



Board of Zoning Appeals

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Catherine M. Doyle

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

May 3, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 3, 2018, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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. Anyone who requires an auxiliary aid or service to participate in this City of Milwaukee event should contact the office of City of Milwaukee ADA Coordinator @ (414) 286-3475 or adacoordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

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>	9	BZZA-17-00022 Special Use <i>Dismissal</i>	Homer & Joseph Schultz, Property Owner Request to continue occupying the premises as a light and heavy motor vehicle sales, repair and outdoor storage facility	11412 W Brown Deer Rd
<u>2</u>	2	BZZA-18-00087 Dimensional Variance <i>Dismissal</i>	Jondex Corporation, Lessee Request to allow a wall sign that exceeds the maximum allowed display area	5700 W Capitol Dr



Board of Zoning Appeals, Hearing on Thursday, May 3, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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 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>3</u>	8	BZZA-18-00091 Special Use	Fiesta Properties, LLC, Property Owner Request to continue occupying the premises as an assembly hall	1327 S 35Th St
<u>4</u>	10	BZZA-18-00085 Dimensional Variance	Roundy's Supermarkets, Inc., Lessee Request to allow two wall signs that exceed the maximum allowed display area	8151 W Blue Mound Rd
<u>5</u>	10	BZZA-18-00105 Special Use	Simeth Investments, LLC, Property Owner Request to continue occupying the premises as a light manufacturing facility (metal processing)	409 S Hawley Rd
<u>6</u>	11	BZZA-18-00111 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee Request to continue occupying a portion of the premises as a health clinic	9401 W Beloit Rd 105
<u>7</u>	12	BZZA-18-00100 Special Use	6 Auto Repair, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1438 S 6Th 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 at least 24 hours prior to the time of the hearing.
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<u>8</u>	12	BZZA-18-00149 Special Use	Gustavo Krystal Everything About Dance, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school (dance studio)	132 W Mineral St
<u>9</u>	12	BZZA-18-00093 Use Variance	Ali Omar Investments, LLC, Lessee Request to occupy a portion of the premises as a cash-for-gold business	925 S Cesar E Chavez Dr
<u>10</u>	13	BZZA-18-00086 Dimensional Variance	Jondex Corporation, Lessee Request to allow two wall signs that exceed the maximum allowed display area	3701 S 27Th St
<u>11</u>	13	BZZA-18-00099 Special Use	Hubcaps Unlimited, Property Owner Request to continue occupying the premises as a second-hand sales facility (wheel covers and auto trim)	4262 S Howell Av
<u>12</u>	13	BZZA-18-00113 Special Use	DPD, LLC, Property Owner Request to occupy the premises as a motor vehicle sales facility	1101 W Mallory Av
<u>13</u>	14	BZZA-18-00083 Special Use	Kiyani, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store	2341 S Chase 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.

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>	14	BZZA-18-00114 Special Use	Baked Milwaukee WI Operations II, Lessee Request to occupy a portion of the premises as a general retail establishment operating between the hours of 12:00 a.m. and 5:00 a.m., and within 150 ft. of a residential district	2217 S Kinnickinnic Av
<u>15</u>	15	BZZA-18-00073 Special Use	Ahmad Zraik, Property Owner Request to continue occupying the premises as a general retail establishment (grocery store)	2910 W Fond Du Lac Av
<u>16</u>	15	BZZA-18-00081 Special Use	Kenneth Blacks, Lessee Request to continue occupying the premises as an assembly hall	2516 W Fond Du Lac Av
<u>17</u>	15	BZZA-18-00148 Special Use	The Best Is Yet To Come, LLC, Lessee Request to continue occupying the premises as a group home for 6 occupants	2746 N 38Th St
<u>18</u>	15	BZZA-18-00102 Special Use	Unity Gospel House of Prayer Apostolic, Inc., Property Owner Request to continue occupying the premises as a community center	1748 N 13Th St
<u>19</u>	15	BZZA-18-00104 Special Use	Autotronix, Lessee Request to continue occupying a portion of the premises as a motor vehicle repair facility	4509 W North Av

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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><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> <i>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.</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></p>				
<u>20</u>	15	BZZA-18-00103 Special Use	Adel Investment Group, LLC, Property Owner Request to continue occupying a portion of the premises as a light motor vehicle repair facility, sales facility, and body shop	4503 W North Av
<u>21</u>	15	BZZA-18-00107 Special Use	The Learning Factory Child Care, LLC, Lessee Request to occupy the premises as a day care center for 51 children per shift infant to 12 years of age, operating Monday – Sunday 7:00 a.m. to midnight	934 W Center St
<u>22</u>	1	BZZA-18-00062 Special Use	Miracles Safe Haven Development II, Property Owner Request to increase the number of children from 45 to 50 per shift infant to 13 years of age, and continue occupying the premises as a day care center operating Monday - Friday 6:30 a.m. to midnight and Saturday 7:30 a.m. to 5:30 p.m.	5117 N 32Nd St
<u>23</u>	1	BZZA-18-00025 Special Use	Blackout II Automotive, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle sales facility	4919 N 31St St
<u>24</u>	1	BZZA-18-00077 Special Use	Kashmir, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store	3709 W Villard 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.

*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.
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<u>25</u>	2	BZZA-18-00088 Special Use	Nuno's Auto Body LLC, Lessee Request to add a light motor vehicle sales facility to the existing non-conforming light motor vehicle body shop	9209 W Fond Du Lac Av
<u>26</u>	3	BZZA-18-00076 Special Use	Peter Wolbersen, Property Owner Request to continue occupying a portion of the premises as an outdoor recreation facility (tavern on site permitted use)	2909 N Humboldt Bl
<u>27</u>	4	BZZA-18-00141 Special Use	Wisconsin City Club Holdings, LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot	900 W Wisconsin Av
<u>28</u>	4	BZZA-18-00101 Special Use	Nick Buttitta, Property Owner Request to continue occupying the premises as a rooming house for 6 occupants	847 N 15Th St
<u>29</u>	4	BZZA-18-00094 Special Use	AREC 10, LLC, Lessee Request to continue occupying the premises as a light and heavy motor vehicle rental and leasing facility	2020 W State St

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

Items Scheduled for approval on the Consent Agenda.

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*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.
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<u>30</u>	5	BZZA-18-00040 Special Use	Stark Pavement Corporation, Lessee Request to continue occupying the premises as a processing or recycling of mined materials (concrete crushing facility which includes stock piling of reclaimed road building materials in conjunction with crushing operation & hot asphalt production)	11802 W Hampton Av
<u>31</u>	5	BZZA-18-00064 Dimensional Variance	The Lutheran High School Association of Greater Milwaukee, Property Owner Request to construct a new maintenance garage on the campus of the high school that exceeds the maximum sidewall height (excess 9 ft. at greatest deviation) and number of accessory structures (excess 1)	9700 W Grantosa Dr
<u>32</u>	5	BZZA-18-00106 Special Use	Zion Rock Missionary Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall	10236 W Fond Du Lac Av aka 10212 W Fond Du Lac Av
<u>33</u>	5	BZZA-18-00097 Special Use	Love, Laugh, & Learn Daycare LLC, Property Owner Request to continue occupying the premises as a day care center for 70 children infant to 11 years of age, operating Monday - Friday 5:30 a.m. to 6:00 p.m.	8028 W Capitol Dr

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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. Administrative Review.</u>				
<u>Items Scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on these items.</u>				
<u>34</u>	11	BZZA-17-00413 Use Variance	Matthew Mehring, Prospective Buyer Request to occupy the premises as a self-service storage facility	6801 W Morgan Av
<u>35</u>	15	BZZA-17-00489 Use Variance	Butterflyz, LLC, Lessee Request to occupy the premises as a large group shelter care facility for 10 occupants	3628 W Wright St
<u>4:30 p.m. Public Hearings.</u>				
<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>36</u>	8	BZZA-18-00055 Special Use	United Community Center, Property Owner Request to increase the number of children from 72 to 113 and increase the hours of operation from 6:30 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m., and continue occupying the premises as a day care center for children infant to 12 years of age operating Monday - Friday	2210 W Becher St
<u>37</u>	8	BZZA-18-00092 Special Use	Autoplex of Milwaukee LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	3402 W National Av

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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>4:30 p.m. Public Hearings (continued)</u>				
<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>38</u>	9	BZZA-18-00028 Special Use	Copart of Connecticut, Prospective Buyer Request to occupy the premises as heavy motor vehicle outdoor storage and outdoor salvage operation	9201R N 107Th St
<u>39</u>	9	BZZA-17-00161 Special Use	Rosalino Cruz-Espinoza, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility and body shop	8439 W Calumet Rd
<u>40</u>	9	BZZA-18-00048 Dimensional Variance	David Miller, Property Owner Request to occupy the premises as a ground transportation service (permitted) that does not meet the minimum required landscaping	8613 W Calumet Rd
<u>41</u>	10	BZZA-18-00070 Dimensional Variance, Special Use	Wisconsin Lutheran High School Conference, Property Owner Request to construct a dormitory that does not meet the minimum required lot area per dwelling unit, and construct an apartment building (permitted) without the minimum required front setback	8041 W Blue Mound Rd
<u>42</u>	12	BZZA-18-00143 Dimensional Variance	Schober Outdoor Advertising, LLC, Lessee Request to allow an off-premise sign that does not meet the minimum required distance from the right-of-way	1721 W Forest Home Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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.

<u>43</u>	12	BZZA-18-00110 Dimensional Variance, Special Use	Venue on Water, LLC, Lessee Request to occupy the premises as an assembly hall that does not meet the minimum required number of bicycle parking and vehicle parking spaces	175 S Water 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.

<u>44</u>	13	BZZA-18-00157 Dimensional Variance, Special Use	Lucky Petroleum, Property Owner Request to construct a general retail establishment (permitted liquor store) that exceeds the maximum allowed front setback and continue occupying the premises as a motor vehicle filling station	4709 S Howell Av
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<u>45</u>	14	BZZA-18-00058 Dimensional Variance	Robert Bueno, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage, maximum garage size, and has a dormer that exceeds the maximum allowed length	2909 S Mabbett Av
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<u>46</u>	15	BZZA-18-00020 Special Use	Platform II Wisconsin, LLC, Property Owner Request to occupy the premises as a self-service storage facility	3742 W Wisconsin Av
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<u>47</u>	15	BZZA-18-00145 Dimensional Variance	Schober Outdoor Advertising, LLC, Lessee Request to allow an off-premise wall sign that does not meet the minimum required distance between another off-premise wall sign	2524 W Fond Du Lac Av
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Board of Zoning Appeals, Hearing on Thursday, May 3, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>5:30 p.m. Public Hearings (continued)</u>				
<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>48</u>	15	BZZA-18-00045 Special Use	Brighter Dayz Treatment Center LLC, Property Owner Request to occupy the premises as a group home for 5 occupants	2817 N 17Th St
<u>49</u>	1	BZZA-18-00068 Special Use	Allure Auto Group, Inc., Prospective Buyer Request to occupy a portion of the premises as a light motor vehicle sales facility	4025 W Mill Rd
<u>50</u>	1	BZZA-18-00067 Special Use	24HR Towing & Recovery, Inc. dba 24HR Elite Trucking, Prospective Buyer Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility, heavy motor vehicle repair facility, and light motor vehicle repair facility	4025 W Mill Rd
<u>51</u>	1	BZZA-18-00098 Dimensional Variance	Tameka Lockett, Lessee Request to allow signage that does not meet the minimum required glazing along the primary street frontage to the Board-approved fast-food/carry-out restaurant	2729 W Atkinson Av

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.

<u>52</u>	2	BZZA-18-00112 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee Request to occupy a portion of the premises as a health clinic	5401 N 76Th St 100
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Board of Zoning Appeals, Hearing on Thursday, May 3, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:30 p.m. Public Hearings (continued)</u>				
<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>53</u>	2	BZZA-18-00082 Special Use	Farrah Group, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle sales and repair facility	7210 W Capitol Dr
<u>54</u>	2	BZZA-18-00044 Use Variance	Midwest Events Services, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	6625 W Mill Rd
<u>55</u>	3	BZZA-18-00089 Dimensional Variance	Robert Truchan, Property Owner Request to construct a garage that exceeds the maximum lot coverage	2768 N Weil St
<u>56</u>	3	BZZA-18-00039 Dimensional Variance	Abraham & Gittel Kramer, Property Owner Request to allow an air conditioner condensing unit in the side setback of a lot where the adjacent dwelling does not meet the required distance from the lot line (Required: 15ft. / Proposed 10ft. / Shortage 5ft.)	3320 N Shepard Av
<u>57</u>	4	BZZA-18-00096 Dimensional Variance	WGS Land LLC, Property Owner Request to construct a projecting sign that does not meet the minimum clearance from grade (Required: 10 ft. / Proposed: 8.5 ft. / Shortage: 1.5 ft.)	1013 N Old World Third St

Board of Zoning Appeals, Hearing on Thursday, May 3, 2018

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

6:30 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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<u>58</u>	6	BZZA-18-00144 Dimensional Variance	Schober Outdoor Advertising, LLC, Lessee	501 W North Av
			Request to allow an off-premise sign that does not meet the minimum required distance from the right-of-way	