



Board of Zoning Appeals

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Catherine M. Doyle

Vice Chairman
Henry Szymanski

Members
Martin E. Kohler
Jewel Currie

Alternates
Karen D. Dardy

Secretary
Lindsey St. Arnold Bell

AGENDA

July 30, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, July 30, 2015**, 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	6th	33955 Use Variance <i>Dismissal</i>	Ann Smaxwill, Property Owner Request to occupy a portion of the premises as a live-work unit	3840 N. Palmer St.
2	7th	33608 Use Variance <i>Dismissal</i>	Darrell Jennings, Property Owner Request to occupy the premises as a transitional living facility for 6 occupants	3618 N. 42nd St.
3	11th	33823 Dimensional Variance <i>Dismissal</i>	Tania Bahena-Landa, Property Owner Request to erect a front yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	2929 S. 48th St.



Board of Zoning Appeals, Hearing on Thursday, July 30, 2015

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<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>				
4	12th	33946 Special Use/ Dimensional Variance <i>Dismissal</i>	Craft Development, LLC, Other Request to raze the existing structure and to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping	902 S. 2nd St.
5	12th	33674 Dimensional Variance <i>Dismissal</i>	Carlos Torres, Property Owner Request to allow a carport addition to the existing garage that exceeds the maximum allowed lot coverage and does not meet minimum required alley setback or side lot setback	1518 S. 14th St.
6	2nd	33848 Special Use <i>Dismissal</i>	Abdul Motlani, Property Owner Request to construct an addition and to continue occupying the premises as a motor vehicle repair facility and car wash	6230 N. 76th St.
7	2nd	33963 Special Use <i>Dismissal</i>	TKO Safe, Lessee Request to occupy a portion of the premises as a drive-through facility	4030 N. 56th St.

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<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</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.</i>				
<i>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>				
8	4th	33914 Special Use	Kanesha Coleman, Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Saturday 7:00 a.m. - midnight (this is a new operator)	2633 W. Clybourn St.
9	4th	33974 Special Use	Interstate Parking Company LLC , Lessee Request to erect a freestanding sign for the Board-approved parking lot	723 N. 6th St.
10	4th	33975 Special Use	Interstate Parking Company LLC, Lessee Request to erect a freestanding sign for the Board-approved parking lot	601 W. Wells St.
11	5th	33837 Special Use	Acelero Learning Wisconsin, Inc., Lessee Request to increase the number of children from 32 to 37 per shift and increase the ages of the children from 3 - 6 to infant - 6 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 7:30 a.m. - 5:30 p.m.	10236 W. Fond Du Lac Av.
12	5th	33910 Dimensional Variance	Isaac's Kar Enterprises, Lessee Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 50 sq.ft.)	4735 N. 76th St.
13	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

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14	6th	33852 Use Variance	Learning Bridges Kingdom Academy, Inc., Lessee	4200 N. Holton St.
			Request to occupy a portion of the premises as an elementary school for 73 students grades K - 8, operating Monday - Friday 8:00 a.m. - 4:00 p.m.	
15	6th	33926 Special Use	Verneadia Zollicoffer, Lessee	1654 W. Hopkins St.
			Request to continue occupying the premises as a day care center for 35 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m.	
16	6th	33936 Dimensional Variance	National Stores, Inc. (Falla's), Lessee	709 E. Capitol Dr.
			Request to erect a Type B wall sign that exceeds the maximum allowed area (allowed 64 sq.ft. / proposed 176 sq.ft.)	
17	6th	33960 Special Use	Mercantile Thrift Stores, Inc., Property Owner	324 W. North Av.
			Request to continue occupying the premises as a second-hand sales facility	
18	7th	33912 Special Use/ Dimensional Variance	Joshua Possessing the Promises Ministries, Property Owner	3300 W. Burleigh St.
			Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	
19	8th	33925 Special Use	The Shop Auto Body LLC, Lessee	2808 W. Forest Home Av.
			Request to occupy the premises as a motor vehicle body shop	

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20	9th	33915 Special Use	J C Triplett and Sons Corp, Lessee Request to occupy a portion of the premises as a contractor's yard	7655 W. Dean Rd.
21	9th	33935 Special Use	John Amato Hyundai Inc., Lessee Request to continue occupying the premises as a motor vehicle sales facility	8301 N. 76th St.
22	10th	33940 Dimensional Variance	Wisconsin Lutheran High School, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed per street frontage (allowed 1 / proposed 2)	330 N. Glenview Av.
23	12th	33918 Special Use	Ramon Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1601 W. Becher St.
24	12th	33919 Use Variance	The Community Warehouse, Inc., Property Owner Request to continue occupying the premises as a home improvement center	521 S. 9th St.
25	12th	33944 Special Use	Craft Development, LLC, Other Request to occupy a portion of the premises as an accessory use parking lot that is located between the street façade and street lot line	829 S. 1st St.

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

Items Scheduled for approval on the Consent Agenda

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26	12th	33945 Special Use	Craft Development, LLC, Other Request to occupy the premises as an assembly hall	838 S. 2nd St.
27	13th	33810 Special Use	Herman's Auto Clinic LLC, Lessee Request to continue occupying the premises as a motor vehicle repair facility	6100 S. Howell Av.
28	13th	33927 Special Use	Tier 1 LLC, Lessee Request to occupy the premises as an indoor recreation facility	4350 S. 27th St.
29	13th	33931 Special Use	Meinecke Car Care, Lessee Request to continue occupying the premises as a motor vehicle repair facility	4320 S. 27th St.
30	14th	33917 Use Variance	Jaime Perez, Property Owner Request to occupy the premises as a personal service facility	3359 S. 13th St.
31	15th	33909 Special Use	United to Serve Academy, Lessee Request to continue occupying the premises as a principal use parking lot	1100 W. Garfield Av.

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

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32	15th	33921 Special Use	Today's Future, LLC, Lessee	934 W. Center St.
			Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 5:30 p.m. to Monday - Sunday 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 65 per shift infant - 13 years of age	
33	15th	33930 Special Use	Gurinder Nagra, Property Owner	1341 W. Center St.
			Request to continue occupying the premises as a motor vehicle filling station	
34	15th	33938 Dimensional Variance	MacPyles Corporation, Lessee	920 W. North Av.
			Request to erect 4 freestanding signs, one of which exceeds the maximum allowed height and area	
35	1st	33893 Special Use	Taj International Petroleum Inc., Property Owner	4057 N. Green Bay Av.
			Request to construct an addition and to continue occupying the premises as a motor vehicle filling station	
36	1st	33922 Special Use	Eastbrook Church Inc., Property Owner	5409 A N. Green Bay Av.
			Request to continue occupying a portion of the premises as a personal instruction school	
37	1st	33933 Use Variance	Lion of Judah Worship Church, Property Owner	4030 N. 34th St.
			Request to continue occupying the premises as a religious assembly hall	

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

Items Scheduled for approval on the Consent Agenda

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38	1st	33939 Dimensional Variance	Garden Homes Lutheran School, Property Owner	2450 W. Roosevelt Dr.
			Request to erect 4 wall sign which will exceed the maximum number allowed (allowed 1 / proposed 5)	
39	2nd	33825 Special Use	John Marshall, Property Owner	9330 W. Appleton Av.
			Request to add an outdoor storage facility and to continue occupying the premises as a religious assembly hall	
40	2nd	33941 Dimensional Variance	MacPyles Corporation, Lessee	5739 W. Silver Spring Dr.
			Request to erect 4 freestanding signs, one of which exceeds the maximum allowed height and area	
41	2nd	33962 Special Use	Jerilyn Nelson, Lessee	6114 W. Capitol Dr.
			Request to occupy a portion of the premises as a social service facility	
42	3rd	33943 Special Use	Mueller Communications, Property Owner	1749 N. Prospect Av.
			Request to construct an addition and to expand the Board approved general office to the third floor of the premises	

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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.

43	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.
44	5th	33932 Special Use	City of Refuge Kingdom Ministry, Lessee Request to occupy the premises as a religious assembly hall	8106 W. Appleton Av.
45	6th	33776 Special Use	Earl Hines, Lessee Request to occupy the premises as a rooming house for 4 occupants	3025 N. 1st St.
46	6th	33850 Special Use/ Dimensional Variance	Valerie Daniels-Carter, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant that does not meet the minimum required landscaping	3070 N. Martin L King Jr Dr.
47	7th	33906 Special Use	New Beginnings Auto Group LLC, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	3002 W. Burleigh St.
48	7th	33942 Special Use	Lanetta Greer, Lessee Request to occupy the premises as a group home for 5 occupants	2967 N. 38th St.

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4:00 p.m. Public Hearings (Continued)

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49	8th	33886 Dimensional Variance	Agustin Cruz, Property Owner Request to allow a side lot fence that exceeds the maximum allowed height (allowed 8 ft. / proposed 11 ft.)	753 S. 22nd St.
50	10th	33806 Special Use	Giovanni Kais, Lessee Request to occupy a portion of the premises as a general retail establishment	235 N. 36th St.
51	10th	33865 Special Use	Wisconsin Lutheran High School, Property Owner Request to occupy the premises as a dormitory	8041 W. Blue Mound Rd. 1

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.

52	10th	33952 Special Use/ Dimensional Variance	Home Solutions, Property Owner Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping	5722 W. North Av.
53	10th	33961 Special Use	Kenny Marshall, Lessee Request to occupy the premises as a 24 hour day care center for 137 children per shift infant - 13 years of age, operating Monday - Sunday	5806 W. Burleigh St.

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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.

54	13th	33877 Dimensional Variance	Mahmoud Rayyan, Prospective Buyer Request to construct a ramp in the front setback	2324 W. Whitaker Av.
55	13th	33949 Special Use/ Dimensional Variance	Fresenius Medical Care, Lessee Request to construct a building that exceeds the maximum allowed front setback and to occupy the premises as a health clinic	2600 W. Howard Av.
56	14th	33920 Special Use	Achieving Educational Excellence, Inc., Property Owner Request to construct a building and to occupy the premises as an elementary and secondary school for 1,000 students grades K4 - 12, operating Monday - Friday 7:00 a.m. - 7:00 p.m.	2607 S. 5th St.
57	14th	33953 Use Variance	JIR Investments LLC, Property Owner Request to occupy a portion of the premises as a single-family dwelling	202 E. Smith St.
58	14th	33956 Dimensional Variance	Mary E. McCartan, Property Owner Request to raze the existing dwelling and rebuild a single-family dwelling that does not meet the minimum required rear setback (required 15 ft. / proposed 4 ft.) or south-east setback (required 3.5 ft. / proposed 0.5 ft.)	3043 S. Shore Dr.

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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.

59	14th	33964 Dimensional Variance	PJR Properties LLC, Property Owner	145 W. Oklahoma Av.
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Request to construct a building that does not does not meet the minimum required glazing area or the front entrance orientation requirement

60	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

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.

61	1st	33701 Special Use/ Dimensional Variance	Quincy Anderson, Property Owner	3841 W. Villard Av.
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Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping

62	1st	33715 Special Use	Terrell Bell, Lessee	4010 W. Villard Av.
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Request to continue occupying the premises as a second-hand sales facility (this is a new operator)

63	1st	33732 Special Use	Murece Johnson, Property Owner	4230 N. 26th St.
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Request to occupy the premises as a group home for 8 occupants

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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.

64	1st	33897 Special Use	Tamika Givhan, Lessee	3718 W. Lancaster Av.
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Request to occupy the premises as a day care center for 100 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight

65	2nd	33937 Use Variance	Teen Challenge International of Wisconsin, Property Owner	5333 N. 91st St.
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Request to construct a building and to occupy the premises as a second-hand sales facility and a social service facility

66	3rd	33888 Special Use	CMR Foods LLC, Property Owner	2498 N. Bartlett Av.
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Request to occupy the premises as a sit-down restaurant (remodeling the existing patio area)

7:00 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.

67	14th	33594 Use Variance	Domingo Bastardo, Lessee	514 W. Lincoln Av.
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Request to occupy the premises as a currency exchange

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.