



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

October 8, 2015

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, October 8, 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	6th	34072 Special Use <i>Dismissal</i>	Malaika Early Learning Center, Property Owner Request to construct an addition and to add an elementary school for 75 students operating Monday - Friday 8:30 a.m. - 3:30 p.m. to the Board approved day care center	125 W. Auer Av.
2	12th	34046 Use Variance <i>Dismissal</i>	Elva Navejar, Property Owner Request to occupy the premises as a two-family dwelling	1034 S. 3rd St.
3	15th	33849 Special Use <i>Dismissal</i>	TransCenter for Youth, Inc., Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 8:00 a.m. - 4:00 p.m.	2207 W. Center St.



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4:00 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	6th	34061 Special Use	Wee Care Day Care, Lessee Request to continue occupying the premises as a social service facility	3882 N. Teutonia Av.
5	7th	34033 Special Use	Helping Hands Daycare LLC, Lessee Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. to 24 hours Monday - Sunday, and to continue occupying the premises as a day care center for 40 children per shift infant - 13 years of age (this is a new operator)	4714 W. Fond Du Lac Av.
6	7th	34043 Special Use	SaintA, Inc., Lessee Request to occupy a portion of the premises as a social service facility	4610 W. Fond Du Lac Av.
7	7th	34053 Special Use	United Minds LLC dba Children's Garden, Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	3958 N. 51st Bl.
8	7th	34057 Special Use	Joseph Clayton, Prospective Buyer Request to occupy the premises as a day care center for 44 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3700 N. 27th St.
9	7th	34042 Use Variance	ProTrade, LLC, Property Owner Request to occupy a portion of the premises as a personal instruction school	3227 N. 31st St.

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<p><u>4:00 p.m. - Consent Agenda (Continued)</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>				
10	7th	34085 Special Use	NU2U Appliances, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility	5017 W. Capitol Dr.
11	8th	34022 Special Use	Arturo Hernandez, Lessee Request to occupy a portion of the premises as an assembly hall	2247 S. Muskego Av.
12	8th	34023 Special Use	Arandas Auto Body & Sales LLC, Prospective Buyer Request to occupy the premises as a motor vehicle sales facility	2725 W. Hayes Av.
13	8th	34054 Special Use/ Dimensional Variance	Goldenlakes Properties, LLC, Property Owner Request to continue occupying the premises as an accessory use parking lot that does not meet the minimum required landscaping	3606 W. National Av.
14	8th	34055 Special Use	Sutts, LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	2375 S. 43rd St.
15	8th	34075 Special Use	Abdul Motlani, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	3610 W. Lincoln Av.

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

Items Scheduled for approval on the Consent Agenda

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16	8th	34090 Special Use	Interfaith Older Adult Programs Inc., Other Request to occupy a portion of the premises as a social service facility	2414 W. Mitchell St.
17	8th	34092 Special Use	Family Appliances LLC, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility (this is a new operator)	2517 W. Greenfield Av.
18	10th	34086 Special Use	Mt. Everest Petro Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	7002 W. Center St.
19	12th	34026 Dimensional Variance	Tabernaculo de Vida, Property Owner Request to erect a sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 32 sq.ft.)	1136 W. Madison St.
20	12th	34060 Use Variance	Juan Sanchez, Property Owner Request to continue occupying the premises as a currency exchange facility	1035 W. National Av.
21	13th	33810 Special Use	Hermans Auto Clinic LLC, Lessee Request to continue occupying the premises as a motor vehicle repair facility	6100 S. Howell Av.

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22	13th	34069 Special Use	Serena Ballman, Property Owner Request to continue occupying the premises as a day care center for 16 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:30 p.m.	4170 S. Howell Av.
23	14th	33515 Special Use	First Class Auto Detailing and Sales LLC, Lessee Request to continue occupying the premises as a car wash and motor vehicle sales facility	2509 E. Oklahoma Av.
24	15th	33987 Special Use	Gunny Petroleums Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station	2306 W. Fond Du Lac Av.
25	1st	33673 Special Use	Darlene Moore, Lessee Request to increase the number of children from 50 to 60 per shift and to continue occupying the premises as a day care center for children infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	5148 N. Teutonia Av.
26	1st	34000 Special Use	Natasha Broxton, Property Owner Request to add a motor vehicle repair facility to the Board-approved indoor salvage operation	2500 W. Cornell St.
27	1st	34037 Special Use	Cross Flags Classic, LLC, Lessee Request to occupy the premises as a motor vehicle sales facility	3514 W. Good Hope Rd.

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

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28	1st	34074 Special Use	Mohammad Riaz, Property Owner Request to raze the existing structure and to occupy the premises as a motor vehicle filling station	4405 N. 27th St.
29	1st	34076 Special Use	Erika Fischer, Lessee Request to increase the ages of children from infant - 5 to infant - 13 years of age, and to continue occupying the premises as a day care center for 41 children per shift, operating Monday - Saturday 6:00 a.m. - midnight	4145 N. Green Bay Av.
30	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 - Sunday	7605 W. Florist Av.
31	2nd	33993 Special Use	D.J.'s Transmissions Inc., Property Owner Request to add a motor vehicle body shop and to expand the existing motor vehicle repair facility	7337 W. Fond Du Lac Av.
32	2nd	34004 Special Use/ Dimensional Variance	Kumovi Investments LLC & Vasic Investments LLC, Property Owner Request to occupy the premises as a car wash and to allow a freestanding sign that exceeds the maximum allowed height and area	7323 W. Mill Rd.
33	2nd	34051 Use Variance	North Shore Christian Church, Lessee Request to continue occupying a portion of the premises as a religious assembly hall	6659 W. Mill Rd.

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34	2nd	34071 Special Use	Little Learners Academy LLC, Lessee	5833 W. Silver Spring Dr.
			Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Sunday (this is a new operator)	
35	2nd	34091 Special Use	Rukiyabai A. Keval, Property Owner	5818 N. 97th St.
			Request to continue occupying the premises as an outdoor salvage operation	
36	3rd	34049 Dimensional Variance	Peter and Janice Carini, Property Owner	3468 N. Oakland Av.
			Request to erect a wall sign that exceeds the maximum number allowed (allowed 1 / proposed 3)	
37	3rd	34067 Special Use	Black Husky Brewing LLC, Prospective Buyer	2872 N. Bremen St.
			Request to occupy the premises as a micro alcohol beverage facility	
38	3rd	34082 Dimensional Variance	Patrick R. Jones, Property Owner	734 E. Wright St.
			Request to construct an addition to the single-family dwelling that does not meet the minimum required height (required 25 ft. / proposed 21 ft.)	
39	3rd	34083 Dimensional Variance	Michael Dillon, Property Owner	2410 N. Fratney St.
			Request to construct a single-family dwelling that does not meet the minimum required height (required 25 ft. / propose 20 ft. 5 in.)	

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40	3rd	34099 Dimensional Variance	Karen Okerlund, Property Owner Request to construct a porch that does not meet the minimum required front setback (required 6.5 ft. / proposed 4.5 ft.)	1123 E. Center St.
41	4th	34013 Special Use	Commernitta Bradby, Lessee Request to occupy a portion of the premises as a religious assembly hall	527 N. 27th St.
42	4th	34116 Use Variance	Milwaukee River Hotel-P LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	1124 N. Old World Third St.
43	4th	34087 Use Variance/ Dimensional Variance	Laura Sue Mosier, Property Owner Request to occupy a portion of the premises as an assembly hall and to erect a sign that exceeds the maximum allowed area	3209 W. Wells St.
44	5th	33905 Special Use	Schlossmann Powersports, Inc., Lessee Request to continue occupying the premises as a motor vehicle sales facility	12011 W. Silver Spring Dr.
45	5th	34063 Dimensional Variance	Eric Griffith, Property Owner Request to allow a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	3295 N. 76th St.

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46	5th	34070 Special Use	Larry Bunzel, Property Owner	8401 W. Burleigh St.
			Request to continue occupying the premises as an assembly hall	

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.

47	6th	33957 Special Use	Lonnie Whitfield, Property Owner	3760 N. 22nd St.
			Request to allow a transmission tower that does not meet the minimum required setback	

48	6th	34028 Use Variance	Huettner Properties LLC, Property Owner	2105 N. Booth St.
			Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units	

49	7th	33677 Special Use	Greg Owens, Lessee	4020 W. Burleigh St.
			Request to occupy the premises as a transitional living facility for 8 occupants	

50	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	

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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.

51	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.
52	10th	33806 Special Use	Giovanni Kais, Lessee Request to occupy a portion of the premises as a general retail establishment	235 N. 36th St.
53	10th	34059 Dimensional Variance	Chad Koch, Property Owner Request to allow a parking space in the front yard	5326 W. Wells St.
54	10th	34040 Dimensional Variance	Milwaukee Police Association, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 32 sq.ft. / proposed 72 sq.ft.)	6310 W. Blue Mound Rd.

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.

55	12th	33750 Special Use	Johnny Buffit's Auto Emporium, Lessee Request to occupy a portion of the premises as a motor vehicle body shop and car wash	515 A S. 1st St.
56	12th	33918 Special Use	Ramon Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1601 W. Becher 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.

57	12th	34010 Special Use	Tech Automotive LLC, Lessee	1371 W. Windlake Av.
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Request to occupy the premises as a motor vehicle sales and repair facility

58	12th	34052 Special Use/ Use Variance	Maria Alvarez, Lessee	1401 S. 7th St.
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Request to add a cash-for-gold business and currency exchange facility and to continue occupying the premises as a second-hand sales facility (this is a new operator)

59	14th	34066 Special Use	Milwaukee Metropolitan Sewerage District, Property Owner	2702 S. 6th St.
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Request to construct a transmission tower that exceeds the maximum allowed height (allowed 85 ft. / proposed 140 ft.)

60	15th	33972 Dimensional Variance	Jay's Uptown Café, Lessee	5007 W. Center St.
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Request to allow a fence that exceeds the maximum allowed height and has the supporting members facing the exterior of the lot

61	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)

62	1st	33893 Special Use	Taj International Petroleum Inc., Property Owner	4057 N. Green Bay Av.
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Request to construct an addition and to continue occupying the premises as a motor vehicle filling station

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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.

63	1st	33980 Appeal of an Order	The City of God Child Development Center, Lessee Request to appeal an order from the Department of Neighborhood Services stating that all temporary and non-permitted signs must be removed	2812 W. Fairmount Av.
64	1st	33991 Use Variance	Tommy Honeycutt, Property Owner Request to occupy the premises as an assembly hall	4940 N. 32nd St.
65	1st	34065 Special Use	Milwaukee Metropolitan Sewerage District, Property Owner Request to construct a transmission tower that exceeds the maximum allowed height (allowed 60 ft. / proposed 140 ft.)	3102 W. Hampton Av.
66	2nd	33928 Special Use	Anchorage Homes Adult Daycenter, LLC, Property Owner Request to continue occupying the premises as an adult day care center	6435 W. Capitol Dr.
67	2nd	34045 Special Use	Lateecha Rutherford, Lessee Request to occupy the premises as a day care center for 65 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 6:00 p.m.	6414 W. Silver Spring Dr.
68	2nd	34048 Special Use	Eyes Wide Open Seeing Beyond Today II, LLC, Lessee Request to occupy the premises as a group home for 6 occupants	8123 W. Villard Av.

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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.

69	2nd	34058 Special Use	Durable Investments, LLC, Property Owner	8347 W. Fond Du Lac Av.
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Request to occupy the premises as a principal use parking lot

70	2nd	34062 Special Use	AJ Auto Salvage LTD, Lessee	7169 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as an indoor salvage operation

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.

71	10th	33584 Special Use	Joye Peterson, Property Owner	7118 W. Center St.
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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.

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.