Chairwoman
Catherine M. Doyle

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

City of Milwaukee

Board of Zoning Appeals

AGENDA

April 16, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, April 16, 2015**, commencing at **4:00 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.

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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
1	1st	33633 Special Use *Dismissal*	Dalanda Young, Lessee Request to continue occupying the premises as a day care center for 85 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	3718 W. Lancaster Av.
2	2nd	33505 Special Use *Dismissal*	Merry Kyles, Lessee Request to occupy the premises as a transitional living facility for 8 occupants	7734 W. Hampton Av.
3	8th	33499 Special Use *Dismissal*	Jezlia Hernandez, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Sunday 7:00 a.m. - midnight	2169 S. Muskego Av.

Board of Zoning Appeals, Hearing on Thursday, April 16, 2015

Item No.	Ald Dist	Case No. Type	Case Information	Location
			4:00 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	8th	33719 Extension of Time	Wisconsin Gas LLC, d/b/a WE Energies, Property Owner Request for an extension of time to comply with the conditions of case #32804	2425 S. 35th St.
			4:00 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.***	
5	15th	33683 Special Use	Tauntila Russell, Lessee Request to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operation Monday - Sunday 6:00 a.m. - midnight	4212 W. Highland Bl.
6	15th	33686 Special Use	Neu-Life Community Development Inc., Lessee Request to occupy a portion of the premises as a community center	2014 W. North Av.
7	15th	33713 Special Use	Early Bees Child Development + Treatment Center, Prospective Buyer Request to continue occupying the premises as a day care center for 37 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	1801 N. 12th St.
8	15th	33730 Special Use	Haven of Rest Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall	4031 W. North Av.

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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Item No.	Ald Dist	Case No. Type	Case Information	Location
9	15th	33733 Special Use	Antriea Baker, Lessee Request to occupy the premises as a 24 hour day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday	3826 W. Lisbon Av.
10	15th	33736 Special Use	Luis Avila, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	2246 N. 44th St.
11	1st	33415 Special Use	Vasic Investments LLC, Property Owner Request to construct an addition and to continue occupying the premises as a car wash	5630 N. Teutonia Av.
12	1st	33715 Special Use	Terrell Bell, Lessee Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	4010 W. Villard Av.
13	1st	33732 Special Use	Murece Johnson, Property Owner Request to occupy the premises as a group home for 8 occupants	4230 N. 26th St.
14	2nd	33699 Special Use	Adams Learning & Development Center, LLC, Lessee Request to continue occupying the premises as a day care center for 50 children on first shift and 20 children on second shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	7625 W. Mill Rd.

4:00 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
15	2nd	33758 Special Use	James Hightower, Property Owner Request to continue occupying the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	5457 N. 91st St.
16	2nd	33692 Special Use	James Hightower, Property Owner Request to increase the number of children from 24 to 27 per shift infant - 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - midnight	5453 N. 91st St.
17	2nd	33703 Special Use	Martell Martin, Lessee Request to occupy a portion of the premises as a second-hand sales facility	6522 W. Capitol Dr.
18	2nd	33718 Special Use	Valencia Jackson, Lessee 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. - 9:00 p.m	8749 W. Fond Du Lac Av.
19	3rd	33717 Dimensional Variance	Christopher Adams, Prospective Buyer Request to convert a portion of the existing garage into a single-family dwelling that exceeds the number of principal building allowed, does not meet the minimum required distance between buildings, does not meet the minimum required side or rear setbacks and does not meet the minimum required eaves setbacks	3007 E. Linnwood Av.

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

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

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Item No.	Ald Dist	Case No. Type	Case Information	Location
20	3rd	33702 Special Use	Little Caesars Enterprises, Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant	2831 N. Oakland Av.
21	4th	33714 Use Variance/ Dimensional Variance	Guest House of Milwaukee, Inc., Property Owner Request to construct an addition to the Board-approved emergency residential shelter that does not meet the required dumpster screening	1216 N. 13th St.
22	5th	33681 Special Use	Parminder S Kler, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	11131 W. Hampton Av.
23	5th	33710 Special Use	Sheldon Robinson, Lessee Request to continue occupying the premises as a motor vehicle repair facility	8436 W. Lisbon Av.
24	5th	33643 Special Use	Starich Transmissions LLC, Lessee Request to occupy the premises as a motor vehicle repair facility	8341 W. Lisbon Av.
25	6th	33450 Special Use	Redemption Fellowship Church, Prospective Buyer Request to continue occupying the premises as a religious assembly hall	2524 W. Keefe Av.

4:00 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
26	6th	33685 Special Use	Right Way Center for Independence, Lessee Request to occupy a portion of the premises as an adult day care center for 50 occupants	2933 N. Martin L King Jr Dr.
27	6th	33735 Use Variance	Jewel Currie, Property Owner Request to continue occupying the premises as a sit-down restaurant	502 W. Garfield Av.
28	6th	33741 Special Use	PEARLS for Teen Girls, Inc., Lessee Request to occupy the premises as a social service facility	1805 N. Martin L King Jr Dr.
29	7th	33712 Special Use	Roberta Henry, Lessee Request to continue occupying the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	4714 W. Fond Du Lac Av.
30	8th	33704 Special Use	Andy Song, Property Owner Request to occupy the premises as a sit-down restaurant	2900 W. Lapham St.
31	9th	33705 Special Use	Abiding Savior Lutheran Church, Property Owner Request to occupy a portion of the premises as a social service facility	5214 W. Luebbe La.

Item No.	Ald Dist	Case No. Type	Case Information	Location
			4:00 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	10th	33747 Special Use	Denita Mims, Lessee Request to continue occupying the premises as a day care center for 24 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. (this is a new operator)	5317 W. Center St.
33	10th	33679 Special Use	Kulwant Dhillon, Property Owner Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	7535 W. Burleigh St.
34	10th	33675 Special Use	Job Development Resale Center, LLC, Lessee Request to continue occupying the premises as a second-hand sales facility	5624 W. Vliet St.
35	12th	33684 Special Use	Higley Motors, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	536 S. 5th St.
36	12th	33690 Special Use	Milwaukee Brewing Company, Prospective Buyer Request to continue occupying the premises as a heavy manufacturing facility	613 S. 2nd St.
37	12th	33694 Special Use	Pentecostal Church of God, Property Owner Request to continue occupying the premises as a religious assembly hall	1224 W. Greenfield Av.

4:00 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.

Item No.	Ald Dist	Case No. Type	Case Information	Location
38	12th	33729 Dimensional Variance	Miller Compressing Company, Property Owner Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening or landscaping width	900 S. Water St.
39	13th	33742 Special Use	Car Outlet AC, LLC, Lessee Request to occupy the premises as a motor vehicle sales facility	5791 S. 27th St.
40	13th	33700 Use Variance	Gina Becker-Nye, Lessee Request to occupy the premises as a truck freight terminal	4965 S. Howell Av.
41	14th	33649 Special Use	Marlene's Touch of Class, Property Owner Request to continue occupying the premises as a second-hand sales facility	2929 S. 13th St.
42	14th	33740 Special Use	Dan Dehling, Lessee Request to continue occupying the premises as a second-hand sales facility (this is a new operator)	2653 S. Kinnickinnic Av.

Item No.	Ald Dist	Case No. Type	Case Information	Location
			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.	
43	15th	33696 Special Use	Bernadette Anderson, Other Request to occupy the premises as a social service facility and a group home for 8 occupants	4718 W. Garfield Av.
44	15th	33724 Special Use	Kerry's Cycle LLC, Lessee Request to occupy the premises as a motor vehicle sales and repair facility and indoor storage facility	3535 W. State St.
45	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.
46	1st	33667 Special Use	T.M Motor Group, Lessee Request to occupy the premises as a motor vehicle sales facility	4141 N. Green Bay Av.
47	3rd	33541 Special Use	7-Eleven, Inc., Lessee Request to continue occupying a portion of the premises as an accessory use parking lot	3301 N. Oakland Av.
48	6th	33448 Special Use/ Use Variance	Ghaleb Chehayeb, Lessee Request to occupy the premises as a second-hand sales facility and cash-for-gold business	2901 N. Holton St.
49	6th	33537 Special Use	St. Matthew in Trust of the CME Church, Property Owner Request to occupy the premises as a principal use parking lot	2926 N. 9th St.

Item No.	Ald Dist	Case No. Type	Case Information	Location
			5:00 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.	
50	6th	33725 Special Use	Mustard Seed Growth Center, LLC, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 8:00 p.m	3479 N. 2nd St.
51	7th	33379 Special Use	Jacquelin Harris, Lessee Request to occupy the premises as a transitional living facility for 4 occupants	4559 N. Hopkins St.
52	7th	33534 Special Use	Tai Tran, Property Owner Request to occupy the premises as an assembly hall	5444 W. Fond Du Lac Av.
53	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.
54	9th	33728 Special Use	Tracy Glass, Lessee Request to occupy a portion of the premises as an indoor recreation facility	8211 W. Brown Deer Rd.
55	10th	33584 Special Use	Joye Peterson, Property Owner Request to occupy a portion of 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	7118 W. Center St.

Item No.	Ald Dist	Case No. Type	Case Information	Location
			5:00 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.	
56	10th	33663 Special Use	The Children's Palace, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Saturday (this is a new operator)	7365 W. Appleton Av.
			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.	
57	12th	33566 Dimensional Variance	Romero Properties LLC, Property Owner Request to convert the existing rear building to a single-family dwelling that does not meet the minimum required front, side, or rear setback	1424 S. 12th St.
58	12th	33680 Special Use	Soraida B. Nunez, Property Owner Request to occupy a portion of the premises as a general retail establishment and general office	1900 W. Grant St.
59	12th	33709 Use Variance/ Dimensional Variance	JV Home Improvement LLC, Property Owner Request to erect a building that does not meet the minimum required landscaping or the minimum required rear setback and to occupy the premises as a contractor's shop	1901 S. Winona La.

Item No.	Ald Dist	Case No. Type	Case Information	Location
			6:00 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.	
60	12th	33716 Special Use/ Dimensional Variance	MobCraft Beer, Lessee Request to occupy the premises as a heavy manufacturing facility and erect a wall sign that exceeds the maximum allowed area (allowed 64 sq.ft. / proposed 224 sq.ft.)	505 S. 5th St.
61	12th	33722 Special Use	LCM Fund 27 Parking LLC, Property Owner Request to occupy the premises as a principal use parking lot	300 S. 1st St.
62	13th	33697 Dimensional Variance	TRL 27th STREET LLC, Property Owner Request to allow a sign that exceeds the maximum allowed area and maximum allowed height	3236 S. 27th St.
63	14th	33594 Use Variance	Domingo Bastardo, Lessee Request to occupy the premises as a currency exchange	514 W. Lincoln Av.
			7:00 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.	
64	15th	33477 Special Use	Willie Weeks, Property Owner Request to occupy the premises as an assembly hall	1819 W. North Av.

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.