



**Board of Zoning Appeals**

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
**Jewel Currie**  
**Jennifer Current**  
**Eric Lowenberg**

Alternates  
**Karen D. Dardy**  
**Erik Richardson**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**June 30, 2016**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 30, 2016, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	4	BZZA-16-00193 Special Use <i>Dismissal</i>	Providers Together LLC, Lessee  Request to occupy the premises as a day care center for 50 children per shift 5 - 12 years of age, operating Monday - Friday 7:00 a.m. - 5:00 p.m.	2742 W Highland Bl
<u>2</u>	10	BZZA-16-00076 Special Use <i>Dismissal</i>	Darnell and Donna Robinson, Lessee  Request to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	7135 W Lisbon Av



**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda</u></b>  <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></p>				
<u>3</u>	1	BZZA-16-00171 Special Use	Abdul Moltani, Property Owner  Request to occupy the premises as a car wash	4870 N Teutonia Av
<u>4</u>	1	BZZA-16-00173 Special Use	Guadalupe Valdez, Lessee  Request to continue occupying the premises as an indoor salvage operation (this is a new operator)	2456 W Cornell St
<u>5</u>	1	BZZA-16-00206 Special Use	Crossroads Transitional, Property Owner  Request to continue occupying the premises as a transitional living facility for 16 occupants	4355 N 27Th St
<u>6</u>	1	BZZA-16-00211 Dimensional Variance, Special Use	MacPyles Corporation, Prospective Buyer  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility that exceeds the maximum number of allowed wall and freestanding signs (this is a new operator).	2700 W Capitol Dr
<u>7</u>	1	BZZA-16-00225 Use Variance	Eastbrook Church, Property Owner  Request to occupy a portion of the premises as a social service facility	5385 N Green Bay Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda (Continued)</u></b>  <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></p>				
<u>8</u>	2	BZZA-16-00187 Special Use	Positive Outlook Clinical Services LLC, Lessee  Request to occupy the premises as a social service facility	4345 N 60Th St
<u>9</u>	2	BZZA-16-00191 Special Use	Lakesha Ross, Lessee  Request to occupy the premises as a light motor vehicle repair facility	4357 N 60Th St
<u>10</u>	2	BZZA-16-00212 Special Use	God's Glory Infinity Love Day Care, Lessee  Request to increase the hours of operation from 6:00 a.m. - 9:00 p.m. to 6:00 a.m. - 10:00 p.m. Monday - Friday, and increase the ages of children from 2 - 12 years of age to infant - 12 years of age, and to continue occupying the premises as a day care center for 14 children per shift	7021 W Medford Av
<u>11</u>	2	BZZA-16-00215 Special Use	Adah Rawlings, Lessee  Request to continue occupying a portion of the premises as a fast-food/carry-out restaurant (this is a new operator)	9040 W Silver Spring Dr

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda (Continued)</u></b>  <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></p>				
<u>12</u>	2	BZZA-16-00223 Special Use	Selina Smith, Lessee  Request to continue occupying the premises as a day care center for 32 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	8711 W Fond Du Lac Av
<u>13</u>	3	BZZA-16-00203 Special Use	Nine Below, Inc., Lessee  Request to occupy a portion of the premises as an indoor recreation facility	1905 E North Av
<u>14</u>	4	BZZA-16-00204 Special Use	Royal Enfield North America, Limited, Lessee  Request to occupy a portion of the premises as a light motor vehicle sales facility (motorcycle showroom)	226 N Water St
<u>15</u>	4	BZZA-16-00235 Dimensional Variance	Hearst Television Inc., Property Owner  Request to allow mechanical equipment located in the side street setback that does not meet the minimum required landscaping	759 N 19Th St

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda (Continued)</u></b>  <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></p>				
<u>16</u>	5	BZZA-16-00214 Special Use	The Children's Place Learning Center LLC, Lessee  Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - 11:00 p.m. and Saturday - Sunday 5:30 a.m. - 10:00 p.m	3401 N 76Th St
<u>17</u>	6	BZZA-16-00126 Special Use	Milwaukee Health Services, Inc., Property Owner  Request to continue occupying the premises as a principal use parking lot	331 W Clarke St
<u>18</u>	6	BZZA-16-00216 Dimensional Variance, Special Use	Yusuf Dahl, Property Owner  Request to continue occupying the premises as a rooming house for 13 occupants that does not meet the minimum required number of parking spaces	2374 N 6Th St
<u>19</u>	6	BZZA-16-00227 Special Use	Milwaukee Chess Club, Lessee  Request to occupy a portion of the premises as an indoor recreation facility	630 E Locust St
<u>20</u>	6	BZZA-16-00242 Use Variance	Gary Kohlenberg, Property Owner  Request to continue occupying the premises as a religious assembly hall (this is a new operator)	1400 N 6Th St

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda (Continued)</u></b>  <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></p>				
<u>21</u>	7	BZZA-16-00205 Special Use	Natasha Ragsdale, Lessee  Request to increase the number of children from 38 to 40 per shift infant - 13 years of age, and increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight for the Board-approved day care center operating Monday - Friday (this is a new operator)	4351 N 35Th St
<u>22</u>	9	BZZA-16-00188 Use Variance	L.P.T. Properties, Property Owner  Request to continue occupying the premises as a material reclamation facility	9400 N 124Th St
<u>23</u>	9	BZZA-16-00194 Special Use	Wisconsin God Squad, Lessee  Request to occupy a portion of the premises as a social service facility	8634 W Brown Deer Rd
<u>24</u>	9	BZZA-16-00217 Use Variance	Badger Investment Realty, Property Owner  Request to expand the Board-approved hazardous materials storage facility	5621 W Hemlock St
<u>25</u>	9	BZZA-16-00226 Special Use	Sundance, Inc., Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	8030 W Brown Deer Rd

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 p.m. Consent Agenda (Continued)</u></b>  <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></p>				
<u>26</u>	10	BZZA-16-00209 Dimensional Variance	Milwaukee Mack Sales Inc., Property Owner  Request to continue to allow a sign that exceeds the maximum allowed height and maximum allowed area	4444 W Blue Mound Rd
<u>27</u>	10	BZZA-16-00220 Special Use	Thomas Linscott, Property Owner  Request to construct a drive-through facility	7515 W Blue Mound Rd
<u>28</u>	10	BZZA-16-00230 Dimensional Variance, Special Use	Eric Whitelaw, Property Owner  Request to continue occupying the premises as a motor vehicle sales facility and body shop and to permit a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	5401 W Lisbon Av
<u>29</u>	11	BZZA-16-00196 Special Use	Ikram Chaudhry, Lessee  Request to continue occupying the premises as a motor vehicle filling station	5030 W Howard Av
<u>30</u>	11	BZZA-16-00224 Special Use	Christine Monty, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:30 p.m	6161 W Forest Home Av

Board of Zoning Appeals, Hearing on Thursday, June 30, 2016

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>2:00 p.m. Consent Agenda (Continued)</u></b> <b><u>Items Scheduled for approval on the Consent Agenda</u></b> <b><u>No oral testimony will be taken on these items.</u></b> <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>				
<u>31</u>	13	BZZA-16-00207 Special Use	Averitt Properties, Inc., Property Owner  Request to continue occupying the premises as a truck freight terminal	1500 W Zellman Ct
<u>32</u>	14	BZZA-16-00164 Special Use	Alfredo Hernandez, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	3170 S 13Th St
<u>33</u>	14	BZZA-16-00243 Dimensional Variance	Joseph Kiss, Property Owner  Request to construct an addition to the garage that exceeds the maximum allowed lot coverage (Required 630 sq.ft. / proposed 840 sq.ft.)	3142 S Hanson Av
<u>34</u>	15	BZZA-16-00147 Special Use	Lawrence Roth, Lessee  Request to occupy the premises as a personal service facility (barber shop)	2701 W Clarke St

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

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

**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.

<u>35</u>	13	BZZA-16-00172 Dimensional Variance, Special Use	Van Horn Properties of Milwaukee, LLC, Prospective Buyer  Request to construct a building and to occupy the premises as a motor vehicle sales facility that exceeds the maximum allowed setback (required 70 ft. / proposed 82ft.)	4000 S 13Th St
-----------	----	---	---	----------------

**2:30 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.

<u>36</u>	1	BZZA-15-0034096-H Special Use	Zollie Sanford, Lessee  Request to occupy the premises as a car wash	3101 W Cameron Av
<u>37</u>	1	BZZA-16-00122 Special Use	Sheme Thorns, Lessee  Request to occupy the premises as a social service facility and day care center for 15 children per shift 2.5 - 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m	4273 N Teutonia Av
<u>38</u>	2	BZZA-16-00177 Special Use	Tyesha James, Lessee  Request to occupy the premises as a broadcasting/recording studio	10003 W Carmen Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>2:30 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>				
<u>39</u>	2	BZZA-16-00198 Special Use	Chakoia Morehouse-Hardin, Lessee  Request to occupy a portion of the premises as a 24 hour day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday	5865 N 75Th St
<u>40</u>	6	BZZA-16-00141 Special Use	Murphy Jamerson, Lessee  Request to occupy the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	3866 N Teutonia Av
<u>41</u>	7	BZZA-16-00146 Special Use	Crystal McClain, Prospective Buyer  Request to occupy the premises as a group home for 5 occupants	2825 N 46Th St
<u>42</u>	7	BZZA-16-00233 Special Use	Paradigm Enrichment Services, LLC, Lessee  Request to occupy a portion of the premises as a medical service facility	4222 W Capitol Dr
<u>43</u>	8	BZZA-16-00133 Special Use	Chrepohu Yachrechohn, Property Owner  Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	2339 W Greenfield Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>3:30 p.m. Public Hearings</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>				
<u>44</u>	8	BZZA-16-00137 Special Use	Liberia Bell, Lessee  Request to occupy the premises as a day care center for 15 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. - 11:30 p.m. and Saturday 6:00 a.m. - 6:30 p.m.	2900 W Lapham St
<u>45</u>	8	BZZA-16-00159 Special Use	School Sisters of St. Francis of St. Joseph's Convent, Milwaukee, Wisconsin, Inc., Property Owner  Request to occupy the premises as a transitional living facility for 6 occupants	3710 W Maple St
<u>46</u>	8	BZZA-16-00195 Special Use	Jose Vazquez, Lessee  Request to occupy a portion of the premises as a religious assembly hall	2042 S Muskego Av
<u>47</u>	8	BZZA-16-00234 Special Use	Jezlia Hernandez, Lessee  Request to occupy the premises as a day care center for 14 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	2321 W Greenfield Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2016**

<u>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>3:30 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>				
<u>48</u>	13	BZZA-16-0034305-H Dimensional Variance	Juan Lugo, Property Owner  Request to allow parking for a vehicle exceeding the maximum allowed length (allowed 22 ft. / proposed 40 ft.)	1736 W Grange Av
<u>49</u>	13	BZZA-16-00151 Special Use	Prabhu (Patrick) Kasthurirangaian, Property Owner  Request to occupy the premises as a community living arrangement for 52 occupants	1716 W Layton Av
<u>50</u>	13	BZZA-16-00201 Use Variance	Nafez Al-Debbeh, Prospective Buyer  Request to occupy the premises as a light motor vehicle outdoor storage facility	4038 S 13Th St
<u>51</u>	14	BZZA-16-00170 Dimensional Variance, Special Use	3118 Chase, LLC, Property Owner  Request to occupy the premises as a tavern and erect a ramp that does not meet the minimum required setback (required 3 ft. / proposed 1 ft.)	3118 S Chase Av
<u>52</u>	11	BZZA-15-0034246-H Special Use	Nichole B. Minot, Prospective Buyer  Request to construct an addition to the existing building and to occupy the premises as an indoor storage facility	7635 W Oklahoma Av

Board of Zoning Appeals, Hearing on Thursday, June 30, 2016

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

**4:30 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.

<u>53</u>	15	BZZA-16-00121 Special Use	Advanced Waste Services, Inc., Lessee  Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility (this is a rehearing of case #34105)	4212 W Highland Bl
-----------	----	------------------------------	---	--------------------

54

**Following the contested hearing item the Board of Zoning Appeals will remain in open session to hear a presentation from a representative of the City Attorney's office on the roles and responsibilities of zoning boards and their members.**