



Board of Zoning Appeals

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 Vice Chairman
Henry Szymanski
 Members
Martin E. Kohler
Jewel Currie
 Alternates
Karen D. Dardy
 Secretary
Lindsey St. Arnold Bell

AGENDA

July 2, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 2, 2015**, commencing at **2:00 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.

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	5th	33643 Special Use <i>Dismissal</i>	Starich Transmissions LLC, Lessee Request to occupy the premises as a motor vehicle repair facility	8341 W. Lisbon Av.
2	5th	33911 Special Use <i>Dismissal</i>	Willie Hopgood, Lessee Request to occupy the premises as a group home for 8 occupants	8710 W. Grantosa Dr.
3	6th	33572 Special Use <i>Dismissal</i>	Hallowed Missionary Baptist Church Inc., Property Owner Request to occupy the premises as a transitional living facility	3818 N. Port Washington Av.



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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.

4	3rd	33888 Special Use	CMR Foods LLC, Property Owner Request to occupy the premises as a sit-down restaurant (remodeling the existing patio area)	2498 N. Bartlett Av.
5	4th	33887 Special Use	Amanda James, Lessee Request to increase the number of children from 36 to 57 per shift infant - 12 years of age for the Board approved day care center operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3030 W. Highland Bl.
6	4th	33894 Use Variance	Clear Channel Outdoor, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge	701 W. St Paul Av.
7	4th	33895 Use Variance	Clear Channel Outdoor, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge	907 W. Hinman St.
8	4th	33896 Use Variance	Clear Channel Outdoor, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge	431 N. 5th St.
9	5th	33878 Special Use	Jacobus Energy, Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station	5008 N. 119th St.

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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.

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.

10	5th	33873 Special Use	Nigerian Community in Milwaukee, Inc., Property Owner Request to add a religious assembly hall to the Board-approved community center	8310 W. Appleton Av.
11	6th	33852 Use Variance	Learning Bridges Kingdom Academy, Inc., Lessee Request to occupy a portion of the premises as an elementary school for students grades K - 8, operating Monday - Friday 8:00 a.m. - 4:00 p.m.	4200 N. Holton St.
12	6th	33866 Use Variance	Sanford Mitz, Property Owner Request to continue occupying a portion of the premises as a single-family dwelling	1331 N. Martin L King Jr Dr.
13	6th	33869 Special Use	Milwaukee Health Services Inc, Property Owner Request to continue occupying the premises as a principal use parking lot	2523 N. Martin L King Jr Dr.
14	6th	33879 Special Use	Milwaukee Area Technical College District Board, Property Owner Request to continue occupying a portion of the premises as a power generation plant	4200 N. Humboldt Bl.
15	6th	33880 Special Use	St. Vincent de Paul Society, Lessee Request to occupy a portion of the premises as a social service facility	2600 N. 2nd St.

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

Items Scheduled for approval on the Consent Agenda

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16	6th	33885 Use Variance	Pathfinders Milwaukee, Inc., Lessee	4200 N. Holton St.
			Request to occupy a portion of the premises as an elementary school for 80 students grades 6th - 8th, operating Monday - Friday 7:30 a.m. - 4:30 p.m.	
17	6th	33947 Special Use	Housing Authority of the City of Milwaukee, Lessee	1916 N. 4th St.
			Request to construct an addition to the existing building and to continue occupying the premises as a personal instruction school	
18	7th	33908 Special Use	KCAL Skill and Recreational Development Center, Lessee	4353 W. Fond Du Lac Av.
			Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to include Saturdays 8:00 a.m. - midnight and to continue occupying the premises as an adult day care center for 24 clients	
19	8th	33904 Special Use	La Tiendita, LLC, Lessee	3100 W. Mitchell St.
			Request to continue occupying the premises as a general retail establishment	
20	9th	33839 Special Use	God's Hands & God's Will Inc., Lessee	6151 N. Sherman Bl.
			Request to add a second-hand sales facility and to continue occupying the premises as a religious assembly hall and social service facility (this is a new operator)	

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

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21	9th	33870 Special Use	Office Furniture Resources, Lessee Request to continue occupying the premises as a second-hand sales facility	8787 W. Brown Deer Rd.
22	9th	33871 Use Variance	U.S. Venture, Inc., Property Owner Request to occupy the premises as a hazardous materials storage facility	9125 N. 107th St.
23	9th	33876 Special Use	SWP Properties LLC, Property Owner Request to allow a berm height that exceeds the maximum allowed filling of land	7003 R W. Good Hope Rd.
24	9th	33881 Special Use	Nite Stop Parking LLC, Property Owner Request to continue occupying the premises as a heavy motor vehicle parking lot	10512 W. Glenbrook Ct.
25	10th	33891 Special Use	Sandstone Petroleum Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station	3071 N. 60th St.
26	10th	33884 Dimensional Variance	Pettit National Ice Center, Inc., Property Owner Request to erect 3 type B wall signs that exceed the maximum allowed signs per lineal feet	500 S. 84th St.
27	12th	33843 Special Use	Atelier Vintage, LLC, Lessee Request to occupy the premises as a second-hand sales facility	738 S. 3rd St.

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

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28	12th	33864 Special Use	Orlando Reyes, Lessee	1720 W. Forest Home Av.
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Request to occupy the premises as a second-hand sales facility

29	13th	33877 Dimensional Variance	Mahmoud Rayyan, Prospective Buyer	2324 W. Whitaker Av.
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Request to construct a ramp in the front setback

30	14th	33913 Special Use/ Dimensional Variance	2301 S Logan Avenue, LLC, Property Owner	2301 S. Logan Av.
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Request to construct a patio and to occupy the premises as a tavern that does not meet the minimum required number of parking spaces

31	15th	33901 Special Use	Jesse Reed, Lessee	4909 W. Center St.
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Request to continue occupying the premises as a second-hand sales facility

32	1st	33840 Special Use	Syed Haqqani	6001 C N. Teutonia Av.
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Request to continue occupying the premises as a motor vehicle filling station

33	1st	33857 Special Use	Firstborn Learning Center, Property Owner	4960 N. 18th St.
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Request to increase the number of children from 25 - 34 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

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

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34	1st	33889 Special Use	Cooking Kitchen LLC, Lessee	4928 W. Villard Av.
			Request to occupy a portion of the premises as a fast-food/carry-out restaurant	
35	2nd	33825 Special Use	John Marshall, Property Owner	9330 W. Appleton Av.
			Request to continue occupying the premises as a religious assembly hall	
36	2nd	33862 Special Use	Rekina Walker, Lessee	7418 W. Hampton Av.
			Request to continue occupying the premises as a day care center for 40 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	
37	2nd	33867 Special Use	The Human Development Center, Inc., Property Owner	6833 W. Fond Du Lac Av.
			Request to continue occupying the premises as a social service facility	
38	2nd	33848 Special Use	Abdul Motlani, Property Owner	6230 N. 76th St.
			Request to construct an addition and to continue occupying the premises as a motor vehicle repair facility and car wash	

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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.

39	3rd	33809 Dimensional Variance	John Lorenz, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage (allowed 576 sq.ft. / proposed 990 sq.ft.)	1520 N. Humboldt Av.
40	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.
41	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.
42	4th	33883 Special Use	JSWD COMMERCE LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot	734 N. 4th St.
43	5th	33892 Use Variance	Cardona Properties LLC, Property Owner Request to occupy a portion of the premises as an outdoor storage facility	3721 N. 92nd St.
44	7th	33797 Special Use	Lynell Monnie, Property Owner Request to continue occupying the premises as a group home for 5 occupants	3282 N. 46th St.

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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.

45	8th	33773 Special Use	Corey Stevenson Sr, Lessee	3435 W. Scott St.
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Request to occupy a portion of the premises as a personal service facility

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.

46	9th	33846 Special Use	Olethia Perkins, Lessee	5001 W. Mill Rd.
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Request to occupy the premises as a day care center for 78 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - 10:00 p.m.

47	9th	33847 Special Use	Elder Sanctuary, LLC, Prospective Buyer	7313 N. 76th St.
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Request to occupy the premises as an assembly hall

48	9th	33882 Special Use	PES, LLC, Lessee	9155 N. 76th St.
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Request to occupy a portion of the premises as a medical service facility

49	10th	33584 Special Use	Joye Peterson, Property Owner	7118 W. Center St.
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Request to occupy a portion of the premises as a social service facility

50	12th	33748 Special Use	Tender Car Auto Sales, LLC, Property Owner	1800 S. 1st St.
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Request to occupy the premises as a motor vehicle sales and repair facility

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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.

51	15th	33801 Use Variance	William Gagliano, Property Owner Request to occupy the premises as an outdoor motor vehicle storage facility	959 N. 35th St.
52	1st	33890 Special Use	Desiree Loduha, Lessee Request to occupy the premises as a day care center for 47 children per shift 2 - 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight	3622 W. Silver Spring Dr.
53	2nd	33903 Special Use	Argostoli LLC, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	5839 N. 94th St.

4:00 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.

54	15th	33477 Special Use	Willie Weeks, Property Owner Request to occupy the premises as an assembly hall	1819 W. North Av.
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4:30 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.

55	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.
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PLEASE NOTE: Most items have been scheduled for approximately five minutes. If an item takes longer than its time, the item may be adjourned to the next hearing date. Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other aids. For information or to request this service, contact the Board of Zoning Appeals at 286-2501, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 N Broadway, Milwaukee, WI 53202.