



Board of Zoning Appeals

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**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**November 12, 2015**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, November 12, 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	9th	33834 Use Variance/ Special Use <i>Dismissal</i>	World Automotive Group, Lessee  Request to occupy the premises as a light and heavy motor vehicle repair facility	7550 N. 76th St.
2	9th	34089 Special Use <i>Dismissal</i>	ABRA Auto Body & Glass, LP, Lessee  Request to occupy the premises as a motor vehicle body shop	6920 N. 76th 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>
3	15th	33916 Special Use <i>Dismissal</i>	Joseph Clayton, Prospective Buyer  Request to occupy the premises as a day care center for 75 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2919 W. Fond Du Lac Av.
4	1st	33630 Special Use <i>Dismissal</i>	Tiny Tots Learning Center, 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. - midnight	4825 N. 36th St.
5	1st	34113 Special Use <i>Dismissal</i>	Albert Holmes, Lessee  Request to occupy a portion of the premises as a social service facility	6115 N. Teutonia Av.
6	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.

**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.*

7	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.
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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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8	8th	34068 Special Use/ Dimensional Variance	B. Bohmann Plumbing, Inc., Property Owner	2932 W. Forest Home Av.
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Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping

9	9th	34147 Use Variance/ Dimensional Variance	Milwaukee County, Property Owner	8463 N. Granville Rd.
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Request to erect a barbed-wire fence that exceeds the maximum allowed height

10	10th	34084 Special Use	Patricia Carter-Lee, Lessee	5514 W. Lisbon Av.
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Request to occupy the premises as a religious assembly hall

11	10th	34108 Special Use	Marilyn Kern, Lessee	3942 N. 76th St.
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Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m. (this is a new operator)

12	12th	34050 Dimensional Variance	Lidia Dominguez, Property Owner	1215 W. Orchard St.
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Request to raze and rebuild a portion of the premises that does not meet the minimum required side setback (required 1.5 ft. / proposed 0 ft.)

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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>				
13	12th	34131 Dimensional Variance	ACME Galvanizing, Property Owner  Request to construct an addition that does not meet the minimum required residential buffer width (required 10 ft. / proposed 0 ft.)	2730 S. 19th St.
14	12th	34135 Dimensional Variance	Milwaukee Metropolitan Community Church, Property Owner  Request to occupy the premises as a permitted religious assembly hall that does not meet the minimum required number of parking spaces (Required 10 / Proposed 0)	1239 W. Mineral St.
15	12th	34139 Special Use	The Upper Room of Milwaukee, Inc, Lessee  Request to occupy a portion of the premises as a religious assembly hall	1920 W. Mitchell St.
16	13th	34103 Special Use	Nijmeh Hamad, Property Owner  Request to continue occupying the premises as a motor vehicle filling station and car wash	5518 S. 13th St.
17	13th	34151 Special Use	Four Keys, LLC d/b/a Rosen Nissan, Lessee  Request to add outdoor motor vehicle storage to the Board approved motor vehicle sales facility	5572 S. 27th St.
18	14th	34097 Special Use	Peter Miklaszewicz, Lessee  Request to occupy a portion of the premises as a personal service facility	2417 S. Howell Av.

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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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19	14th	34102 Special Use	Marilyn Betthausser, Property Owner	2918 S. 13th St.
			Request to continue occupying the premises as a second-hand sales facility	
20	14th	34120 Use Variance	Paul Marks, Lessee	3397 S. Howell Av.
			Request to occupy the premises as a personal service facility	
21	14th	34126 Special Use	Catherine Rohde, Property Owner	300 E. Bay St.
			Request to occupy the premises as a second-hand sales facility	
22	15th	34110 Use Variance	Jackie Chang Lor, Property Owner	2318 W. Vine St.
			Request to occupy the premises as a two-family dwelling	
23	15th	34143 Special Use	HWB Youth and Family Services, Inc., Lessee	2401 N. 25th St.
			Request to continue occupying the premises as a social service facility	
24	1st	34096 Special Use	Zollie Sanford, Lessee	3101 W. Cameron Av.
			Request to occupy the premises as a car wash	
25	1st	34106 Special Use	My Father's House, Inc., Lessee	6115 N. Teutonia Av.
			Request to occupy a portion of the premises as a social service facility	

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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>				
26	1st	34129 Special Use	World Outreach and Bible Training Center, Property Owner  Request to occupy the premises as a religious assembly hall	3410 W. Silver Spring Dr.
27	2nd	34104 Dimensional Variance	Tanya Hudson, Property Owner  Request to construct a ramp that does not meet the minimum required front setback (required 19.2 ft. / proposed 8 ft.)	5025 N. 83rd St.
28	2nd	34137 Dimensional Variance	Kimberly Jackson, Property Owner  Request to erect a ramp that does not meet the minimum required front setback	4827 N. 71st St.
29	3rd	34121 Special Use	GNA-WLZ LLC dba Supper, Lessee  Request to occupy a portion of the premises as a sit-down restaurant	1962 N. Prospect Av.
30	4th	34124 Special Use	PCAM, LLC, Lessee  Request to continue occupying the premises as a principal use parking lot	746 N. Old World Third St.
31	4th	34125 Special Use	PCAM, LLC, Lessee  Request to continue occupying the premises as a principal use parking lot	215 W. Wells St.

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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>				
32	4th	34140 Dimensional Variance	Mandel Riverfront Holdings III, LLC  Request to construct a building that exceeds the maximum allowed side street setback and front setback	401 E. Erie St.
33	5th	34114 Special Use	Kai Trimble, Lessee  Request to increase the number of occupants from 6 to 8 and to continue occupying the premises as a group home	4542 N. 84th St.
34	5th	34153 Special Use	Highland Park Investment Group LLC, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	10732 W. Hampton Av.
35	6th	34078 Special Use	Boykin Blackmon, Lessee  Request to continue occupying the premises as a car wash and motor vehicle repair facility	3854 N. Teutonia Av.
36	6th	34136 Special Use	Malaika Early Learning Center, Property Owner  Request to occupy the premises as a principal use parking lot	3202 N. 2nd St.
37	6th	34156 Special Use	Time Warner Cable Midwest LLC, Property Owner  Request to continue occupying the premises as an indoor substation/distribution equipment facility	514 W. Walnut St.

**Board of Zoning Appeals, Hearing on Thursday, November 12, 2015**

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. Administrative Review</u></b>				
<u>Items scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on this item.</u>				
38	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.
<b><u>4:30 p.m. Public Hearings</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
39	6th	33957 Special Use	Lonnie Whitfield, Property Owner  Request to allow a transmission tower that does not meet the minimum required setback	3760 N. 22nd St.
40	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.
41	10th	33771 Special Use	Edna Butler, Lessee  Request to occupy the premises as a hand car wash	7009 W. Capitol Dr.
42	10th	34112 Special Use	Harvest Learning Center, Prospective Buyer  Request to increase the number of children from 55 to 110 per shift, and to continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Saturday 5:30 a.m. - midnight (this is a new operator)	5934 W. Appleton Av.



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**4:30 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.

43	12th	33751 Special Use	5th Ward Partners LLC, Property Owner  Request to occupy the premises as a principal use parking lot	506 S. 3rd St.
44	12th	34047 Special Use/ Dimensional Variance	Phia Ly, Franchisee  Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping	2007 S. 15th Pl.
45	12th	34079 Special Use/ Dimensional Variance	Autopage Sound & Glass, Lessee  Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required street-side landscaping or residential landscape buffer	1937 S. 13th St.
46	12th	34127 Dimensional Variance	LCM Funds 20 LLC, Property Owner  Request to construct an addition that exceeds the maximum allowed height (allowed 85 ft. / proposed 94 ft.)	720 W. Virginia St.

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**5:30 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	15th	33977 Special Use	Toma's Everything Automotive, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	3302 W. Center St.
48	15th	34019 Special Use/ Dimensional Variance	Matt Talbot Recovery Services, Inc., Prospective Buyer  Request to construct a building and to occupy the premises as a community living arrangement for 16 occupants that does not meet the minimum required front setback, minimum required height, or glazing along the primary street	2476 W. Fond Du Lac Av.
49	1st	33411 Special Use	Muhammad Abdus-Salaam, Lessee  Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	4453 N. Green Bay Av.
50	1st	33897 Special Use	Tamika Givhan, Lessee  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	3718 W. Lancaster Av.
51	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.
52	1st	33988 Special Use	The Mitchell Group Inc., Lessee  Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility	2462 W. Capitol Dr.

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**5:30 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.

53	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.
54	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.

**6:30 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	3rd	34064 Special Use	Brady & Water, LLC, Property Owner  Request to construct a multi-family dwelling that contains dwelling units and accessory parking on the street level	1701 N. Water St.
56	3rd	34130 Special Use	1837 LLC, Property Owner  Request to occupy the premises as a principal use parking lot	1850 N. Astor St.
57	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.
58	9th	34150 Use Variance	STEMM Christian Preparatory School, Lessee  Request to occupy the premises as an elementary school for 280 students grades K4 - 8th, operating Monday - Friday 7:30 a.m. - 5:30 p.m	8350 N. Steven Rd.

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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.

59	9th	33882 Special Use	PES, LLC, Lessee  Request to occupy a portion of the premises as a medical service facility	9155 N. 76th St.
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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, Milwaukee, WI 53202.