



**Board of Zoning Appeals**

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Alternates  
**Karen D. Dardy**  
**Erik Richardson**

Secretary  
**Jeffrey Thomas**

**AGENDA**

**January 19, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 19, 2017, 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.

**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>	8	BZZA-16-00137 Special Use <i>Dismissal</i>	Liberia Bell, Lessee  Request to occupy the premises as a day care center for 15 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. - 11:30 p.m. and Saturday 6:00 a.m. - 6:30 p.m.	2900 W Lapham St
<u>2</u>	9	BZZA-16-00232 Special Use <i>Dismissal</i>	Institute of Technology & Academics, Lessee  Request to occupy a portion of the premises as an elementary school for 150 students grades K4 - 5, operating Monday - Friday 7:30 a.m. - 4:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m.	8524 W Brown Deer Rd



**Board of Zoning Appeals, Hearing on Thursday, January 19, 2017**

<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>	7	BZZA-16-00514 Special Use	Louis Fuller, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	3500 N Sherman Bl
<u>4</u>	7	BZZA-16-00521 Special Use	Patricia Rodgers, Lessee  Request to continue occupying the premises as a general office	2470 W Locust St
<u>5</u>	8	BZZA-16-00525 Special Use	Regina Ivy, Lessee  Request to occupy a portion of the premises as a religious assembly hall	2240 W National Av
<u>6</u>	8	BZZA-16-00509 Special Use	Josephina Perez, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	3531 W National Av
<u>7</u>	9	BZZA-16-00470 Dimensional Variance, Special Use Variance	Public Storage, Property Owner  Request to occupy the premises as a light and heavy motor vehicle outdoor storage facility that does not meet the minimum required landscaping	7415 W Dean Rd
<u>8</u>	9	BZZA-16-00440 Special Use	Justin Jackson, Lessee  Request to occupy the premises as a motor vehicle repair facility	7016 N 76Th St
<u>9</u>	9	BZZA-16-00517 Special Use	AutoGlass Experts LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle repair facility	8055 N 76Th 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>10</u>	9	BZZA-16-00488 Special Use	The Church of Pentecost - Milwaukee Assembly, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	8042 N 76Th St
<u>11</u>	10	BZZA-16-00303 Special Use	SBI Motors, Lessee  Request to continue occupying a portion of the premises as a motor vehicle repair facility	7002 W Center St
<u>12</u>	12	BZZA-16-00498 Use Variance	Desiree Loduha, Lessee  Request to expand into a portion of the premises and continue occupying as a 24 hr day care center for 70 children per shift, infant - 12 years, Monday - Sunday	1125 W National Av
<u>13</u>	15	BZZA-16-00482 Use Variance	David Skwarek, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	3918 W Kisslich Pl
<u>14</u>	15	BZZA-16-00506 Use Variance	Community Financial Service Center, Lessee  Request to continue occupying a portion of the premises as a currency exchange facility	4535 W North Av
<u>15</u>	15	BZZA-16-00474 Use Variance	SV Penix, Property Owner  Request to continue occupying the premises as a contractor's yard	2467 N 34Th 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>16</u>	15	BZZA-16-00512 Use Variance	SV Penix, Property Owner  Request to continue occupying the premises as a contractor's yard	2453 N 34Th St
<u>17</u>	1	BZZA-16-00453 Special Use	James Newson, Lessee  Request to occupy portion of the premises as a light motor vehicle sales facility	4911 N 31St St
<u>18</u>	1	BZZA-16-00481 Use Variance	Emanuel Jackson, Lessee  Request to occupy the premises as a day care center for 60 children per shift 2 1/2 through 13 years of age, operating Monday - Sunday 5am - midnight	6090 N 35Th St
<u>19</u>	1	BZZA-16-00504 Dimensional Variance	Cris Schroeder, Property Owner  Request to construct a fence that exceeds the allowed height (allowed 6 ft / proposed 8 ft)	5525 N 27Th St
<u>20</u>	1	BZZA-16-00515 Special Use	Dennis Kuester, Property Owner  Request to continue occupying the premises as a religious assembly hall	2328 W Capitol Dr
<u>21</u>	2	BZZA-16-00505 Dimensional Variance	Craig Harper, Property Owner  Request to construct a wall sign that exceeds the allowed area (allowed 36 sq. ft. / proposed 68 sq. ft.)	5333 N 91St 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>22</u>	3	BZZA-16-00503 Use Variance	Damien Scardina, Lessee  Request to continue occupying the premises as a light manufacturing facility (manufacture and sale of sausage)	822 E Chambers St
<u>23</u>	5	BZZA-16-00494 Dimensional Variance	Chandrakaut Patel, Property Owner  Request to maintain signage that exceeds the maximum allowed area for wall signs (Proposed 76.5 sq. ft. / required 32 sq. ft.), the maximum allowed area for a banner sign (required 0 sq. ft./ proposed 31.75 sq. ft.), the maximum height allowed for a sign (required 35 sq. ft. / proposed 45 sq. ft.), the minimum distance between signs (required 500 ft. / proposed 397 ft.) and the minimum distance to a freeway (required 1000 ft. / proposed 397 ft.)	11333 W Silver Spring Dr
<u>24</u>	5	BZZA-16-00524 Special Use	Didar Singh, Property Owner  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	11728 W Hampton Av
<u>25</u>	5	BZZA-16-00442 Special Use	Shanannygans CCC of Milwaukee, LLC, Lessee  Request to increase the number of children from 44 to 55 per shift and continue occupying the premises as a day care center for children infant through 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	8320 W Lisbon 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>26</u>	6	BZZA-16-00416 Special Use	Calvary Baptist Church of Milwaukee, Property Owner  Request to continue occupying the premises as a parking lot for the adjacent religious assembly hall	2944 N Teutonia Av
<u>27</u>	6	BZZA-16-00518 Dimensional Variance	Andrew Boer, Property Owner  Request to construct a shed that does not meet the minimum side street setback (required 14 ft. 6 in. / proposed 4 ft. 2 in.) and exceeds the allowed side wall height (allowed 8 ft. / proposed 10 ft.)	3814 N Humboldt Bl
<u>28</u>	6	BZZA-15-0034080-H Special Use	Calvary Baptist Church of Milwaukee, Property Owner  Request to occupy the premises as a principal use parking lot	2958 N Teutonia Av
<u>29</u>	6	BZZA-16-00511 Special Use	Leola Willaims, Property Owner  Request to continue occupying the premises as a social service facility	3565 N Martin L King Jr Dr

**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>30</u>	7	BZZA-16-00478 Special Use	Ahmadiyya Movement in Islam, Property Owner  Request to occupy the premises as a religious assembly hall	5600 W Fond Du Lac Av
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**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>31</u>	7	BZZA-16-00479 Special Use	SMILE inc., Lessee  Request to occupy the premises as a social service facility	4222 W Capitol Dr
<u>32</u>	8	BZZA-16-00491 Special Use	Miguel Villegas, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	1763 S Muskego Av
<u>33</u>	8	BZZA-16-00461 Special Use	Playworks Wisconsin, Lessee  Request to occupy the premises as general office space	3600 W Pierce St
<u>34</u>	8	BZZA-16-00502 Special Use	Arandas Auto Body and Sales LLC, Property Owner  Request to occupy a portion of the premises as a motor vehicle repair facility and body shop	2143 S Muskego Av
<u>35</u>	9	BZZA-16-00467 Special Use	Open Sky Education, Property Owner  Request to construct a two story expansion of elementary school to increase capacity from 500 to 590 students and to continue operating as an elementary school for K - 8th grades, operating Monday - Friday 7:30 a.m. to 5:00 p.m	8920 W Brown Deer Rd
<u>36</u>	9	BZZA-16-00480 Use Variance	Emmanuel Investments LLC, Property Owner  Request to occupy the premises as a ground transportation service in addition to the permitted adult family home	6642 N 58Th St

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**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>37</u>	10	BZZA-16-00439 Special Use	Thomas Dunham, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	5101 W North Av
<u>38</u>	10	BZZA-16-00485 Dimensional Variance	Robb Kashevarof, Property Owner  Request to add a wall sign that exceeds the maximum allowed area (allowed 25 sq. ft. / proposed 632.5 sq. ft.)	5918 W Vliet St
<u>39</u>	10	BZZA-16-00367 Special Use	Brenda Jackson, Lessee  Request to continue occupying a portion of the premises as a 24 hour day care center for 95 children per shift infant through 12 years of age, operating Monday - Sunday	5836 W Appleton Av
<u>40</u>	11	BZZA-16-00425 Dimensional Variance	Susan Mahuta, Property Owner  Request to construct a deck in the front yard that does not meet the allowed front set back. (Required 20 ft. / proposed 17 ft.)	3644 S 78Th 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>41</u>	12	BZZA-16-00490 Dimensional Variance, Special Use	Ener-Con Companies Inc., Property Owner  Request to continue occupying the premises as a principle use parking lot that does not meet the minimum required landscaping	120 E Oregon St
<u>42</u>	12	BZZA-16-00276 Dimensional Variance	Ramon Morales, Property Owner  Request to allow parking in the front yard	1309 W Scott St



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**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>43</u>	12	BZZA-16-00487 Dimensional Variance	Arts At Large, Inc., Other  Request to construct an amphitheater in a park that does not meet the required rear set back (required 25 ft. / proposed 20 ft. 3 in.) or south setback (required 25 ft. / proposed 20 ft. 1 in.).	901 S 3Rd St
<u>44</u>	12	BZZA-16-00460 Use Variance	Rogelio Sanchez, Property Owner  Request to occupy the premises as a daycare center for 40 children, ages 6 weeks through 12 years, Monday through Sunday, 4am to 12am midnight.	1631 W Mitchell St
<u>45</u>	13	BZZA-16-00484 Use Variance	Jose Dominguez, Lessee  Request to occupy the premises as a mixed-waste processing facility	4903 S Howell Av
<u>46</u>	13	BZZA-16-00519 Special Use	Van Horn Latino LLC, Prospective Buyer  Request to occupy the premises as a motor vehicle sales and repair facility	3030 W Loomis Rd
<u>47</u>	14	BZZA-16-00473 Use Variance	Democratic Party of Milwaukee County, Lessee  Request to occupy the premises as a general office	2999 S Delaware Av
<u>48</u>	15	BZZA-16-00237 Dimensional Variance, Special Use	Abdul Moltani, Property Owner  Request to occupy a portion of the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	1900 W North Av

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2017**

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**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>49</u>	15	BZZA-16-00419		Darryl Ware, Lessee	2028 N 31St St
		Special Use		Request to add an outdoor motor vehicle storage facility and to continue occupying the premises as a motor vehicle repair facility	

**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>50</u>	1	BZZA-16-00248		Crime Impound and Recover LLC; Artrell Webster, Lessee	6944 N Teutonia Av
		Special Use		Request to occupy a portion of the premises as an outdoor motor vehicle storage facility	

<u>51</u>	1	BZZA-16-00252		Stanley Terry, Lessee	5926 N Teutonia Av
		Special Use		Request to occupy the premises as a transitional living facility for 20 occupants	

<u>52</u>	2	BZZA-16-00501		Keith Kwitek, Lessee	8517 W Kaul Av
		Special Use		Request to occupy the premises as a motor vehicle sales facility	

<u>53</u>	3	BZZA-16-00448		Park Place LLC, Property Owner	1824 E Park Pl
		Special Use		Request to expand the number of occupants to 233 and continue occupying the premises as a rooming house	

<u>54</u>	3	BZZA-16-00457		Maksim Tuzhilkov,	1124 E Lyon St
		Dimensional Variance		Request to construct a second principal residential structure in which the front door does not face the street, garage door is located on the front facade, and that does not meet the minimum facade width	

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>6:15 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>55</u>	4	BZZA-16-00486 Dimensional Variance	Peter Wallace, Other  Request to erect an off-premise sign that exceeds the maximum allowed area (allowed 50 sq. ft. / proposed 10000 sq. ft.)	1033 N Old World Third St 100
<u>56</u>	5	BZZA-16-00468 Dimensional Variance, Use Variance	WE Energies, Property Owner  Request to construct a barbed wire fence that exceeds the maximum allowed height and does not meet the required landscaping.	8307 W Appleton Av
<u>57</u>	5	BZZA-16-00469 Special Use	Yazzmyn Henderson, Lessee  Request to occupy the premises as a day care center for 20 children per shift, 2 years to 12 years of age, operating Monday - Saturday 6am to midnight	7980 W Appleton Av
<u>58</u>	6	BZZA-16-00493 Special Use	Tina Brumfield, Lessee  Request to occupy the premises as a day care center for 51 children per shift, infant - 12 years of age, operating Monday - Sunday 6am to midnight	519 W Brown St
<u>59</u>	6	BZZA-16-00127 Use Variance	Daniel Wilson, Property Owner  Request to occupy a portion of the premises as an outdoor storage facility	3241 N Holton St

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2017**

**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>60</u>	11	BZZA-16-00463 Special Use	Iglesia De Dios Pentecoastal Arca De Salavacion Inc, Prospective Buyer  Request to occupy the premises as a religious assembly hall	4415 W Forest Home Av
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