



**Board of Zoning Appeals**

Chairwoman  
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Alternates  
**Jewel Currie**  
**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**January 16, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 16, 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.

**4:00p.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	15th	32450 Use Variance <i>Dismissal</i>	Stanley Terry, Lessee  Request to occupy the premises as a transitional living facility for 10 occupants	2876 N. 40th St.
2	15th	32792 Change of Operator <i>Dismissal</i>	Toma's Everything Automotive, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	3302 W. Center St.
3	7th	32680 Special Use <i>Dismissal</i>	Genesis Behavioral Services, Inc., Lessee  Request to occupy the premises as a community living arrangement for 26 occupants	4803 W. Burleigh St.



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<p><b><u>4:00p.m. Administrative Consent Agenda (Continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
4	14th	32182 Special Use Dismissal	Michael Patton, Lessee  Request to occupy the premises as an assembly hall (operated in conjunction with a permitted tavern on site)	3000 S. 13th St.
<p><b><u>4:00 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></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>				
5	15th	32507 Special Use	Walnut Way Conservation Corp, Property Owner  Request to continue occupying the premises as a community center	2240 N. 17th St.
6	15th	32834 Special Use	Oasis of Hope International, Property Owner  Request to occupy the premises as a religious assembly hall	2617 W. Fond Du Lac Av.
7	15th	32907 Special Use	City of Milwaukee Department of Public Works, Property Owner  Request to continue occupying the premises as an accessory use heavy motor vehicle parking lot	1610 N. 14th St.
8	1st	32838 Special Use	Megan Martin, Property Owner  Request to increase the number of children from 135 to 150 per shift for a day care for children infant to 12 years of age, operating 5:00 a.m. to midnight	2400 W. Capitol Dr.
9	1st	32859 Special Use	Leader Towing & Transport, Lessee  Request to occupy the premises as a motor vehicle sales facility	6310 N. Sherman Bl.

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<p><b>4:00 p.m. - Consent Agenda (Continued)</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>				
10	1st	32894 Special Use	Lit'l Scholars Daycare, Lessee  Request to continue occupying the premises as a day care center for 99 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. to 5:30 p.m	3320 W. Wren Av.
11	1st	32882 Dimensional Variance	Gorman & Company, Inc., Property Owner  Request to occupy the premises as a permitted multi-family dwelling without the required landscaping buffer	5329 N. Teutonia Av.
12	1st	32900 Special Use	Mitchell Group Inc., Lessee  Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	2462 W. Capitol Dr.
13	1st	32908 Special Use	Frederick Jones, Lessee  Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	3500 W. Elm St.
14	1st	32909 Use Variance	Holy Redeemer Church of God in Christ, Property Owner  Request to continue occupying a portion of the premises as a medical office (this is a new operator)	4858 N. Mother Daniels Wa.
15	3rd	32914 Special Use	Kurt Kleman, Lessee  Request to occupy the premises as an artist studio	1728 N. Franklin Pl.

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**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.*

16	4th	32892 Special Use	City of Milwaukee Business Improvement District #2, Lessee  Request to occupy the premises as a principal use parking lot	444 N. 3rd St.
17	4th	32904 Use Variance	Wiegand Investments 2112 LLC, Property Owner  Request to continue occupying the premises as a principal use parking lot	2112 W. Wells St.
18	4th	32906 Special Use	Matthias Stutz & Associates S.C., Lessee  Request to occupy a portion of the premises as a general office	1219 N. Cass St.
19	5th	32917 Dimensional Variance	Pinelawn Memorial Park, Property Owner  Request to erect a sign that exceeds the allowed area (allowed 60 sq.ft. / proposed 100 sq.ft.)	10700 W. Capitol Dr.
20	6th	32930 Dimensional Variance	Earnest and Margaret Sanders, Property Owner  Request to allow a wheelchair ramp in the front setback	3220 N. 11th St.
21	7th	32774 Special Use	Deeper Life Bible Church, Lessee  Request to occupy a portion of the premises as a religious assembly hall	3500 N. Sherman Bl. 203

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

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22	7th	32775 Special Use	Spiritual Warfare Ministry, Inc., Lessee	3500 N. Sherman Bl. 204
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Request to occupy a portion of the premises as a religious assembly hall

23	7th	32883 Special Use	Milwaukee Materials, LLC, Lessee	3282 N. 35th St.
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Request to continue occupying the premises as a facility engaged in the processing and recycling of mined materials

24	7th	32890 Special Use	Lynell Monnie, Property Owner	3282 N. 46th St.
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Request to continue occupying the premises as a group home for 5 occupants

25	7th	32893 Special Use	Daniel Watson, Lessee	4744 N. Hopkins St.
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Request to continue occupying the premises as a hand car wash (this is a new operator)

26	7th	32905 Special Use	Milwaukee Children's Academy, Inc., Property Owner	5810 W. Fond Du Lac Av.
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Request to continue occupying the premises as a day care center for 63 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. to midnight

27	7th	32924 Special Use	Harriet Conway, Property Owner	4313 W. Fond Du Lac Av.
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Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 11:00 p.m

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

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28	8th	32897 Special Use	Premier Motors, LLC, Lessee	3402 W. National Av.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	
29	8th	32898 Special Use	Ikram Chaudhry, Lessee	4229 W. Greenfield Av.
			Request to continue occupying the premises as a motor vehicle filling station	
30	8th	32901 Special Use	Choice One Financial LLC, Property Owner	2000 W. Forest Home Av.
			Request to continue occupying the premises as a currency exchange and cash-for-gold business	
31	8th	32902 Special Use	Louise Chappell, Lessee	3616 W. National Av.
			Request to continue occupying the premises as a 24 hour day care center for 77 children per shift infant to 12 years of age, operating Monday - Sunday	
32	9th	32921 Special Use	All Night Child Care, Inc., Lessee	8225 N. 107th St.
			Request to continue occupying the premises as a Board approved day care center (kitchen in adjacent building to be used in conjunction with existing day care)	
33	10th	32911 Dimensional Variance	Wisconsin Lutheran High School, Property Owner	330 N. Glenview Av.
			Request to construct an addition to the permitted secondary school that does not meet the minimum front setback (required 30 ft. / proposed 13.5 ft.)	

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34	10th	32835 Special Use	Wayne Croatt, Lessee  Request to occupy a portion of the premises as a health clinic	6815 W. Capitol Dr. 105
35	11th	32916 Special Use	Stacy Lopez Devereaux, Prospective Buyer  Request to continue occupying the premises as a day care center for 55 children per shift infant to 13 years of age, operating Monday - Saturday 6:00 a.m. to 10:30 p.m. (this is a new operator)	3125 S. 53rd St.
36	12th	32876 Special Use	Miguel Negrón, Property Owner  Request to continue occupying the premises as a religious assembly hall	1573 W. Becher St.
37	12th	32884 Special Use	Border Patrol dba Taco Bell, Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant	1940 S. 14th St.
38	12th	32896 Special Use	Gonzalez Used Car Sales, Property Owner  Request to continue occupying the premises as a motor vehicle sales facility	1308 W. Windlake Av.
39	13th	32923 Dimensional Variance	LR South Howell Ave., Property Owner  Request to erect a sign that exceeds the maximum allowed height and display area on the Board-approved parking lot	4747 S. Howell Av.

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**4:15 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.

40	15th	32848 Special Use	Derrick Dumas, Lessee  Request to occupy the premises as an assembly hall	2516 W. Fond Du Lac Av.
41	1st	32593 Special Use	Waterstone Bank SSB, Property Owner  Request to occupy the premises as a rooming house for 17 occupants	5475 N. Hopkins St.
42	2nd	32670 Special Use	Mary Haas, Prospective Buyer  Request to occupy the premises as a motor vehicle sales and repair facility	4212 N. 76th St.
43	2nd	32895 Special Use	Justice Automotive Inc., Lessee  Request to occupy the premises as a motor vehicle sales facility	6027 W. Villard Av.
44	3rd	32886 Use Variance	Carl Mueller, Property Owner  Request to allow parking spaces located within the side street setback of a Board-approved general office	1749 N. Prospect Av.
45	4th	32377 Appeal of Determination	James Burke, Lessee  Request to appeal a determination by the Department of City Development stating that the proposed use is a light manufacturing facility	444 A N. 30th St.
46	5th	32764 Special Use	Sheldon Robinson, Lessee  Request to occupy the premises as a motor vehicle repair facility	8436 W. Lisbon Av.



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**4:15 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.

47	6th	32687 Use Variance	Gloria Gaston, Lessee	4200 N. Holton St.
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Request to occupy a portion of the premises as a school for 75 students 9th - 12th grades, operating Monday - Friday 7:30 a.m. to 3:15 p.m

48	6th	32755 Special Use	Tamara Collins & Debra Morgan, Lessee	2500 N. Holton St.
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Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant to 12 years of age, operating Monday - Sunday

**5:15 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.

49	7th	32841 Special Use	Michael Garland, Property Owner	2711 W. Townsend St.
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Request to occupy the premises as a ground transportation service

50	7th	32842 Special Use	Michael Garland, Property Owner	2721 W. Townsend St.
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Request to occupy the premises as a car wash

51	8th	32899 Special Use	Hussein Govani, Property Owner	2644 W. Hayes Av.
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Request to occupy the premises as a motor vehicle sales facility

52	9th	32852 Special Use	Santana DelaRosa, Lessee	5225 W. Mill Rd.
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Request to occupy the premises as a day care center for 35 children per shift infant to 12 years of age operating Monday - Friday 6:00 a.m. to midnight

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**5:15 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.

53	10th	32854 Special Use	Henry Williams Jr., Lessee  Request to occupy the premises as a second-hand store	5325 W. Center St.
54	11th	32718 Special Use	Mauricio Herrera, Lessee  Request to add a motor vehicle repair facility and to increase the number of vehicles displayed for sale for the Board approved motor vehicle sales facility	4440 W. Forest Home Av.
55	12th	32409 Use Variance	Enrique Terrones, Property Owner  Request to occupy a portion of the premises as an assembly hall (operated in conjunction with a permitted tavern on site)	1631 W. Grant St.
56	12th	32730 Special Use	Eduvige Jimenez, Property Owner  Request to occupy the premises as a day care center for 24 children per shift infant to 13 years of age, operating Monday - Saturday 6:00 a.m. to midnight	1822 S. 10th St.
57	13th	32872 Special Use	Edward and Mary Ennis, Property Owner  Request to expand the parking lot and to continue occupying the premises as a motor vehicle sales facility	5150 S. 27th St.

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**6:30 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.

58	9th	32600 Special Use	Continental A-1 Corp., Property Owner  Request to construct a new building and to occupy the premises as a motor vehicle filling station	6418 W. Mill Rd.
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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.