



Board of Zoning Appeals

Chairwoman
Catherine M. Doyle

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current

Alternates
Karen D. Dardy

Secretary
Lindsey St. Arnold Bell

AGENDA

January 14, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, January 14, 2016**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, 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	1st	34065 Special Use <i>Dismissal</i>	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.
2	15th	34216 Extension of Time	Jo's Learning Academy, Property Owner Request for an extension of time to comply with the conditions of case #33470	4827 W. North Av.



Board of Zoning Appeals, Hearing on Thursday, January 14, 2016

<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. - Consent Agenda</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 and 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>				
3	9th	34184 Special Use	The Imagination Station Child Care, Lessee Request to increase the number of children from 80 to 115 per shift infant - 13 years of age, and to continue occupying the premises as a day care center operating Monday - Saturday 5:30 a.m. - midnight	7945 N. 76th St.
4	9th	34234 Special Use	8200 LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	8200 W. Brown Deer Rd.
5	9th	34238 Special Use	Titlemax of Wisconsin, Inc., Lessee Request to continue occupying the premises as a title loan agency	7250 N. 76th St.
6	9th	34258 Special Use	Fardale Home LLC, Property Owner Request to continue occupying the premises as a community living arrangement for 20 occupants (this is a new operator)	7716 W. Wabash Ct.
7	9th	34265 Special Use	Mary Mitchell, Lessee Request to increase the number of occupants from 15 to 16 and to continue occupying the premises as a community living arrangement (this is a new operator)	8225 N. 107th St. 2
8	10th	34245 Special Use	Violet Wilkerson, Lessee Request to continue occupying the premises as a second-hand sales facility	5836 W. Blue Mound Rd.

Board of Zoning Appeals, Hearing on Thursday, January 14, 2016

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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 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.

9	10th	34260 Special Use	Keana Allen, Lessee	2707 N. 54th St.
			Request to continue occupying the premises as a day care center for 35 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - midnight (this is a new operator)	
10	12th	34214 Special Use	TMS Minimart Inc., Lessee	902 W. National Av.
			Request to continue occupying the premises as a motor vehicle filling station	
11	12th	34255 Special Use	Gustavo Nicola, Lessee	820 S. Water St.
			Request to occupy a portion of the premises as a personal instruction school	
12	12th	34263 Special Use	Southside Organizing Committee, Lessee	707 W. Lincoln Av.
			Request to continue occupying the premises as a cultural institution	
13	12th	34212 Special Use	Second Street Properties, LLC, Property Owner	607 S. 5th St.
			Request to occupy the premises as an assembly hall	
14	13th	34247 Dimensional Variance	St. Roman's Catholic Church, Property Owner	1710 W. Bolivar Av.
			Request to erect a freestanding sign that exceed the maximum allowed area (allowed 6.08 sq.ft. / proposed 10 sq.ft.) and the maximum allowed height (allowed 6 ft. / proposed 8 ft.)	

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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>4:00 p.m. - Consent Agenda (Continued) <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>				
15	13th	34252 Special Use	College Restaurant LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility	6262 S. 13th St.
16	13th	34259 Special Use	Fardale Home LLC, Property Owner Request to continue occupying the premises as a community living arrangement for 20 occupants (this is a new operator)	3031 W. Fardale Av.
17	14th	34217 Special Use	R&S of Wisconsin, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	1127 E. Oklahoma Av.
18	14th	34218 Special Use	N&K of Wisconsin LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	1213 E. Howard Av.
19	14th	34221 Special Use	The Family Mechanic, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1122 E. Holt Av.
20	14th	34248 Use Variance	Charity Harvey, Lessee Request to occupy a portion of the premises as a specialty school	2999 S. Delaware Av.
21	15th	34220 Special Use	SDC Properties, Prospective Buyer Request to occupy the premises as a social service facility	1730 W. North Av.

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

Items Scheduled for approval on the Consent Agenda

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22	15th	34225 Special Use	Demartel Gilbert, Lessee	3509 W. North Av.
			Request to occupy a portion of the premises as a second-hand sales facility	
23	15th	34240 Special Use	Most Precious Journee Day Care, Lessee	2806 W. Lisbon Av.
			Request to increase the hours of operation from 7:00 a.m. - 11:00 p.m. to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 22 children per shift infant - 12 years of age, operating Monday - Sunday	
24	15th	34267 Use Variance	Travis Osborne, Property Owner	3030 W. Fond Du Lac Av.
			Request to continue occupying the premises as a second-hand sales facility	
25	1st	34200 Special Use	Kings and Queens World Child Development Center, Lessee	5249 N. 35th St.
			Request to occupy the premises as a day care center for 100 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m.	
26	1st	34222 Special Use	Lincoln Park Mobil, Lessee	4803 N. Green Bay Av.
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
27	1st	34243 Special Use	Manyo Motors, Lessee	4035 N. Green Bay Av.
			Request to occupy the premises as a motor vehicle repair facility	

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

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28	2nd	34232 Special Use	Ivy Lane Corporation, Lessee Request to continue occupying the premises as a motor vehicle repair facility	7028 W. Capitol Dr.
29	3rd	34231 Special Use	Ivy Lane Corporation, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1700 E. North Av.
30	4th	34209 Dimensional Variance	Milwaukee Public Market, Lessee Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 35 sq.ft. / proposed 44 sq.ft.)	445 N. Broadway
31	5th	34211 Special Use	Jagdisher Singh Kler, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	9922 W. Capitol Dr.
32	5th	34233 Special Use	BFC Properties LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	11310 W. Silver Spring Rd.
33	5th	34241 Special Use	Planting Seeds Early Child Care, Lessee Request to increase the hours of operation from 7:30 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m. Monday - Friday, and to continue occupying the premises as a day care center for 37 children per shift infant - 4 years of age (this is a new operator)	10230 W. Fond Du Lac Av.

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

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34	6th	34226 Special Use	Bridgeman Foods II, Inc./J.B. Properties, Property Owner	633 W. North Av.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
35	6th	34227 Special Use	Bridgeman Foods II, Inc./J.B. Properties, Property Owner	627 E. Capitol Dr.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
36	6th	34235 Special Use	Yellow Cab Cooperative, Property Owner	1747 N. 6th St.
			Request to continue occupying the premises as a ground transportation service	
37	6th	34244 Special Use	Fala7 Investments, LLC, Property Owner	3351 N. Holton St.
			Request to occupy the premises as a general office	
38	6th	34254 Special Use	Trinity Christian Methodist Episcopal Church, Property Owner	3820 N. 20th St.
			Request to continue occupying the premises as a religious assembly hall	
39	6th	34262 Special Use	All My Children Learning Academy, Lessee	2979 N. Palmer St.
			Request to continue occupying the premises as a 24 hour day care center for 20 children per shift infant - 12 years of age, operating Monday - Sunday	

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

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40	7th	34204 Special Use	Inspired Word Ministries LLC, Property Owner Request to continue occupying the premises as a religious assembly hall	3410 W. Burleigh St.
41	7th	34215 Special Use	Bestow Services, Lessee Request to occupy a portion of the premises as a social service facility	4518 W. Burleigh St.
42	7th	34229 Special Use	Villard Automotive, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility	5815 W. Villard Av.
43	8th	34068 Special Use/ Dimensional Variance	B. Bohmann Plumbing, Inc., Property Owner Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping	2932 W. Forest Home Av.
44	8th	34242 Special Use	Maria Reyes, Lessee Request to occupy the premises as a general office	3234 W. Greenfield Av.
45	8th	34223 Special Use	ACIF Corp., Prospective Buyer Request to occupy the premises as a religious assembly hall	2900 W. Lincoln Av.

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<u>4:00 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
46	9th	34159 Special Use	LJ Auto Repair & Services, Lessee Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility	7928 W. Clinton Av.
47	9th	34123 Appeal of an Order	Farhan Ghaffar, Property Owner Request to appeal an order from the Department of Neighborhood Services stating that a portion of the premises is being occupied as an assembly hall	7225 N. 76th St.
48	9th	34168 Special Use	Renee Schultz, Property Owner Request to occupy the premises as a community center	7600 W. Dean Rd.
49	10th	33771 Special Use	Edna Butler, Lessee Request to occupy the premises as a hand car wash	7009 W. Capitol Dr.
50	10th	34084 Special Use	Patricia Carter-Lee, Lessee Request to occupy the premises as a religious assembly hall	5514 W. Lisbon Av.
51	10th	34122 Special Use/ Dimensional Variance	St. Peter Missionary Baptist Church, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall that does not meet the minimum required landscaping	7283 W. Appleton Av.

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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.

52	12th	34047 Special Use/ Dimensional Variance	Phia Ly, Property Owner	2007 S. 15th Pl.
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Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping

53	12th	34182 Special Use	Jessica Miramonti, Lessee	1727 W. Lincoln Av.
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Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m. and Saturday - Sunday 9:00 a.m. - 7:00 p.m.

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.

54	13th	34251 Special Use	New Cingular Wireless PCS, LLC, Lessee	3929 S. 6th St.
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Request to construct a transmission tower that exceeds the maximum allowed height

55	15th	34256 Use Variance	TransCenter for Youth LLC, Lessee	1003 W. North Av.
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Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m.

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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.

56	15th	34095 Special Use	Natasha Ragsdale, Lessee Request to occupy a portion of the premises as a day care center for 37 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	4701 W. Lisbon Av.
57	15th	34141 Special Use	Choudry Petroleum, Property Owner Request to occupy the premises as a motor vehicle repair facility	2709 N. 28th St.
58	15th	34192 Other	Ambrose Rhodes Jr., Property Owner Request to appeal a determination by the Department of Neighborhood Services stating that Board of Zoning Appeals approval is required to operate a motor vehicle repair and outdoor storage facility	2496 W. Fond Du Lac Av.
59	1st	34115 Special Use	Eric Broxton, Lessee Request to occupy the premises as a motor vehicle repair facility	4957 N. Teutonia Av.
60	1st	34210 Special Use	Milwaukee Metropolitan Sewerage District, Property Owner Request to erect a transmission tower that exceeds the maximum allowed height (allowed 85 ft. / proposed 140 ft.)	4350 N. 35th St.
61	1st	34239 Use Variance/ Dimensional Variance	Crown of Victory Church, Property Owner Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	2820 W. Stark St.

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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.

62	3rd	34146 Appeal of an Order	Metro Realty Group, LLC, Property Owner	2075 N. Cambridge Av.
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Request to appeal an order from the Department of Neighborhood Services stating that the required number of parking spaces to dwelling units in a RM5 zoned district is 2:3

63	4th	34081 Special Use/ Dimensional Variance	Central Parking, Inc., Lessee	401 W. Wisconsin Av.
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Request to continue occupying the premises as a principal use parking lot that does not meet the minimum required landscaping

64	4th	34157 Special Use/ Dimensional Variance	ABM Onsite Services - Midwest, Inc., Lessee	401 W. Wisconsin Av.
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Request to continue occupying a portion of the premises as a principal use parking lot that does not meet the minimum required landscaping

65	5th	34114 Special Use	Kai Trimble, Lessee	4542 N. 84th St.
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Request to increase the number of occupants from 6 to 8 and to continue occupying the premises as a group home

66	5th	34249 Special Use	Jocelyn Hall, Lessee	8430 W. Capitol Dr.
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Request to occupy the premises as a social service facility

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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.

67	6th	34183 Special Use	Sheena Mills, Lessee	634 W. Garfield Av.
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Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.

68	8th	34118 Use Variance	Migdalia Quinones, Lessee	3109 W. National Av.
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Request to occupy the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - midnight

69	8th	34219 Dimensional Variance	Angela Yannatos, Property Owner	2048 S. Layton Bl.
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Request to allow a parking space to be located in the front yard

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.

70	1st	34132 Use Variance	Divine Destiny School, Lessee	5126 N. 38th St.
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Request to increase the number of from 150 to 220 and to continue occupying the premises as an elementary school for students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 3:30 p.m. (this is a new operator)

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, Room 102, Milwaukee, WI 53202.