



**Board of Zoning Appeals**

Chairwoman  
**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-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. 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](mailto: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.

| <b><u>Item No.</u></b> | <b><u>Ald Dist.</u></b> | <b><u>Case No. Type</u></b>                               | <b><u>Case Information</u></b>   | <b><u>Location</u></b> |
|------------------------|-------------------------|---|--|------------------------|
| <u>1</u>               | 9                       | BZZA-17-00022<br>Special Use<br><i>Dismissal</i>          | Homer & Joseph Schultz, Property Owner<br><br>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<br>Dimensional Variance<br><i>Dismissal</i> | Jondex Corporation, Lessee<br><br>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**

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|-----------------|------------------|----------------------|-------------------------|-----------------|
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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<br>Special Use          | Fiesta Properties, LLC, Property Owner<br><br>Request to continue occupying the premises as an assembly hall                                   | 1327 S 35Th St       |
| <u>4</u> | 10 | BZZA-18-00085<br>Dimensional Variance | Roundy's Supermarkets, Inc., Lessee<br><br>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<br>Special Use          | Simeth Investments, LLC, Property Owner<br><br>Request to continue occupying the premises as a light manufacturing facility (metal processing) | 409 S Hawley Rd      |
| <u>6</u> | 11 | BZZA-18-00111<br>Special Use          | The Bridge Health Clinics & Research Centers, Inc., Lessee<br><br>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<br>Special Use          | 6 Auto Repair, Property Owner<br><br>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. 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.*

|           |    |                                       |  |                         |
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| <u>8</u>  | 12 | BZZA-18-00149<br>Special Use          | Gustavo Krystal Everything About Dance, LLC, Lessee<br><br>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<br>Use Variance         | Ali Omar Investments, LLC, Lessee<br><br>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<br>Dimensional Variance | Jondex Corporation, Lessee<br><br>Request to allow two wall signs that exceed the maximum allowed display area   | 3701 S 27Th St          |
| <u>11</u> | 13 | BZZA-18-00099<br>Special Use          | Hubcaps Unlimited, Property Owner<br><br>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<br>Special Use          | DPD, LLC, Property Owner<br><br>Request to occupy the premises as a motor vehicle sales facility   | 1101 W Mallory Av       |
| <u>13</u> | 14 | BZZA-18-00083<br>Special Use          | Kiyani, LLC, Lessee<br><br>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.

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| <u>14</u> | 14 | BZZA-18-00114<br>Special Use | Baked Milwaukee WI Operations II,<br>Lessee<br><br>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<br>Special Use | Ahmad Zraik, Property Owner<br><br>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<br>Special Use | Kenneth Blacks, Lessee<br><br>Request to continue occupying the premises as an assembly hall   | 2516 W Fond Du Lac Av  |
| <u>17</u> | 15 | BZZA-18-00148<br>Special Use | The Best Is Yet To Come, LLC, Lessee<br><br>Request to continue occupying the premises as a group home for 6 occupants   | 2746 N 38Th St         |
| <u>18</u> | 15 | BZZA-18-00102<br>Special Use | Unity Gospel House of Prayer<br>Apostolic, Inc., Property Owner<br><br>Request to continue occupying the premises as a community center  | 1748 N 13Th St         |
| <u>19</u> | 15 | BZZA-18-00104<br>Special Use | Autotronix, Lessee<br><br>Request to continue occupying a portion of the premises as a motor vehicle repair facility   | 4509 W North Av        |

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|---|------------------|------------------------------|--|-------------------|
| <p><b><u>4:00 p.m. Consent Agenda (continued)</u></b><br/> <u>Items Scheduled for approval on the Consent Agenda.</u><br/> <u>No oral testimony will be taken on these items.</u><br/> <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><br/> <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<br>Special Use | Adel Investment Group, LLC, Property Owner<br><br>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<br>Special Use | The Learning Factory Child Care, LLC, Lessee<br><br>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<br>Special Use | Miracles Safe Haven Development II, Property Owner<br><br>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<br>Special Use | Blackout II Automotive, LLC, Lessee<br><br>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<br>Special Use | Kashmir, Inc., Lessee<br><br>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.

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| <u>25</u> | 2 | BZZA-18-00088<br>Special Use | Nuno's Auto Body LLC, Lessee<br><br>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<br>Special Use | Peter Wolbersen, Property Owner<br><br>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<br>Special Use | Wisconsin City Club Holdings, LLC, Property Owner<br><br>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<br>Special Use | Nick Buttitta, Property Owner<br><br>Request to continue occupying the premises as a rooming house for 6 occupants  | 847 N 15Th St         |
| <u>29</u> | 4 | BZZA-18-00094<br>Special Use | AREC 10, LLC, Lessee<br><br>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.

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>30</u> | 5 | BZZA-18-00040<br>Special Use          | Stark Pavement Corporation, Lessee<br><br>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<br>Dimensional Variance | The Lutheran High School Association of Greater Milwaukee, Property Owner<br><br>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<br>Special Use          | Zion Rock Missionary Baptist Church, Property Owner<br><br>Request to continue occupying the premises as a religious assembly hall   | 10236 W Fond Du Lac Av aka<br>10212 W Fond Du Lac Av |
| <u>33</u> | 5 | BZZA-18-00097<br>Special Use          | Love, Laugh, & Learn Daycare LLC, Property Owner<br><br>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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|--|------------------|-------------------------------|---|--------------------|
| <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 these items.</u>   |                  |                               |   |                    |
| <u>34</u>  | 11               | BZZA-17-00413<br>Use Variance | Matthew Mehring, Prospective Buyer<br><br>Request to occupy the premises as a self-service storage facility   | 6801 W Morgan Av   |
| <u>35</u>  | 15               | BZZA-17-00489<br>Use Variance | Butterflyz, LLC, Lessee<br><br>Request to occupy the premises as a large group shelter care facility for 10 occupants   | 3628 W Wright 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>       |                  |                               |   |                    |
| <u>36</u>  | 8                | BZZA-18-00055<br>Special Use  | United Community Center, Property Owner<br><br>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<br>Special Use  | Autoplex of Milwaukee LLC, Lessee<br><br>Request to continue occupying the premises as a light motor vehicle sales and repair facility  | 3402 W National Av |



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|--|------------------|---|--|-----------------------|
| <b><u>4:30 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>38</u>  | 9                | BZZA-18-00028<br>Special Use                          | Copart of Connecticut, Prospective Buyer<br><br>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<br>Special Use                          | Rosalino Cruz-Espinoza, Lessee<br><br>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<br>Dimensional Variance                 | David Miller, Property Owner<br><br>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<br>Dimensional Variance,<br>Special Use | Wisconsin Lutheran High School Conference, Property Owner<br><br>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<br>Dimensional Variance                 | Schober Outdoor Advertising, LLC, Lessee<br><br>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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**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<br>Dimensional Variance,<br>Special Use | Venue on Water, LLC, Lessee<br><br>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 |
|-----------|----|---|--|----------------|

**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<br>Dimensional Variance,<br>Special Use | Lucky Petroleum, Property Owner<br><br>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<br>Dimensional Variance | Robert Bueno, Property Owner<br><br>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<br>Special Use | Platform II Wisconsin, LLC, Property Owner<br><br>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<br>Dimensional Variance | Schober Outdoor Advertising, LLC, Lessee<br><br>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 |
|-----------|----|---------------------------------------|--|-----------------------|

**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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| <b><u>5:30 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><br><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<br>Special Use          | Brighter Dayz Treatment Center LLC,<br>Property Owner<br><br>Request to occupy the premises as a<br>group home for 5 occupants  | 2817 N 17Th St     |
| <u>49</u>  | 1                | BZZA-18-00068<br>Special Use          | Allure Auto Group, Inc., Prospective<br>Buyer<br><br>Request to occupy a portion of the<br>premises as a light motor vehicle sales<br>facility  | 4025 W Mill Rd     |
| <u>50</u>  | 1                | BZZA-18-00067<br>Special Use          | 24HR Towing & Recovery, Inc. dba<br>24HR Elite Trucking, Prospective Buyer<br><br>Request to occupy a portion of the<br>premises as a heavy motor vehicle<br>outdoor storage facility, heavy motor<br>vehicle repair facility, and light motor<br>vehicle repair facility | 4025 W Mill Rd     |
| <u>51</u>  | 1                | BZZA-18-00098<br>Dimensional Variance | Tameka Lockett, Lessee<br><br>Request to allow signage that does not<br>meet the minimum required glazing<br>along the primary street frontage to the<br>Board-approved fast-food/carry-out<br>restaurant   | 2729 W Atkinson Av |

**6:30 p.m. Public Hearings.**

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|           |   |                              |  |                    |
|-----------|---|------------------------------|--|--------------------|
| <u>52</u> | 2 | BZZA-18-00112<br>Special Use | The Bridge Health Clinics & Research<br>Centers, Inc., Lessee<br><br>Request to occupy a portion of the<br>premises as a health clinic | 5401 N 76Th St 100 |
|-----------|---|------------------------------|--|--------------------|

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

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| <b><u>6:30 p.m. Public Hearings (continued)</u></b>  |                  |                                       |  |                           |
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| <u>53</u>  | 2                | BZZA-18-00082<br>Special Use          | Farrah Group, LLC, Property Owner<br><br>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<br>Use Variance         | Midwest Events Services, LLC, Lessee<br><br>Request to occupy a portion of the premises as an assembly hall  | 6625 W Mill Rd            |
| <u>55</u>  | 3                | BZZA-18-00089<br>Dimensional Variance | Robert Truchan, Property Owner<br><br>Request to construct a garage that exceeds the maximum lot coverage  | 2768 N Weil St            |
| <u>56</u>  | 3                | BZZA-18-00039<br>Dimensional Variance | Abraham & Gittel Kramer, Property Owner<br><br>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<br>Dimensional Variance | WGS Land LLC, Property Owner<br><br>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)**

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