 Use Variance	The O'Byrne Group LLC, Prospective Buyer	6050 N. 91st St.
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Request to occupy the premises as a Laundromat

18	2nd	33540 Special Use	Brauns Express, Lessee	6066 N. 76th St.
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Request to continue occupying the premises as a truck freight terminal

19	2nd	33562 Dimensional Variance	Christopher and Lori Harris, Property Owner	6050 N. 95th St.
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Request to allow a garage that exceeds the maximum allowed height (allowed 18.5 ft. / proposed 19 ft.)

20	3rd	33541 Special Use	7-Eleven, Inc., Lessee	3301 N. Oakland Av.
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Request to continue occupying a portion of the premises as an accessory use parking lot

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

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21	3rd	33558 Special Use/ Dimensional Variance	2531 N. Farwell, LLC, Property Owner	2531 N. Farwell Av.
			Request to continue occupying the premises as an principal use parking lot that does not meet the minimum required setback	
22	4th	33576 Special Use	Milwaukee and Kilbourn Parking Corp., Lessee	325 E. Kilbourn Av.
			Request to continue occupying the premises as a principal use parking lot	
23	4th	33577 Use Variance	Clear Channel Outdoor, Property Owner	1701 W. State St.
			Request to continue to allow an off-premise sign	
24	5th	33301 Special Use/ Dimensional Variance	Christian Ministries Worship Center, Lessee	8106 W. Appleton Av.
			Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 7 / proposed 5)	
25	5th	33555 Dimensional Variance	Abiding Word Evangelical Lutheran Church, Property Owner	9420 W. Capitol Dr.
			Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 38.1 sq.ft.)	
26	6th	33567 Special Use	Milwaukee Area Technical College, Lessee	1311 N. 6th St.
			Request to continue occupying the premises as a college	

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

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27	7th	33583 Special Use	Shannan McElroy, Lessee	3526 W. Capitol Dr.
			Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	
28	8th	33488 Special Use	Hales Corners Lutheran Church, Lessee	1127 S. 35th St.
			Request to occupy the premises as a social service facility	
29	9th	33559 Special Use	Precious Minds & Memories Childcare LLC, Lessee	6900 N. 76th St.
			Request to continue occupying the premises as a day care center for 46 children per shift infant - 13 years of age, operating Monday - Saturday 5:30 a.m. - midnight	
30	9th	33575 Dimensional Variance	PNR 2 LLC, Prospective Buyer	8180 W. Brown Deer Rd.
			Request to continue to allow 2 off premise signs that exceed the maximum allowed area and do not meet the minimum required distance between signs	
31	9th	33585 Special Use	Crystal Auto Body Inc., Property Owner	8722 N. Granville Rd.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	
32	10th	33513 Special Use	Mobile Automotive Services, Lessee	665 S. 72nd St.
			Request to occupy a portion of the premises as a motor vehicle sales and repair facility	

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33	11th	33483 Special Use	Scott Woeckener, Lessee	4266 S. 60th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

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.

34	12th	33327 Use Variance	Soraida Nunez, Property Owner	1900 W. Grant St.
			Request to occupy the premises as an assembly hall	

35	12th	33508 Use Variance	Reyco Express, LLC, Lessee	811 W. Historic Mitchell St.
			Request to occupy the premises as a currency exchange facility	

36	12th	33532 Use Variance	Dorothy Brown, Lessee	809 W. Burnham St.
			Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	

37	12th	33569 Dimensional Variance	Pittsburgh Perch, LLC, Property Owner	117 E. Pittsburgh Av.
			Request to construct a building that does not meet the minimum required side street setback or the minimum side street build-out	

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4:00 p.m. Public Hearings (Continued)

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| 38 | 13th | 33403
Dimensional
Variance | MRED Associates, Property Owner

Request to occupy the premises as a permitted retail establishment that does not meet the minimum required landscaping and to allow a sign that exceeds the maximum allowed height and area | 6292 S. 27th St. |
| 39 | 15th | 33446
Special Use | Solid Rock Pentecostal Church, Property Owner

Request to construct an attached garage and to continue occupying the premises as a religious assembly hall | 2800 W. Center St. |
| 40 | 15th | 33477
Special Use | Willie Weeks, Property Owner

Request to occupy the premises as an assembly hall | 1819 W. North Av. |

5:00 p.m. Public Hearings

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| 41 | 1st | 33116
Special Use | D'Quince Crowell, Lessee

Request to occupy the premises as a ground transportation service and a light and heavy motor vehicle storage facility | 4912 W. Villard Av. |
| 42 | 1st | 33201
Special Use | Auto Integration LLC, Lessee

Request to occupy the premises as a motor vehicle repair facility | 6333 N. Teutonia Av. |
| 43 | 1st | 33340
Special Use | Emad Elkhalifa, Lessee

Request to continue occupying the premises as a motor vehicle sales and repair facility | 5003 N. Teutonia Av. |

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5:00 p.m. Public Hearings (Continued)

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44	1st	33551 Special Use	The City of God, Lessee	2812 W. Fairmount Av.
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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

45	2nd	33065 Special Use	HeavensGate Int'l Churches, Lessee	5401 N. 76th St.
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Request to occupy a portion of the premises as a religious assembly hall

46	3rd	33510 Dimensional Variance	Luke and Katie Eshleman, Property Owner	1032 E. Pleasant St.
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Request to allow a parking space in the side setback

47	5th	33467 Special Use	Lucas Lorenzo, Lessee	3250 N. 77th St.
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Request to continue occupying the premises as a motor vehicle repair facility

6:00 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.

48	6th	33417 Special Use/ Dimensional Variance	AutoZone Development Corp., Prospective Buyer	709 E. Capitol Dr.
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Request to construct a permitted general retail establishment that exceeds the maximum required setbacks, does not meet the minimum required glazing, does not provide the required pedestrian access, does not meet the required dumpster screening, does not meet the required interior parking lot landscaping, and to allow parking between the front façade and the street

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6:00 p.m. Public Hearings (Continued)

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49	6th	33601 Use Variance	Cardinal Capital Management, Inc., Prospective Buyer Request to raze the existing structure and to construct a permanent supportive housing facility for 24 occupants	1918 N. 6th St.
50	7th	33548 Special Use	AR Jones LLC, Lessee Request to occupy a portion of the premises as an assembly hall	4610 W. Fond Du Lac Av.
51	7th	33606 Use Variance	New Horizon Center, Inc., Lessee Request to occupy the premises as a large group shelter care facility	4734 N. 39th St.
52	9th	33247 Special Use	Alvarez Repair LLC, Lessee Request to occupy a portion of the premises as a heavy motor vehicle repair facility	4725 W. Woolworth Av.
53	11th	33509 Use Variance/ Dimensional Variance	REO Motors, Inc., Lessee Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping	2741 S. 34th St.
54	11th	33560 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee Request to occupy a portion of the premises as a health clinic	9401 W. Beloit Rd.

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6:00 p.m. Public Hearings (Continued)

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55	11th	33544 Dimensional Variance	Gabriel Panta, Lessee Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 53.3 sq.ft. / proposed 73.3 sq.ft.)	6921 W. Oklahoma Av.
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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.