



**Board of Zoning Appeals**

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**Erik Richardson**

Secretary  
**Jeffrey Thomas**

**AGENDA**

**February 9, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 9, 2017, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, 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>
<u>1</u>	15	BZZA-15-0034154-H Special Use	Malcolm Bishop, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	2322 W North Av
<u>2</u>	2	BZZA-16-00423 Special Use	Iesha May, Lessee  Request to occupy the premises as a 24 hour day care center for 38 children per shift infant through 12 years of age, operating Monday - Sunday	6809 W Hampton Av
<u>3</u>	2	BZZA-16-00371 Use Variance	Claudette Mitchell, Lessee  Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant through 12 years of age, operating Monday - Sunday	7815 W Villard Av



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**4:00 p.m. Administrative Consent Agenda (continued)**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<u>4</u>	6	BZZA-16-00411 Special Use	Amazing Grace Quality Child Care, LLC, Lessee	3889 N 1St St
			Request to occupy the premises as a day care center for 60 children per shift infant through 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight	

**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 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.*

<u>5</u>	8	BZZA-16-00048 Special Use	Fikri Alusevski, Property Owner	3528 W National Av
			Request to continue occupying the premises as a rooming house for 7 occupants	

<u>6</u>	8	BZZA-16-00520 Special Use	Majid Elasmr, Lessee	2108 S 25Th St
			Request to continue occupying the premises as a general retail establishment (this is a new operator)	

<u>7</u>	9	BZZA-16-00508 Special Use	Lauren Bailey, Lessee	4505 W Woolworth Av
			Request to occupy a portion of the premises as an indoor recreation facility	

<u>8</u>	12	BZZA-16-00438 Special Use	Gustavo Aguilar, Other	1334 W National Av
			Request to expand the existing Board-approved motor vehicle repair facility	

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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 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.*

<u>9</u>	15	BZZA-17-00005 Dimensional Variance	Kathy Duffy, Lessee  Request to occupy the premises as a permitted general retail establishment (grocery) that does not meet the minimum required window glazing	2322 W Oak St
<u>10</u>	15	BZZA-16-00535 Dimensional Variance	Town Bank, Prospective Buyer  Request to erect a freestanding sign that exceeds the maximum allowed height (allowed 14 ft. / proposed 16.67 ft.)	4720 W Lisbon Av
<u>11</u>	1	BZZA-16-00481 Use Variance	Emanuel Jackson, Lessee  Request to occupy the premises as a day care center for 60 children per shift 3 weeks through 13 years of age, operating Monday - Sunday 5am - midnight	6090 N 35Th St
<u>12</u>	2	BZZA-16-00527 Dimensional Variance	United States Cellular Operating Company LLC, Lessee  Request to construct a transmission tower that exceeds the maximum allowed height (proposed 120 ft. / allowed 90 ft.) and does not meet the minimum required set back from the property line (proposed 53 ft. / required 120 ft.)	6773 N 91St St
<u>13</u>	2	BZZA-16-00534 Special Use	Carmen Mudd, Lessee  Request to increase the number of children from 52 to 79 per shift for the Board-approved day care center for children infant - 12 years of age, operating 24 hrs Monday - Saturday	8303 W Silver Spring 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.

*If there are any objections to these approvals, please make them known to the Board office in writing 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.*

<u>14</u>	4	BZZA-16-00530 Special Use	Keith Pajot, Lessee  Request to continue occupying a portion of the premises as a second hand sales facility (used book store)	624 N Broadway
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<u>15</u>	7	BZZA-16-00495 Special Use	Tiffany Griffin, Prospective Buyer  Request to continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - 1:00 a.m.	3343 N 35Th St
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**4:15 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.

<u>16</u>	8	BZZA-16-00364 Special Use	Luis Padilla, Lessee  Request to continue occupying the premises as a motor vehicle sales facility	4104 W Orchard St
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<u>17</u>	9	BZZA-16-00470 Dimensional Variance, Special Use Variance	Public Storage, Property Owner  Request to occupy the premises as a light and heavy motor vehicle outdoor storage facility that does not meet the minimum required landscaping	7415 W Dean Rd
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<u>18</u>	12	BZZA-16-00158 Special Use	Tender Car Auto Sales, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility, body shop, and car wash	1825 S Kinnickinnic Av
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**4:15 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.

<u>19</u>	12	BZZA-16-00523 Special Use	Jon Petrie, Property Owner  Request to add a motor vehicle body shop to the previously Board approved motor vehicle sales and repair facility	1800 S 1St St
<u>20</u>	12	BZZA-16-00370 Special Use	William Ouimet, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	2704 S 16Th St
<u>21</u>	13	BZZA-16-00047 Dimensional Variance	Jeffrey Ellsworth, Property Owner  Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	621 W Waterford Av
<u>22</u>	13	BZZA-16-00458 Special Use	Dev Raj Dhanda, Lessee  Request to occupy the premises as a motor vehicle sales facility	4147 S 6Th St
<u>23</u>	13	BZZA-16-00537 Dimensional Variance, Special Use, Use Variance	Futura III, Prospective Buyer  Request to occupy the premises as a light motor vehicle outdoor storage facility and body shop that does not meet the minimum required landscaping and to allow a barbed wire fence	800 W Layton Av

**5:15 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.

<u>24</u>	15	BZZA-16-00419 Special Use	Darryl Ware, Lessee  Request to add an outdoor motor vehicle storage facility and to continue occupying the premises as a motor vehicle repair facility	2028 N 31St 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>
<b><u>5:15 p.m. Public Hearings (continued)</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>				
<u>25</u>	1	BZZA-16-00421 Special Use	Bentley Kienbaum, Property Owner  Request to continue occupying the premises as an outdoor salvage operation	3800 W Mill Rd
<u>26</u>	1	BZZA-16-00338 Special Use	Grace Christian Learning Academy, Lessee  Request to occupy a portion of the premises as an elementary school for 75 students grades K3 - 6, operating Monday - Friday 8:00 a.m. - 2:30 p.m	5000 W Villard Av
<u>27</u>	3	BZZA-16-00414 Dimensional Variance	Sami Salim, Lessee  Request to allow window signs that do not meet the minimum allowed amount of required glazing or the minimum amount of required visible daylight transmittal.	2979 N Oakland Av
<u>28</u>	3	BZZA-16-00497 Dimensional Variance	Robert Pledl, Property Owner  Request to allow a parking space to be located in the front yard	2825 N Maryland Av
<u>29</u>	4	BZZA-16-00486 Dimensional Variance	Peter Wallace, Other  Request to erect an off-premise sign that exceeds the maximum allowed area (allowed 50 sq. ft. / proposed 1000 sq. ft.)	1033 N Old World Third St 100
<u>30</u>	4	BZZA-16-00350 Special Use	Wisconsin Avenue Jewelry and Loan LLC, Lessee  Request to add an installment loan agency and to continue occupying the premises as a second-hand sales facility and pawn shop (this is a new operator)	715 W Wisconsin Av

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**6:15 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.

<u>31</u>	5	BZZA-16-00499 Use Variance	Francis Hughes, Lessee  Request to occupy the premises as a day care center for 50 children per shift, infant - 12 years of age, operating 6 am - 10 pm, Monday - Friday	8006 W Appleton Av
<u>32</u>	6	BZZA-16-00416 Special Use	Calvary Baptist Church of Milwaukee, Property Owner  Request to continue occupying the premises as a parking lot for the adjacent religious assembly hall	2944 N Teutonia Av
<u>33</u>	6	BZZA-18-0034080-H Special Use	Calvary Baptist Church of Milwaukee, Property Owner  Request to occupy the premises as a principal use parking lot	2958 N Teutonia Av
<u>34</u>	6	BZZA-16-00539 Dimensional Variance	Gene Gokhman, Property Owner  Request to construct a single-family dwelling that does not meet the minimum required side yard setbacks	225 E Lloyd St
<u>35</u>	6	BZZA-16-00538 Dimensional Variance	Gene Gokhman, Property Owner  Request to construct a single-family dwelling that does not meet the minimum required side street setback or combined side setbacks	231 E Lloyd St
<u>36</u>	6	BZZA-16-00533 Dimensional Variance	Steve Watts, Property Owner  Request to occupy the premises as an accessory use parking lot that does not meet the minimum required landscaping	1005 W Walnut St

Board of Zoning Appeals, Hearing on Thursday, February 9, 2017

Item No.   Ald Dist.   Case No. Type   Case Information   Location

**6:15 p.m. Public Hearings (continued)**

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>37</u>	6	BZZA-16-00532 Dimensional Variance	Steve Watts, Property Owner  Request to raze an existing structure, to construct and occupy a packaging and warehouse facility that does not meet the minimum required residential buffer and to continue occupying a portion of the premises as a permitted brewery	918 W Somers St
<u>38</u>	6	BZZA-16-00529 Special Use	Verneadia Zollicoffer, Lessee  Request to expand to the second floor and increase the number of children from 35 to 50 per shift, infant - 12 years of age and continue to occupy the premises as a day care center Monday - Friday 6 am - 10 pm and Saturday 6 am - 6 pm	1654 W Hopkins St

**7:15 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.

<u>39</u>	4	BZZA-16-00510 Special Use	ORP Real Estate Holdings LLC, Property Owner  Request to occupy the premises as a residential care facility for 50 occupants	2801 W Wisconsin Av
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