



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

January 18, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 18, 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.

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>	5	BZZA-16-00229 Use Variance <i>Dismissal</i>	Umenia White, Lessee Request to occupy the premises as a community center	8424 W Center St
<u>2</u>	7	BZZA-17-00150 Dimensional Variance <i>Dismissal</i>	Mary Skelton, Lessee Request to allow two wall (previously erected) signs that exceed the maximum allowed display area	5017 W Capitol Dr
<u>3</u>	7	BZZA-17-00074 Special Use <i>Dismissal</i>	Terry Taper, Lessee Request to occupy the premises as a light motor vehicle sales facility	5750 W Fond Du Lac Av



Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4</u>	9	BZZA-15-0034168-H Special Use <i>Dismissal</i>	Renee Schultz Joseph Schultz, Property Owner Request to occupy the premises as a community center	7600 W Dean Rd
<u>5</u>	9	BZZA-16-00165 Special Use <i>Dismissal</i>	Ajit Walia, Property Owner Request to construct a new building and to occupy the premises as a motor vehicle filling station	6418 W Mill Rd
<u>6</u>	12	BZZA-16-00184 Special Use <i>Dismissal</i>	Hector Santana, Lessee Request to occupy a portion of the premises as an assembly hall	1532 W Mitchell St
<u>7</u>	12	BZZA-16-00325 Dimensional Variance <i>Dismissal</i>	Alfredo Gonzalez, Property Owner Request to allow a parking space in the front yard	2483 S 12Th St
<u>8</u>	13	BZZA-17-00395 Special Use <i>Dismissal</i>	Jennifer Betances, Property Owner Request to occupy the premises as light motor vehicle outdoor storage	4002 S Howell Av
<u>9</u>	15	BZZA-16-00419 Special Use <i>Dismissal</i>	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

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

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>10</u>	3	BZZA-17-00475 Dimensional Variance	Meta House Inc. FKA Our Home Foundation, Inc., Property Owner Request to erect a fence (non-ornamental) along the front of the property that exceeds the maximum allowed height (required 4 ft. /proposed 6 ft.)	2623 N Bremen St
<u>11</u>	4	BZZA-17-00472 Special Use	Uihlein Properties LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	503 N Broadway
<u>12</u>	5	BZCM-17-00003 Condition Modification	Teen Challenge International of Wisconsin, Inc., Property Owner Request to modify condition #4 of case 31637 stating "That the south driveway on North 98th Street, which is unusable, be closed and the sidewalk, curb and gutter and terrace area be restored."	9802 W Capitol Dr
<u>13</u>	8	BZZA-17-00467 Special Use	Centro Hispano Milwaukee, Property Owner Request to continue occupying the premises as a day care center for 200 children per shift 3 to 5 years of age, operating Monday - Friday 7:00 a.m. to 5:30 p.m.	1645 S 36Th St

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

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>	12	BZZA-17-00471 Special Use	The Benedict Center Inc., Lessee Request to occupy a portion of the premises as a social service facility	209 W Orchard St
<u>15</u>	13	BZZA-17-00459 Special Use	Afrim Gaba, Property Owner Request to occupy the premises as a ground transportation service	1500 W Oklahoma Av
<u>16</u>	13	BZZA-17-00469 Special Use	Lutheran Social Services of Wisconsin and Upper Michigan, Inc., Lessee Request to occupy a portion of the premises as a social service facility	3974 S Howell Av
<u>17</u>	14	BZZA-17-00460 Use Variance	Milwaukee Mental Health Associates, Inc., Lessee Request to occupy a portion of the premises as a social service facility	3073 S Chase Av, Suite 205
<u>18</u>	15	BZZA-17-00473 Dimensional Variance	FD Milwaukee Wisconsin Center Street and 22 nd Street LLC, Property Owner Request to allow a permitted general retail establishment that does not meet the minimum glazing requirements along the primary street frontage (required 60%, proposed 42%)	2117 W Center St
<u>19</u>	15	BZZA-17-00491 Special Use	Jaspreet Gill, Lessee Request to continue occupying the premises as a motor vehicle filling station	1319 W North Av

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 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>20</u>	1	BZZA-17-00032 Special Use	John Sams Jr., Lessee Request to occupy the premises as a motor vehicle sales and repair facility with light motor vehicle outdoor storage	3841 W Villard Av
<u>21</u>	1	BZZA-17-00428 Dimensional Variance, Special Use	Equipment & Alloy Removal Service, LLC, Lessee Request to occupy the premises as an outdoor salvage operation without the minimum required landscaping	4918 N 32Nd St
<u>22</u>	3	BZZA-17-00464 Special Use	Jason Gonzalez, Property Owner Request to occupy the premises as a transitional living facility	2838 N Weil St
<u>23</u>	4	BZZA-16-00222 Dimensional Variance, Special Use	Dulce Trejo, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility that does not meet the minimum required landscaping	3329 W Vliet St
<u>24</u>	5	BZZA-16-00507 Special Use	Orpheus Huston, Property Owner Request to increase the number of vehicles for sale on site from 6 to 20 and to continue occupying the premises as a motor vehicle sales and repair facility	8332 W Lisbon Av

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

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>25</u>	5	BZZA-16-00429 Dimensional Variance, Special Use	Timothy Lee, Lessee Request to occupy the premises as a ground transportation service without the minimum required landscaping	8229 W Capitol Dr
<u>26</u>	6	BZZA-17-00381 Special Use	Linda Bonds, Lessee Request to occupy the premises as a group home for 8 occupants	3002 N 9Th St
<u>27</u>	6	BZZA-17-00384 Special Use	Run Into Your Destiny Center of Refuge, Lessee Request to occupy a portion of the premises as a social service facility	2122 N Halyard St

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>28</u>	7	BZZA-17-00443 Special Use	Anders Developmental & Transition Home LLC, Lessee Request to occupy the premises as a small group shelter care facility for 8 occupants	4070 N 51St Bl
<u>29</u>	8	BZZA-17-00228 Special Use	Fikri Alusevski, Property Owner Request to continue occupying the premises as a rooming house for 7 occupants	3528 W National Av
<u>30</u>	8	BZZA-17-00441 Dimensional Variance	Eduardo Rivera Macias, Property Owner Request to allow a shed in the front yard	3111 W Scott St

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

5:15 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>31</u>	9	BZZA-17-00394 Special Use	Arkadiy Tsirlin, Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility	5200 W Mill Rd
<u>32</u>	9	BZZA-17-00466 Dimensional Variance	Randy Miller, Property Owner Request to occupy the premises as a permitted contractor's yard that does not meet the minimum required landscaping	6433 N Industrial Rd
<u>33</u>	9	BZZA-17-00455 Special Use	Bradley's Children Academy, Inc., Lessee Request to occupy the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday- Sunday, 5:00 a.m. to midnight	8225 N 107Th St
<u>34</u>	10	BZZA-17-00462 Dimensional Variance, Special Use	Bill Taras, Property Owner Request to add a light motor vehicle sales facility that does not meet the minimum landscaping requirement to the Board-approved motor vehicle repair facility	5519 W Vliet St
<u>35</u>	10	BZZA-17-00461 Special Use	Mental Health Associates, Inc., Lessee Request to occupy a portion of the premises as a social service facility	3975 N 68Th St

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

5:15 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>36</u>	10	BZZA-17-00458 Special Use	All Night Care, LLC, Property Owner Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Sunday-Saturday	2859 N 53Rd St
<u>37</u>	10	BZZA-17-00454 Special Use	Peaceful Nests LLC, Lessee Request to occupy the premises as a group home for 8 occupants	2753 N 60Th St

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>38</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>39</u>	12	BZZA-17-00457 Special Use	Paul Lavoe, Property Owner Request to continue occupying the premises as a motor vehicle repair and sales facility (repair and sales of motorcycles, cars, and trucks)	1531 S 1St St
<u>40</u>	13	BZZA-17-00429 Special Use	Four Keys LLC, DBA Rosen Nissan, Lessee Request to occupy a portion of the premises as light motor vehicle outdoor storage	5400 S 27Th St

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

6:15 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>41</u>	14	BZZA-17-00468 Dimensional Variance	2969 Chase Avenue, LLC, Property Owner Request to allow a wall sign that exceeds the maximum allowed display area in a 50 lineal foot façade segment (allowed 120 sq.ft. / proposed 630 sq.ft.)	2969 S Chase Av
<u>42</u>	14	BZZA-17-00420 Special Use	Luis Mercado-Sandoval, Lessee Request to occupy the premises as a motor vehicle repair, sales facility and body shop	4030 S Pine Av
<u>43</u>	14	BZZA-17-00439 Dimensional Variance	Lindsay Peterson, Property Owner Request to construct a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 11 ft. 6 in.)	2511 S Superior St
<u>44</u>	15	BZZA-17-00450 Special Use	Dalanda Young, Lessee Request to occupy the premises as a day care center for 65 children per shift infant to 12 years of age, operating Monday - Saturday 5:00 a.m. to midnight	2347 W Fond Du Lac Av
<u>45</u>	15	BZZA-17-00433 Special Use	Anthony Sephus, Property Owner Request to increase the number of sales vehicles from 15 to 30 to the Board-approved motor vehicles sales and repair facility	2405 W Center St

Board of Zoning Appeals, Hearing on Thursday, January 18, 2018

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

7:30 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>46</u>	4	BZZA-17-00336 Special Use	Marlon Paige, Property Owner Request to occupy the premises as a group home for 7 occupants	1336 N 31St St
-----------	---	------------------------------	---	----------------