



Board of Zoning Appeals

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Henry Szymanski

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Jose L. Dominguez, Jr.
Jewel Currie

Alternates
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Secretary
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AGENDA

June 11, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 11, 2015**, commencing at **4:00 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.

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	8th	33854 Special Use <i>Dismissal</i>	Oscar's Pub & Grill, LLC Request to continue occupying the premises as a tavern	1712 W. Pierce St.
2	1st	33463 Use Variance <i>Dismissal</i>	BKA Family Living Services, LLC, Lessee Request to occupy the premises as a transitional living facility for 5 occupants	1532 W. Capitol Dr.



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<p><u>4:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
3	1st	33636 Special Use <i>Dismissal</i>	Jacqueline Mosby, Lessee Request to increase the number of children from 35 to 50 per shift and increase the hours of operation from 6:30 a.m. - 12:30 a.m. Monday - Friday and 7:30 a.m. - 5:30 p.m. Saturday to 5:00 a.m. - midnight Monday - Saturday and to continue occupying the premises as a day care center for children 2 - 12 years of age (this is a new operator)	3622 W. Silver Spring Dr.
4	1st	33753 Dimensional Variance <i>Dismissal</i>	Bryan Drake, Property Owner Request to occupy the premises as a permitted general retail establishment that does not meet the minimum required glazing or minimum required window height and exceeds the maximum allowed window sill height	2232 W. Capitol Dr.
5	3rd	33804 Special Use <i>Dismissal</i>	Lifeways of Wisconsin, Inc., Lessee Request to increase the number of children from 20 to 23 and to continue occupying a portion of the premises as a day care center for children infant - 12 years of age, operating Monday - Friday 7:30 a.m. - 5:30 p.m.	3224 N. Gordon Pl.
6	4th	33831 Extension of Time	Phoenix 401 LLC, Lessee Request for an extension of time to comply with the conditions of case #33057	401 W. Michigan St.

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<p><u>4:00 p.m. - Consent Agenda</u> <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>				
7	2nd	33672 Special Use	E.A. Jaber, Property Owner Request to continue occupying the premises as a motor vehicle filling station	6000 W. Villard Av.
8	2nd	33754 Special Use	Thomas Weigand, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	9838 W. Appleton Av.
9	3rd	33815 Dimensional Variance	Mark Gold, Property Owner Request to continue to allow a projecting sign that exceeds the maximum allowed area (allowed 12 sq.ft. / proposed 136 sq.ft.)	1827 N. Farwell Av.
10	4th	33816 Special Use	The Lynde and Harry Bradley Foundation, Inc., Property Owner Request to continue occupying the premises as a general office	1241 N. Franklin Pl.
11	4th	33817 Special Use	The Lynde and Harry Bradley Foundation, Inc., Property Owner Request to continue occupying the premises as a general office	1249 N. Franklin Pl.
12	4th	33818 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee Request to continue occupying the premises as a principal use parking lot	1123 E. Knapp St.

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13	4th	33842 Special Use	Penfield's Children Center, Lessee Request to continue occupying the premises as a day care center for 141 children infant - 12 years of age, Monday - Friday 7:00 a.m. to 5:30 p.m.	833 N. 26th St.
14	5th	33824 Special Use	Cousins Submarines, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	7603 W. Burleigh St.
15	6th	33772 Special Use	Holy Miracles Church, Property Owner Request to continue occupying the premises as a religious assembly hall	3064 N. Martin L King Jr Dr.
16	6th	33776 Special Use	Earl Hines, Lessee Request to occupy the premises as a rooming house for 4 occupants	3025 N. 1st St.
17	6th	33814 Special Use	Derrick Bush, Lessee Request to continue occupying the premises as a day care center for 28 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	2925 N. Holton St.
18	6th	33828 Special Use	Fred Sanfelippo, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	3008 N. Martin L King Jr Dr.

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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.

19	6th	33845 Special Use	Singh & Wade Real Estate, Property Owner Request to continue occupying the premises as a car wash	1845 W. Burleigh St.
20	7th	33689 Special Use	Luis Mercado, Lessee Request to occupy the premises as a motor vehicle repair facility	3813 N. 35th St.
21	7th	33766 Special Use	Jessica Sykes, Lessee Request to continue occupying the premises as a day care center for 65 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m. (this is a new operator)	4345 W. Fond Du Lac Av.
22	7th	33767 Special Use	Prince of Peace Baptist Church Inc., Property Owner Request to occupy the premises as a religious assembly hall	3701 N. 35th St.
23	7th	33822 Use Variance	Sharon's Little Crum Snatchers CDC LLC, Lessee Request to continue occupying the premises as a day care center for 32 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m.	4128 W. Burleigh St.
24	9th	33759 Special Use	Pytlík Enterprises LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant	7140 N. 76th St.

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25	9th	33839 Special Use	God's Hands & God's Will Inc., Lessee Request to continue occupying the premises as a religious assembly hall and social service facility (this is a new operator)	6151 N. Sherman Bl.
26	9th	33841 Special Use	Institute of Technology and Academics, Lessee Request to continue occupying the premises as a school for 250 students grades K4 - 8, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m.	8940 N. 85th St.
27	10th	33835 Special Use	Ruby Grisby, Property Owner Request to continue occupying the premises as a day care center for 39 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 12:30 a.m.	5301 W. Burleigh St.
28	10th	33836 Special Use	Ruby Grisby, Property Owner Request to continue occupying the premises as a day care center for 39 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 12:30 a.m.	5455 W. Burleigh St.
29	11th	33851 Special Use	Gilberto Fuentes, Lessee Request to continue occupying the premises as a religious assembly hall (this is a new operator)	3500 W. Oklahoma Av.
30	12th	33826 Special Use	St. Anthony School, Lessee Request to continue occupying the premises as an elementary school for 150 students grades 3 - 8, operating Monday - Friday 7:30 a.m. - 5:30 p.m.	929 W. Historic Mitchell St.

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

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31	12th	33827 Use Variance/ Special Use	Hope House of Milwaukee, Inc., Property Owner	209 W. Orchard St.
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Request to continue occupying the premises as an emergency residential shelter and social service facility

32	12th	33830 Special Use	Central Standard, LLC, Lessee	613 S. 2nd St.
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Request to continue occupying a portion of the premises as a heavy manufacturing facility

33	13th	33829 Special Use	Layton Sandwich Kings, Inc., Lessee	110 E. Layton Av.
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Request to continue occupying a portion of the premises as a fast-food/carry-out restaurant

34	13th	33833 Special Use	Lazy Greg's LLC, Lessee	1101 W. Boden Ct.
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Request to occupy a portion of the premises as a motor vehicle sales facility

35	14th	33807 Special Use	Adult Day Services of Wisconsin LLC, Lessee	206 E. Lincoln Av.
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Request to continue occupying the premises as an adult day care center

36	14th	33844 Special Use	Benjamin Derickson, Lessee	1982 S. Hilbert St.
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Request to occupy a portion of the premises as a recording studio

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37	1st	33805 Special Use	Frankie Grisson, Lessee	4502 N. Teutonia Av.
Request to continue occupying the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:30 p.m.				

38	1st	33811 Special Use	Leader Towing & Transport Inc., Lessee	6310 N. Sherman Bl.
Request to continue occupying the premises as a motor vehicle sales facility				

39	1st	33820 Special Use	Milwaukee Center for Independence, Lessee	5409 W. Villard Av.
Request to continue occupying the premises as a community living arrangement for 12 occupants (this is a new operator)				

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.

40	2nd	33902 Dimensional Variance	54th LLC, Property Owner	5310 W. Maxwell Pl.
Request to construct a building that does not meet the primary entrance door requirements				

41	3rd	33541 Special Use	7-Eleven, Inc., Lessee	3301 N. Oakland Av.
Request to continue occupying a portion of the premises as an accessory use parking lot				

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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.

42	4th	33762 Special Use	Interstate Parking Co LLC, Lessee Request to continue occupying premises as a principal use parking lot	601 W. State St.
43	7th	33760 Special Use/ Use Variance/ Dimensional Variance	Eco-Site, Lessee Request to erect a barbed-wire fence and a transmission tower that exceeds the maximum allowed height and does not meet the minimum required landscaping	5854 W. Fond Du Lac Av.
44	7th	33790 Use Variance	Pilgrim Missionary Baptist Church, Property Owner Request to occupy a portion of the premises as a rooming house for 10 occupants	3717 W. Keefe Av.
45	9th	33832 Dimensional Variance	Justin Boonnam, Property Owner Request to erect a front yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	9000 N. 86th St.
46	10th	33803 Special Use	LaQuanda Gray, Property Owner Request to increase the number of children from 50 to 80 per shift and increase the hours of operation from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - 12:30 a.m. and to continue occupying the premises as a day care center for children infant - 13 years of age, operating Monday - Sunday	5520 W. Burleigh St.

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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.

47	12th	33796 Special Use	Abuela Guina Day Care, Lessee	530 S. 11th St.
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Request to occupy the premises as a day care center for 50 children per shift 2 - 7 years of age, operating Monday - Friday 8:00 a.m. - 5:00 p.m.

48	13th	33868 Dimensional Variance	Loomis Center, LLC, Property Owner	3545 S. 27th St.
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Request to construct an addition to the permitted general retail establishment that does not meet minimum required side street glazing

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.

49	15th	33453 Special Use	Quick Sale LLC, Property Owner	2405 W. Center St.
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Request to add a motor vehicle sales facility to the Board approved repair facility

50	15th	33468 Special Use	Kenneth Calabrese Jr, Lessee	1834 W. Walnut St.
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Request to continue occupying the premises as a motor vehicle repair facility

51	15th	33763 Dimensional Variance	Walee Lor, Property Owner	1646 A N. 28th St.
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Request to allow off-street parking for more than the maximum number of allowed vehicles (allowed 4 / proposed 8)

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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.

52	15th	33838 Special Use	Milwaukee Rescue Mission, Property Owner 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. - 6:00 p.m.	1530 W. Center St.
53	1st	33638 Special Use	Hope Street Ministry Inc., Property Owner Request to continue occupying the premises as a transitional living facility for 44 occupants	2522 W. Capitol Dr.
54	1st	33732 Special Use	Murece Johnson, Property Owner Request to occupy the premises as a group home for 8 occupants	4230 N. 26th St.
55	1st	33800 Special Use/ Dimensional Variance	Trenton Ward, Lessee Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	3323 W. Vera Av.
56	1st	33808 Special Use	Virender Jaiswal, Property Owner Request to occupy the premises as a fast food/carry-out restaurant with a drive-through facility	7213 N. Teutonia Av.

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6:00 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.

57	14th	33594 Use Variance	Domingo Bastardo Lessee Request to occupy the premises as a currency exchange	514 W. Lincoln Av.
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PLEASE NOTE:

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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.