



Board of Zoning Appeals

Chairwoman  
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 Members  
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**Jewel Currie**  
 Alternates  
**Karen D. Dardy**  
 Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**September 10, 2015**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 10, 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	5th	33985 Special Use <i>Dismissal</i>	Fresenius Medical Care, Lessee  Request to continue occupying a portion of the premises as a health clinic	7793 W. Appleton Av.
2	5th	33986 Special Use <i>Dismissal</i>	Midwest Nephrology Associates, S.C., Lessee  Request to continue occupying a portion of the premises as a health clinic	7797 W. Appleton Av.
3	12th	34014 Special Use <i>Dismissal</i>	Steven Pribek, Lessee  Request to occupy a portion of the premises as a heavy manufacturing facility	1024 S. 5th 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>
<p><b><u>4:00 p.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	13th	34003 Dimensional Variance <i>Dismissal</i>	Loomis Centre, LLC, Property Owner  Request to erect a sign that exceeds the maximum allowed area (allowed 150 sq.ft. / proposed 374.22 sq.ft.)	3545 S. 27th St.
5	14th	34017 Use Variance <i>Dismissal</i>	Jessica Sessums, Property Owner  Request to occupy a portion of the premises as a personal service facility	3223 S. Logan Av.
<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>				
6	5th	34034 Special Use	Alternatives in Psychology Consultation, S.C., Lessee  Request to occupy a portion of the premises as a social service facility	5421 N. 118th Ct.
7	5th	33973 Special Use	Kid's Land Learning, Prospective Buyer  Request to continue occupying the premises as a day care center for 75 children on first shift and 40 children on second shift, infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight (this is a new operator)	7918 W. Capitol Dr.
8	6th	34028 Use Variance	Huettner Properties LLC, Property Owner  Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units	2105 N. Booth St.

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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.*

9	6th	33999 Special Use	Goodwill Industries of Southeastern Wisconsin, Inc, Property Owner  Request to continue occupying the premises as a second-hand sales facility	3900 N. Palmer St.
10	6th	34038 Special Use	Judy McLain, Lessee  Request to continue occupying the premises as a day care center for 22 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	130 W. Keefe Av.
11	7th	34009 Special Use	Angela Deberry, Lessee  Request to continue occupying the premises as a group home for 8 occupants	3431 N. 44th St.
12	7th	34002 Special Use	Chiquita Southerland, Lessee  Request to continue occupying the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. (this is a new operator)	4313 W. Fond Du Lac Av.
13	7th	33967 Special Use	Alicia Sanders, Lessee  Request to increase the number of children from 50 to 80 per shift infant - 13 years of age for the Board approved day care center operating Monday - Saturday 6:00 a.m. - 11:00 p.m.	4838 W. Fond Du Lac Av.
14	8th	33950 Special Use	MLH Exchange LLC, Lessee  Request to occupy the premises as a motor vehicle sales and repair facility	2831 W. Burnham St.

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

Items Scheduled for approval on the Consent Agenda

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15	9th	34029 Special Use	St. Charles Inc., Lessee	8211 W. Brown Deer Rd.
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Request to occupy a portion of the premises as a second-hand sales facility

16	11th	33978 Special Use	Get It Off My Plate II!, LLC, Property Owner	6223 W. Forest Home Av.
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Request to continue occupying the premises as an ambulance service

17	12th	33989 Special Use	St. Vincent de Paul Society of Milwaukee, Property Owner	931 W. Madison St.
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Request to continue occupying the premises as a social service facility

18	12th	34007 Dimensional Variance	611 W. National Ave Milwaukee LLC, Property Owner	611 W. National Av.
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Request to occupy the premises as a multi-family dwelling that exceeds the allowed number of dwelling units

19	12th	33996 Dimensional Variance	Martha Tsiitirdis, Property Owner	1561 S. Muskego Av.
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Request to allow a fence that exceeds the maximum allowed height and does not allow for the required vision triangle

20	13th	33872 Special Use/ Dimensional Variance	Jaswant Singh, Property Owner	1313 W. Grange Av.
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Request to continue occupying the premises as a motor vehicle filling station that does not meet the minimum required landscaping

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

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21	13th	33931 Special Use	Meinecke Car Care, Lessee	4320 S. 27th St.
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Request to continue occupying the premises as a motor vehicle repair facility

22	13th	33990 Special Use	Landmark Credit Union, Property Owner	4000 S. 27th St.
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Request to continue occupying a portion of the premises as a drive-through facility without the minimum required queue lane

23	13th	34011 Special Use	JTP, LLC, Property Owner	5268 S. 13th St.
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Request to continue occupying the premises as an outdoor salvage operation

24	13th	34012 Special Use	3270 S. 3rd St. LLC, Property Owner	5260 S. 13th St.
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Request to continue occupying the premises as an outdoor salvage operation

25	13th	34016 Special Use	T.I. Investor MKE Airport, LLC, Property Owner	5131 S. 3rd St.
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Request to occupy a portion of the premises as a motor vehicle repair facility

26	14th	34006 Special Use	Speedway LLC, Property Owner	369 E. Oklahoma Av.
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Request to continue occupying the premises as a motor vehicle filling station

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

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27	14th	34015 Dimensional Variance	Patrick Hall, Property Owner	719 E. Lincoln Av.
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Request to erect a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)

28	14th	33994 Special Use/ Dimensional Variance	Nikolai Usack, Property Owner	2241 S. Winchester St.
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Request to construct a single-family dwelling that does not meet the minimum required setback and to allow two principal buildings on a lot

29	14th	33995 Dimensional Variance	John Zabkowicz, Property Owner	924 W. Oklahoma Av.
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Request to remodel the existing building that does not meet the minimum required glazing (required 60% / proposed 39%)

30	14th	34025 Dimensional Variance	John C. Arnold, Property Owner	619 E. Oklahoma Av.
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Request to allow a porch that does not meet the minimum required front setback (required 11.2 ft. / proposed 8 ft.)

31	15th	33984 Dimensional Variance	Gregory Green, Property Owner	2301 W. Garfield Av.
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Request to allow a side yard fence and a side street fence that exceed the maximum allowed height (allowed 4 ft. / proposed 6 ft.)

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

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32	15th	34001 Special Use	MCFI dba TLS Behavioral Health, Property Owner	2466 N. 50th St.
			Request to continue occupying the premises as a community living arrangement for 12 occupants	
33	15th	34008 Special Use	Tiffany Combs, Lessee	4517 W. North Av.
			Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	
34	15th	34030 Special Use	MAAR Enterprises, LLC, Prospective Buyer	1626 W. Fond Du Lac Av.
			Request to occupy the premises as a health clinic	
35	15th	33954 Special Use	Serena Brown, Lessee	3933 W. Center St.
			Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	
36	15th	34036 Special Use	Our Next Generation, Inc., Property Owner	3421 W. Lisbon Av.
			Request to continue occupying the premises a community center	
37	1st	33923 Use Variance	Bread of Healing, Inc., Lessee	5345 N. Green Bay Av.
			Request to occupy a portion of the premises as a health clinic	

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38	1st	33929 Special Use	Gurinder Nagra, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	6811 N. Teutonia Av.
39	1st	33979 Special Use	Tyrone Sanford, Lessee  Request to continue occupying the premises as a car wash (this is a new operator)	4911 N. 31st St.
40	1st	34041 Use Variance	Boys & Girls Club of Greater Milwaukee, Lessee  Request to continue occupying a portion of the premises as a community center	4834 N. Mother Daniels Wa.
41	2nd	34032 Special Use	Durable Investments, LLC, Property Owner  Request to construct an addition and to continue occupying the premises as a building maintenance service and ground transportation service	8400 W. Silver Spring Dr.
42	2nd	33948 Special Use	Javid Property Investments LLC, Property Owner  Request to add a motor vehicle repair facility to the existing motor vehicle sales facility	6535 W. Fond Du Lac Av.
43	2nd	33982 Special Use	Donald Harmon, Property Owner  Request to increase the number of children from 60 to 76 for the Board-approved 24 hour day care center for children infant - 12 years of age operating Monday - Friday	7605 W. Florist Av.



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<p><b><u>4:00 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>				
44	2nd	34031 Use Variance	Ryer Holdings, LLC, Property Owner  Request to occupy the premises as a multi-family dwelling	6107 W. Leon Tr.
45	2nd	34018 Dimensional Variance	Sheila Johnson, Property Owner  Request to erect a ramp that does not meet the minimum required front yard setback	4633 N. 75th St.
46	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.
47	4th	33992 Special Use	Creative Alliance Milwaukee, Lessee  Request to occupy a portion of the premises as an outdoor merchandise sales facility	401 W. Wisconsin Av.
48	4th	34024 Dimensional Variance	The Riverside Theater, Lessee  Request to replace the existing marquee with a marquee that exceeds the maximum allowed height	710 N. Plankinton Av.
49	4th	34027 Special Use	Tina Kambouris, Lessee  Request to continue occupying the premises as a sit-down restaurant	1014 N. Van Buren St.

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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.

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50	4th	33965 Special Use/ Dimensional Variance	Lawrence Mathias, Lessee	1124 N. 21st St.
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Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer (required 600 sq.ft. / proposed 468.75 sq.ft.)

51	4th	33969 Special Use	Uihlein Properties, LLC; Market Street Investors, Property Owner	503 N. Broadway .
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Request to continue occupying the premises as a principal use parking lot

**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.

52	7th	33677 Special Use	Greg Owens, Lessee	4020 W. Burleigh St.
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Request to occupy the premises as a transitional living facility for 8 occupants

53	7th	33689 Special Use	Luis Mercado, Lessee	3813 N. 35th St.
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Request to occupy the premises as a motor vehicle repair facility

54	9th	34020 Dimensional Variance	Milwaukee County, Property Owner	8463 N. Granville Rd.
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Request to erect a transmission tower that exceeds the maximum allowed height and does not meet the minimum distance to property lines

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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.

55	10th	33584 Special Use	Joye Peterson, Property Owner  Request to occupy the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:30 a.m. - 10:00 p.m. and Saturday 8:00 a.m. - 5:00 p.m.	7118 W. Center St.
56	10th	33806 Special Use	Giovanni Kais, Lessee  Request to occupy a portion of the premises as a general retail establishment	235 N. 36th St.
57	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.
58	10th	33934 Special Use	Kirk Auto Sales, Lessee  Request to occupy the premises as a motor vehicle sales facility	5616 W. Lisbon Av.
59	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**

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	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.
61	11th	33951 Use Variance	Timothy Wood, Property Owner  Request to occupy the premises as a transitional living facility for 14 occupants	3005 S. 37th St.
62	11th	34005 Special Use	Reyes Enterprises LLC, Prospective Buyer  Request to occupy a portion of the premises as a contractor's yard that does not meet the minimum required landscaping	6550 W. Forest Home Av.
63	12th	33976 Use Variance	Viamericas, Lessee  Request to occupy a portion of the premises as a currency exchange facility	923 S. Cesar E Chavez Dr.
64	12th	33796 Special Use	Abuela Guina Day Care, Lessee  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.	530 S. 11th St.
65	15th	34021 Special Use	Milwaukee County, Property Owner  Request to erect a transmission tower that exceeds the maximum allowed height	3801 W. Mc Kinley Av.

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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.

66	1st	33701 Special Use/ Dimensional Variance	Quincy Anderson, Property Owner  Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	3841 W. Villard Av.
67	2nd	33867 Special Use	The Human Development Center, Inc., Property Owner  Request to continue occupying the premises as a social service facility	6833 W. Fond Du Lac Av.
68	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.

**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.

69	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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**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.

70	14th	33920 Special Use	Achieving Educational Excellence, Inc., Property Owner	2607 S. 5th St.
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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.

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.