



Board of Zoning Appeals

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**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**June 5, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 5, 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	8th	33005 Special Use	Esmeralda Guzman-Ortiz, Lessee	3435 W. Scott St.

Request to occupy the premises as a general office and personal service facility

**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.*

2	5th	33095 Special Use	Brew City Auto, Lessee	5252 N. 124th St.
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Request to occupy the premises as a motor vehicle repair facility



**Board of Zoning Appeals, Hearing on Thursday, June 5, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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**2:00 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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3	5th	33101 Special Use	Benjamin Koehler, Prospective Buyer	5300 N. 124th St.
			Request to add a motor vehicle repair facility and to continue occupying the premises as a motor vehicle sales facility and outdoor salvage operation (this is a new operator)	
4	5th	33135 Special Use	Mike Li, Property Owner	9111 W. Lisbon Av.
			Request to continue occupying the premises as a day care center for 48 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m	
5	5th	33180 Special Use	Larry's Hoagies & Bar-B-Que Station, LLC, Lessee	4115 N. 76th St.
			Request to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	
6	6th	33150 Special Use	Outreach Community Health Centers, Inc., Lessee	210 W. Capitol Dr.
			Request to continue occupying the premises as a health clinic	
7	6th	33166 Special Use	Samuel Isom, Lessee	1737 W. Atkinson Av.
			Request to continue occupying the premises as a second-hand sales facility	
8	7th	33144 Special Use	S&G Auto Sales, Lessee	3823 W. Fond Du Lac Av.
			Request to continue occupying a portion of the premises as a motor vehicle sales facility	

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**2:00 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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9	8th	33138 Special Use	Salvador Sanchez, Property Owner  Request to continue occupying the premises as a motor vehicle sales facility	2606 W. Greenfield Av.
10	8th	33168 Special Use	Children's Service Society of Wisconsin, Lessee  Request to occupy a portion of the premises as a social service facility	1236 S. Layton Bl.
11	9th	33127 Special Use	Wright Way Pizza Inc., d/b/a Domino's Pizza, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant	7613 W. Good Hope Rd.
12	9th	33019 Special Use	City Kidz Northwest LLC, Lessee  Request to add a social service facility and a school for 40 students K3 - K5 grades operating Monday - Friday 7:45 a.m. - 3:45 p.m. to the Board approved day care center for 85 children per shift, 2 1/2 - 12 years of age, operating Monday - Sunday 5:00 a.m. to midnight (this is a new operator)	8634 W. Brown Deer Rd.
13	9th	33149 Special Use	Larry & Julette Wade, Property Owner  Request to continue to occupy the premises as a group home for 6 occupants	6442 N. 91st St.
14	9th	33176 Special Use	Bridgeman Foods II, Inc./JB Properties, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	8331 W. Brown Deer Rd.

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<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></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>				
15	10th	33133 Special Use	Ravenswood Auto Center, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	9152 W. Blue Mound Rd.
16	10th	33137 Special Use	Sheena McMillion, Lessee  Request to continue occupying the premises as a day care center for 32 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m	5514 W. Center St.
17	10th	33125 Special Use	Richard Meyer, Property Owner  Request to continue occupying the premises as an indoor wholesale and distribution facility	6125 W. Blue Mound Rd.
18	10th	33147 Special Use	Border Patrol WI, Inc., Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	5630 W. North Av.
19	10th	33185 Special Use	Safe Steps Nurturing Corner, Lessee  Request to occupy a portion of the premises as a social service facility	6040 W. Lisbon Av.
20	11th	33182 Special Use	Milwaukee Cardiovascular Center, S.C., Lessee  Request to occupy the premises as a medical office	2778 S. 35th St.

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**2:00 p.m. - Consent Agenda (Continued)**

Items Scheduled for approval on the Consent Agenda

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21	12th	33128 Special Use	Milwaukee Auto Glass & Sound, Property Owner	1400 W. Mitchell St.
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Request to continue occupying the premises as a motor vehicle repair facility

22	12th	33139 Special Use	Heartland Food Corp., Lessee	1841 S. 14th St.
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Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility

23	12th	33153 Special Use	Speedway LLC, Property Owner	959 W. Lincoln Av.
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Request to continue occupying the premises as a motor vehicle filling station

24	12th	33158 Special Use	Melvin Torres, Lessee	521 W. Mineral St.
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Request to continue occupying the premises as a motor vehicle repair facility and car wash

25	12th	33159 Special Use	Right Turn II, Property Owner	2479 S. 11th St.
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Request to continue occupying the premises as a group home for 7 occupants (this is a new operator)

26	12th	33167 Special Use	Wisconsin Community Services Inc., Property Owner	931 S. 15th St.
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Request to continue occupying the premises as a rooming house for 10 occupants (this is a new operator)

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**2:00 p.m. - Consent Agenda (Continued)**

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27	12th	33183 Special Use	Women's Care Center, Inc., Lessee	1225 W. Historic Mitchell St.
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Request to continue occupying the premises as a social service facility

28	12th	33186 Special Use	St. Anthony School, Lessee	1644 S. 9th St.
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Request to continue occupying the premises as a day care center for 120 children per shift 2 - 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m

29	13th	33152 Special Use	Speedway LLC, Property Owner	110 W. College Av.
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Request to continue occupying the premises as a motor vehicle filling station

30	13th	33170 Use Variance	Montychildcare LLC, Lessee	1908 W. Layton Av.
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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

31	13th	33189 Special Use	13th Street Shell LLC, Property Owner	6311 S. 13th St.
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Request to continue occupying the premises as a motor vehicle filling station and car wash

32	14th	33131 Use Variance	Mark Schwebke, Property Owner	4035 S. Clement Av.
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Request to continue to occupy a portion of the premises as an outdoor recreation facility

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33	14th	33155 Use Variance	Ana or Frederick Gerlach, Property Owner  Request to continue occupying the premises as a personal service facility	3248 S. New York Av.
34	14th	33174 Special Use/ Dimensional Variance	Frank's Newport LLC, Property Owner  Request to expand the existing enclosed patio and reduce the number of on-site parking spaces	939 E. Conway St.
35	14th	33181 Special Use	Drilling's Automotive, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	2067 S. 1st St.
36	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.
37	15th	33134 Special Use/ Dimensional Variance	Auto Parts & Service, Inc., Lessee  Request to continue occupying the premises as an outdoor storage facility that does not meet the minimum required landscaping	1829 W. North Av.
38	15th	33187 Special Use	Nurturing Nuk Children's Academy, Lessee  Request to increase the number of children from 31 to 38 per shift, and to continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	2836 N. Teutonia Av.

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**2:00 p.m. - Consent Agenda (Continued)**

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39	1st	33088 Dimensional Variance	Delores Gandy, Property Owner	4901 N. 25th St.
			Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	
40	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	
41	2nd	33145 Special Use	LaCricia Hernes, Lessee	6342 W. Fond Du Lac Av.
			Request to continue occupying the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	
42	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	
43	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	
44	4th	33136 Special Use	Marshall & Wells, LLC, Property Owner	807 N. Marshall St.
			Request to continue to occupy the premises as a principal use parking lot	

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**2:00 p.m. - Consent Agenda (Continued)**

Items Scheduled for approval on the Consent Agenda

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45	4th	33148 Special Use	SG Properties LLC, Property Owner	1418 W. State St.
			Request to continue to occupy the premises as a rooming house for 8 occupants	

46	4th	33191 Use Variance	Milwaukee Center for Independence, Property Owner	830 N. 20th St.
			Request to continue occupying the premises as a principal use parking lot	

**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	5th	33172 Special Use	Accessible Career Options, Lessee	8405 W. Burleigh St.
			Request to occupy a portion of the premises as a social service facility	

48	6th	33038 Special Use	Donovan Robinson, Lessee	3001 N. Richards St.
			Request to occupy the premises as a sit-down restaurant	

49	6th	33049 Special Use	CRC Health Group Inc., Lessee	3707 N. Richards St.
			Request to continue occupying the premises as a medical service facility	

50	7th	33077 Special Use	Eric Brown, Property Owner	4040 W. Fond Du Lac Av.
			Request to occupy the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	

**Board of Zoning Appeals, Hearing on Thursday, June 5, 2014**

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**2:00 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	8th	33143 Special Use	Razo Automotive, Lessee	2912 W. Burnham St.
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Request to occupy a portion of the premises as a motor vehicle repair facility

52	9th	33146 Special Use	The Imagination Station Child Care, Lessee	7945 N. 76th St.
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Request to increase the number of children from 50 to 80 per shift infant - 13 years of age, and to continue occupying the premises as a day care center operating Monday - Saturday 5:30 a.m. - midnight

**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.

53	12th	32742 Special Use/ Dimensional Variance	Smart Dollar Auto, Lessee	1605 W. Forest Home Av.
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Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping

54	12th	33050 Special Use	Brennan Landscaping, Inc., Property Owner	2409 S. 13th St.
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Request to occupy the premises as a contractor's yard

55	13th	33009 Dimensional Variance	South 15th Street, LLC, Property Owner	2923 S. 15th St.
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Request to occupy the premises as a two-family dwelling that does not meet the required lot area per dwelling unit (required 7,200 sq.ft. / proposed 5,400 sq.ft.)

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**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.

56	15th	33102 Special Use	Child Development Resources & Management 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. to 6:00 p.m	2101 N. 48th St.
57	1st	32788 Special Use	Mohammad Riaz, Property Owner  Request to raze the existing structure and to occupy the premises as a motor vehicle filling station	4405 N. 27th St.
58	1st	32942 Special Use	Hadeer Matloub, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	4979 N. Teutonia Av.
59	1st	32954 Special Use	Antonio Hopgood, Lessee  Request to add a motor vehicle repair facility to the Board approved car wash	2335 W. Atkinson Av.

**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.

60	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.
61	1st	33073 Special Use	Michael Gilerovich, Lessee  Request to add a motor vehicle sales and repair facility and an outdoor salvage operation and to continue occupying a portion of the premises as an indoor salvage operation	6440 N. 40th St.

**Board of Zoning Appeals, Hearing on Thursday, June 5, 2014**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
62	1st	33123 Special Use	Seven Stars Auto Salvage LLC, Lessee  Request to occupy the premises as a motor vehicle repair facility	3626 W. Mill Rd.
63	1st	33087 Special Use	Center For Family Preservation, Lessee  Request to occupy the premises as a social service facility	7315 N. Teutonia Av.
64	2nd	32949 Special Use	Lurean Nelson Slocum, Property Owner  Request to occupy the premises as an adult day care center	6435 W. Capitol Dr.
65	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.
66	3rd	33072 Dimensional Variance	Pachefsky Property, LLC, Property Owner  Request to occupy the premises as a permitted two-family dwelling that does not meet the required side yard setback	3416 N. Downer Av.
67	3rd	33121 Special Use	Ian Wright, Lessee  Request to occupy the premises as a community center	705 E. Center 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.