



Board of Zoning Appeals

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Vice Chairman
Henry Szymanski

Members
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Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

January 16, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 16, 2020, 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 as soon as possible but no later than 72 hours before the scheduled event.

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.

Approval of the December 5, 2019 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	13	BZZA-19-00425 Special Use	Take 5 Oil Change, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	4296 S 27Th St
<u>2</u>	14	BZZA-19-00427 Special Use	Carisch, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility	115 W Oklahoma Av



Board of Zoning Appeals, Hearing on Thursday, January 16, 2020

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

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<u>3</u>	14	BZZA-19-00437 Use Variance	Gina Christo dba Chakra's By Sable, Lessee Request to continue occupying the premises as a personal service facility	3397 S Howell Av
<u>4</u>	1	BZZA-19-00412 Special Use	Good Hope Metro, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	7222 N Teutonia Av
<u>5</u>	1	BZZA-19-00438 Special Use	Kennedy's Fried Chicken, Inc., Lessee Request to continue occupying a portion of the premises as a fast-food/carry-out restaurant (this is a new operator)	4928 W Villard Av
<u>6</u>	2	BZZA-19-00441 Special Use	Villard Food Mart, Inc., Lessee Request to continue occupying the premises as a light motor vehicle filling station with a convenience store (this is a new operator)	5168 N 76Th St
<u>7</u>	3	BZZA-19-00460 Use Variance	DIFS, LLC, Prospective Buyer Request to occupy the premises as a general office	1841 N Prospect Av

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

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<u>8</u>	4	BZZA-19-00440 Special Use	MKE Events, LLC dba RWB Party Bar, Lessee Request to erect two wall signs that are not attached to a flat, opaque wall surface	1044 N Old World Third St
<u>9</u>	4	BZZA-19-00449 Special Use	SKG Parking, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	300 N Van Buren St
<u>10</u>	5	BZZA-19-00433 Use Variance	DDS Mediaworks, LLC dba Darick Books, Lessee Request to occupy the premises as a personal instruction school	2877 N 76Th St
<u>11</u>	5	BZZA-19-00436 Special Use	TLC Personal Care Agency, LLC, Property Owner Request to continue occupying the premises as a general office	8105 W Lisbon Av
<u>12</u>	5	BZZA-19-00447 Special Use	Tesla, Inc., Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	12011 W Silver Spring Dr

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

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<u>13</u>	6	BZZA-19-00450 Special Use	Day to Day Fun Learning, Lessee Request to increase the hours and days of operation from Monday - Friday from 5:00 a.m. - midnight to Monday - Friday from 7:00 a.m. - midnight and Saturday to Sunday from 8:00 a.m. - 6:00 p.m., to increase the age of children from infant - 13 years of age to infant - 14 years of age, and to continue occupying the premises as a day care center for 29 children per shift (this is a new operator)	2925 N Holton St
<u>14</u>	8	BZZA-19-00451 Special Use	Alvarado Discount Store, LLC, Lessee Request to occupy a portion of the premises as a second-hand store	2128 W National Av
<u>15</u>	8	BZZA-19-00444 Special Use	Valle's Auto Sales LLC, Property Owner Request to continue occupying the premises as a light motor vehicle sales facility	2059 S Muskego Av
<u>16</u>	9	BZZA-19-00424 Special Use	Take 5 Oil Change, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	6942 W Brown Deer Rd

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

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<u>17</u>	9	BZZA-19-00432	Use Variance	All Walks of Life Childcare, LLC, Lessee	7155 N 43Rd St
				Request to increase the age of children from infant - 12 years of age to infant - 13 years of age, to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight, and continue occupying the premises as a day care center for 150 children per shift operating Monday - Friday (this is a new operator)	
<u>18</u>	11	BZZA-19-00429	Use Variance	Gerald Frank Poborsky dba Park Manor Barber Shop, Property Owner	5601 W Oklahoma Av
				Request to continue occupying the premises as a personal service facility (barber shop)	
<u>19</u>	12	BZZA-19-00439	Special Use	Burmese Rohingya Community of Wisconsin, Lessee	1815 S 8Th St
				Request to occupy the premises as a community center	
<u>20</u>	12	BZZA-19-00434	Special Use	Casa Romero Renewal Center, Property Owner	423 W Bruce St
				Request to continue occupying the premises as a social service facility	

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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>21</u>	13	BZZA-19-00381	Use Variance, Dimensional Variance	Lake Chevrolet, Inc., Lessee Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping (This is an expansion of a non-conforming use)	4153 S 20Th St
<u>22</u>	14	BZZA-19-00355	Dimensional Variance	Staffing Partners, Inc., Lessee Request to allow permanent window signs that exceed the maximum allowed display area	2217 S 1St St
<u>23</u>	14	BZZA-19-00336	Use Variance	Early Start Daycare, LLC, Prospective Buyer Request to occupy the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	803 W Oklahoma Av
<u>24</u>	15	BZZA-19-00421	Special Use	ATACH'D TO THE LOVE OF, LLC, Property Owner Request to occupy the premises as a group foster home for 8 occupants	2416 N 44Th St
<u>25</u>	15	BZZA-19-00348	Special Use	Rebuilding Your Foundation, LLC, Lessee Request to occupy the premises as a group home for 6 occupants	1505 W Cherry St

Board of Zoning Appeals, Hearing on Thursday, January 16, 2020

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

4:15 p.m. Public Hearings (continued)

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<u>26</u>	2	BZZA-19-00411 Use Variance	Short Term Financial, LLC dba AmeriCash Loans, Lessee Request to occupy a portion of the premises as an installment loan agency	5821 W Silver Spring Dr
<u>27</u>	3	BZZA-19-00413 Dimensional Variance	DP Dough MKE, Lessee Request to allow a freestanding sign that is located within the vision triangle and exceeds the maximum allowed height	1515 E North Av
<u>28</u>	3	BZZA-19-00415 Dimensional Variance	Jennifer Roeper, Property Owner Request to allow a garage in the front yard on the premises	3343 N Gordon Pl

5:15 p.m. Public Hearings.

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<u>29</u>	4	BZZA-19-00386 Special Use	Interstate Parking Co. LLC, Lessee Request to occupy the premises as a principal use parking lot	792 N Broadway
<u>30</u>	5	BZZA-19-00397 Dimensional Variance	Christ King Congregation, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area	9101 W Center St

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5:15 p.m. Public Hearings (continued)

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<u>31</u>	5	BZZA-19-00423 Dimensional Variance	7833 Capitol, LLC, Property Owner Request to add 4 tenant panel signs to the existing non-conforming free-standing sign that exceeds the maximum allowed display area	7833 W Capitol Dr
<u>32</u>	7	BZZA-19-00387 Special Use	Wesley Bryant, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	4344 W Capitol Dr
<u>33</u>	7	BZZA-19-00435 Special Use, Dimensional Variance	S + G Junking and Towing, LLC, Lessee Request to occupy the premises as an outdoor salvage operation that does not meet the minimum required landscaping	3153 N 31St St
<u>34</u>	8	BZZA-19-00353 Special Use, Dimensional Variance	Lomeli Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	4104 W Orchard St
<u>35</u>	8	BZZA-19-00458 Special Use, Dimensional Variance	Dhawan Corporation, Prospective Buyer Request to construct a general retail establishment (permitted) that does not meet the minimum side street glazing, exceeds the maximum allowed front setback, and has an accessory use parking lot located between the street façade of the building and the street lot line	3530 W Lincoln Av

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5:15 p.m. Public Hearings (continued)

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<u>36</u>	8	BZZA-19-00443 Special Use	Fernando Castillanos DBA Lomelli Auto Body, Property Owner Request to continue occupying the premises as a light motor vehicle body shop (this is a new operator)	2808 W Forest Home Av
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6:15 p.m. Public Hearings.

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<u>37</u>	9	BZZA-19-00337 Special Use	TJW Plant5, LLC, Property Owner Request to occupy the premises as a light motor vehicle repair facility	9005 W Brown Deer Rd
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<u>38</u>	10	BZZA-19-00457 Special Use	Brilliant Minds Childcare Academy, LLC, Lessee Request to increase the hours of operation from Monday - Saturday 6:00 a.m. - midnight to Monday - Friday 4:30 a.m. - midnight and Saturday 6:00 a.m. - 7:00 p.m. and continue occupying a portion of the premises as a day care center for 49 children per shift infant - 12 years of age (this is a new operator)	7135 W Lisbon Av
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<u>39</u>	11	BZZA-19-00401 Special Use	Longhorn Auto Sales, LLC, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	4440 W Forest Home Av
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Item No. Ald Dist. Case No. Type Case Information Location

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

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<u>40</u>	12	BZZA-19-00394 Use Variance	Nancy Schmitz, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storage container)	2637 S 15Th Pl
<u>41</u>	12	BZZA-19-00453 Special Use	Sixteenth Street Community Health Centers, Inc., Prospective Buyer Request to occupy a portion of the premises as a health clinic	1635 W National Av
<u>42</u>	12	BZZA-19-00454 Special Use	Milwaukee County – Behavioral Health Division, Lessee Request to occupy a portion of the premises as a health clinic	1635 W National Av