



Chairwoman
Catherine M. Doyle

Vice Chairman
Henry Szymanski

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

Alternate
Karen D. Dardy

Secretary
Lindsey St. Arnold Bell

Board of Zoning Appeals
AGENDA

May 8, 2014

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, May 8, 2014**, 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.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	12th	33094 Special Use Dismissal	United Community Center, Lessee Request to continue occupying the premises as a principal use parking lot	622 W. Washington 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.

2	4th	33081 Special Use	Scott Advertising, Lessee Request to continue occupying the premises as a general office	1031 N. Astor St.
---	-----	----------------------	-------------------------------------------------------------------------------------------------	-------------------



Board of Zoning Appeals, Hearing on Thursday, May 8, 2014

<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>				
<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. 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	4th	33098 Special Use	Guest House of Milwaukee, Inc., Property Owner Request to continue occupying the premises as a transitional living facility for 4 occupants	1214 N. 13th St.
4	4th	33100 Special Use	Wisconsin Latvian Credit Union Inc., Lessee Request to occupy a portion of the premises as a financial institution	1219 N. Cass St.
5	5th	33084 Special Use	Diane Dupar, Property Owner Request to continue occupying the premises as a day care center for 50 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. to 11:00 p.m. and community living arrangement for 20 occupants	10135 W. Hampton Av.
6	6th	33011 Special Use	The Power of Change, Lessee Request to occupy a portion of the premises as a social service facility	2821 N. 4th St.
7	6th	33097 Special Use	Gene Brown, Lessee Request to occupy the premises as a personal service facility	139 E. Burleigh St.
8	6th	33111 Special Use	Leadership, Literacy & Technology Dev. Center, LLC, Lessee Request to continue occupying the premises as a day care center for 16 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to midnight and Saturday 6:00 a.m. to 5:00 p.m. (this is a new operator)	907 W. Atkinson Av.

Board of Zoning Appeals, Hearing on Thursday, May 8, 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. - 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	6th	33130 Dimensional Variance	Pieper Properties	100 E. Capitol Dr.
			Request to continue to allow a wall sign that exceeds the maximum allowed area and a freestanding sign that exceeds the maximum allowed area and height	
10	9th	33046 Special Use	Bee Hang, Lessee	8025 N. 76th St.
			Request to continue occupying the premises as a motor vehicle sales facility	
11	10th	33079 Special Use	Rigoberto Arteaga, Property Owner	4902 W. State St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility and body shop	
12	11th	33052 Special Use	Amarjit Dhindsa, Lessee	9821 W. Oklahoma Av.
			Request to occupy the premises as a motor vehicle filling station	
13	12th	33066 Special Use	Dean Tsounis, Property Owner	732 W. Maple St.
			Request to continue occupying the premises as a motor vehicle repair facility	
14	12th	33082 Special Use	Auto Plaza LLC, Lessee	2485 S. 13th St.
			Request to continue occupying the premises as a motor vehicle sales and repair facility	

Board of Zoning Appeals, Hearing on Thursday, May 8, 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. - 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	12th	33092 Dimensional Variance	United Community Center, Property Owner Request to continue to occupy the premises as a permitted elementary school that exceeds the allowed number of wall signs (allowed 1 / proposed 3)	615 W. Washington St.
16	12th	33105 Special Use	Arts At Large, Inc., Lessee Request to continue occupying the premises as a community center	908 S. 5th St.
17	12th	33112 Special Use	Maxwell Cousineau, Lessee Request to occupy the premises as a second-hand sales facility	835 W. National Av.
18	12th	33113 Special Use	Maria del Carmen Rangel Tapia, Property Owner Request to continue to occupy the premises as a rooming house for 6 occupants	1629 W. Becher St.
19	13th	33083 Special Use/ Dimensional Variance	Walgreens Properties, Inc., Property Owner Request to continue occupying the premises as a permitted general retail establishment with a drive-through facility	4730 S. 27th St.
20	14th	33119 Special Use	Jeffrey Benske, Lessee Request to continue occupying the premises as a second-hand sales facility	2356 S. Kinnickinnic Av.

Board of Zoning Appeals, Hearing on Thursday, May 8, 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. - 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	15th	33099 Special Use	Terry Harris, Sr., Lessee	1910 W. Walnut St.
			Request to occupy the premises as a religious assembly hall	
22	15th	33064 Special Use/ Dimensional Variance	Fryerz LLC, Lessee	2635 W. Fond Du Lac Av.
			Request to continue occupying the premises as a fast-food/carry-out restaurant without the minimum required landscaping	
23	15th	33086 Special Use	Harold Butler, Lessee	1422 N. 27th St.
			Request to occupy the premises as a car wash	
24	15th	33124 Dimensional Variance	Meadow Village LTD, Property Owner	1470 N. 17th St.
			Request to construct a garage that exceeds the maximum allowed sidewall height	
25	15th	33078 Special Use	Community Advocates, Property Owner	2511 W. Vine St.
			Request to continue occupying the premises as a community living arrangement for 15 occupants and a social service facility	
26	1st	33103 Use Variance	Murece Johnson, Property Owner	4230 N. 26th St.
			Request to continue occupying the premises as a transitional living facility for 5 occupants	

Board of Zoning Appeals, Hearing on Thursday, May 8, 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. - 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	2nd	33070 Special Use	Omar Jackson, Lessee	7625 W. Fond Du Lac Av.
----	-----	----------------------	----------------------	-------------------------

Request to increase the number of children from 200 to 205 per shift, to increase the hours of operation from 5:00 a.m. - midnight to 24 hours Monday - Friday, and to continue occupying the premises as a day care center for children infant - 12 years of age

28	3rd	33091 Special Use	Stewart Friend, Property Owner	1472 N. Franklin Pl.
----	-----	----------------------	--------------------------------	----------------------

Request to continue occupying the premises as a rooming house for 14 occupants

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.

29	4th	33047 Special Use	Cedar Square, LLC, Property Owner	1436 W. Kilbourn Av.
----	-----	----------------------	-----------------------------------	----------------------

Request to construct a building and to occupy the premises as a sorority

30	4th	33118 Use Variance	Milwaukee Treasures, LLC, Property Owner	3333 W. Highland Bl.
----	-----	-----------------------	------------------------------------------	----------------------

Request to occupy the premises as a general office

31	5th	33042 Special Use	Divine Savior Holy Angels High School, Lessee	4257 N. 100th St.
----	-----	----------------------	-----------------------------------------------	-------------------

Request to occupy a portion of the premises as an accessory use parking lot

32	5th	33053 Special Use	Marian Charities, Inc., Property Owner	3707 N. 92nd St.
----	-----	----------------------	----------------------------------------	------------------

Request to occupy the premises as a community center

Board of Zoning Appeals, Hearing on Thursday, May 8, 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.

33	5th	33110 Special Use	Acelero Learning Milwaukee County, Inc., Lessee	7833 W. Capitol Dr.
----	-----	----------------------	-------------------------------------------------	---------------------

Request to occupy the premises as an elementary school for 178 students K3 - K5, operating Monday - Friday 7:00 a.m. to 6:00 p.m

34	6th	32983 Special Use	Dewayne or Ernest Ross, Property Owner	245 E. Keefe Av.
----	-----	----------------------	----------------------------------------	------------------

Request to add a body shop and indoor salvage facility and to continue occupying the premises as a motor vehicle repair facility

35	6th	33038 Special Use/ Use Variance	Donovan Robinson, Lessee	3001 N. Richards St.
----	-----	---------------------------------------	--------------------------	----------------------

Request to occupy the premises as a fast-food/carry-out restaurant and tavern with indoor and outdoor recreation facilities

36	6th	33074 Special Use	All Nations Pentecostal Church of Holiness, LLC, Property Owner	540 W. Burleigh St.
----	-----	----------------------	-----------------------------------------------------------------	---------------------

Request to construct a building and occupy the premises a religious assembly hall

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.

37	7th	33031 Special Use	Caiyle McKenzie, Lessee	2972 N. 49th St.
----	-----	----------------------	-------------------------	------------------

Request to increase the hours of operation from 6:30 a.m. - 11:00 p.m. to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age, operating Monday - Friday (this is a new operator)

Board of Zoning Appeals, Hearing on Thursday, May 8, 2014

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

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.

38	7th	33104 Special Use	Keith Newson, Prospective Buyer Request to occupy the premises as a religious assembly hall	4206 W. Capitol Dr.
39	7th	33106 Use Variance	Adullam Outreach, Prospective Buyer Request to occupy the premises as a community center	3033 N. 30th St.
40	7th	33107 Dimensional Variance	DBJ, LLC, Property Owner Request to erect a freestanding changeable message sign that exceeds the maximum allowed display area (allowed 32 sq.ft./proposed 85 sq.ft.)	5009 W. Hampton Av.
41	8th	33117 Use Variance	TransCenter For Youth, Inc., Prospective Buyer Request to occupy the premises as a secondary school for 100 students 7th - 12th grades, operating Monday - Friday 8:00 a.m. - 4:00 p.m	3628 W. Pierce St.
42	9th	32993 Special Use	Tammy Butler, Lessee Request to increase the hours of operation to Monday - Friday 5:30 a.m. to 9:00 p.m. and Saturday - Sunday 6:00 a.m. to 6:00 p.m., and to continue occupying the premises as a day care center for 98 children per shift infant to 12 years of age (this is a new operator)	4911 W. Good Hope Rd.
43	10th	33069 Special Use	Florence Baker, Lessee Request to occupy the premises as a religious assembly hall and social service facility	3968 N. 68th St.

Board of Zoning Appeals, Hearing on Thursday, May 8, 2014

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

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.

44	12th	32731 Special Use	Martin Sanchez, Property Owner	1662 S. 13th St.
----	------	----------------------	--------------------------------	------------------

Request to occupy the premises as a light manufacturing and motor vehicle repair facility

45	14th	33108 Special Use	Michael Mann, Lessee	3073 S. Chase Av.
----	------	----------------------	----------------------	-------------------

Request to occupy a portion of the premises as a recording studio

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.

46	1st	32982 Special Use	A Promise of Hope II, Lessee	5226 W. Hampton Av.
----	-----	----------------------	------------------------------	---------------------

Request to add an elementary school for 100 students K4 - 6th grades, operating Monday - Friday 7:00 a.m. to 4:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 6 a.m. to midnight (this is a new operator)

47	1st	33067 Special Use	David Phelps, Property Owner	2456 W. Cornell St.
----	-----	----------------------	------------------------------	---------------------

Request to occupy the premises as an indoor salvage operation

48	1st	33071 Special Use	Kaiser Property Investments, LLC, Property Owner	6770 N. 43rd St.
----	-----	----------------------	--------------------------------------------------	------------------

Request to occupy the premises as a motor vehicle sales facility

49	1st	33123 Special Use	Seven Stars Auto Salvage LLC, Lessee	3626 W. Mill Rd.
----	-----	----------------------	--------------------------------------	------------------

Request to continue occupying the premises as an indoor salvage operation

Board of Zoning Appeals, Hearing on Thursday, May 8, 2014

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

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.

50	1st	33073 Special Use	Michael Gilerovich, Lessee Request to add a motor vehicle sales facility and to continue occupying a portion of the premises as an indoor salvage operation	6440 N. 40th St.
51	1st	33087 Special Use	Center For Family Preservation, Lessee Request to occupy the premises as a social service facility	7315 N. Teutonia Av.
52	2nd	32994 Use Variance	Veit Companies, Lessee Request to occupy the premises as a facility engaged in the processing and recycling of mined materials	7240 W. Douglas Av.
53	3rd	33115 Special Use	City Reformed Church, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall	1659 N. Farwell 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.