



Board of Zoning Appeals

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AGENDA

February 7, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 7, 2019, 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. 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. 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>	3	BZZA-18-00136 Use Variance <i>Dismissal</i>	Midwest Commercial Funding, LLC, Property Owner Request to occupy a portion of the premises as a self-storage facility	1442 N Farwell Av
<u>2</u>	9	BZZA-18-00421 Special Use <i>Dismissal</i>	Court Lanes Mill, Lessee Request to occupy the premises as an indoor recreation facility (bowling alley)	4707 W Mill Rd
<u>3</u>	10	BZZA-18-00375 Special Use, Use Variance <i>Dismissal</i>	Procare Medical Group, Property Owner Request to occupy a portion of the premises as a medical office and a general retail establishment	603 N 36Th St



Board of Zoning Appeals, Hearing on Thursday, February 7, 2019

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

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<u>4</u>	12	BZZA-18-00261 Special Use <i>Dismissal</i>	Brian Jost, Property Owner Request to occupy the premises as an assembly hall	118 S 2Nd St
<u>5</u>	13	BZZA-18-00400 Special Use <i>Dismissal</i>	B & M Leasing, LLP, Prospective Buyer Request to occupy the premises as a principal use parking lot	4560 S 27Th St
<u>6</u>	13	BZZA-18-00399 Special Use <i>Dismissal</i>	B & M Leasing, LLP, Prospective Buyer Request to occupy the premises as a light motor vehicle outdoor storage	4624 S 27Th St
<u>7</u>	14	BZZA-18-00268 Use Variance, Dimensional Variance <i>Dismissal</i>	John Pierre Minchillo, Property Owner Request to convert the existing four unit multi-family dwelling to a five unit multi-family dwelling that does not meet the minimum required lot area per dwelling unit	2436 S Wentworth Av

Board of Zoning Appeals, Hearing on Thursday, February 7, 2019

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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>8</u>	2	BZZA-18-00462	Blessed Savior Congregation, Use Variance, Dimensional Variance	Property Owner Request to occupy the premises as a social service facility that does meet the minimum required rear setback	5558 N 69Th St
<u>9</u>	3	BZZA-19-00006	Alan & Phyliss Brostoff, Dimensional Variance	Property Owner Request to construct a single-family dwelling that does not meet the required entrance door orientation and construct a fence in the side yard that exceeds the maximum allowed height	3431 N Lake Dr
<u>10</u>	4	BZZA-18-00454	Three B Company, LLC, Special Use	Property Owner Request to add a 3rd floor to the Board-approved rooming house for 24 occupants	953 N 17Th St
<u>11</u>	6	BZZA-18-00450	Dynamic Child Care Solutions, LLC, Special Use	Lessee Request to increase the hours from Monday - Friday 6:00 a.m. – midnight to Monday - Friday 5:30 a.m. - midnight and Saturday - Sunday 5:30 a.m. - 6:00 p.m. and continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age (this is a new operator)	412 E Burleigh St

Board of Zoning Appeals, Hearing on Thursday, February 7, 2019

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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.

<u>12</u>	7	BZZA-18-00449 Special Use	Judith Jackson, Property Owner Request to continue occupying the premises as a day care center for 49 children per shift infant - 13 years of age, operating Monday - Saturday 5:30 a.m. - 11:30 p.m.	4221 N 35Th St
<u>13</u>	12	BZZA-18-00436 Dimensional Variance	Milwaukee Fire Department, Property Owner Request to construct an addition to the premises that does not meet the minimum required glazing (primary street frontage)	100 W Virginia St
<u>14</u>	14	BZZA-19-00009 Special Use	L & J Service Centers, LLC, Lessee Request to increase the hours of operation from Monday – Friday 7:30 a.m. – 5:00 p.m. to Monday – Friday 5:00 a.m. – 6:00 p.m. and Saturday 6:00 a.m. – 12:00 p.m. and continue occupying a portion of the premises as a motor vehicle repair facility (this is new operator)	2750 S 14Th St

Board of Zoning Appeals, Hearing on Thursday, February 7, 2019

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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.*

<u>15</u>	15	BZZA-18-00445 Special Use	Children's Bridge Learning Center, Lessee	1218 W Walnut St
			Request to continue occupying the premises as a day care center for 60 children on first shift and 20 children on second shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. to 11:00 p.m. (this is a new operator)	

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>16</u>	2	BZZA-18-00432 Special Use, Dimensional Variance	The Overland Group, LLC, Prospective Buyer	5925 N 76Th St
			Request to construct a general retail establishment (permitted) that does not meet the minimum required front setback, exceeds the maximum allowed side street setback, has glazing areas that do not meet the requirement for clear vision and visible daylight transmittance, has shelving that obscures more than 50% of the glazing area, and construct an accessory use parking lot that is located between a principal building and a street façade	

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

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<u>17</u>	3	BZZA-18-00412 Dimensional Variance	Milwaukee Nursing Realty, LLC, Property Owner Request to allow a second freestanding sign that exceeds the maximum number of allowed signs on site and exceeds the maximum allowed display area	2115 E Woodstock Pl
<u>18</u>	5	BZZA-18-00392 Special Use	Alkdro, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	8144 W Appleton Av
<u>19</u>	5	BZZA-18-00455 Special Use	General Communications, Inc., Prospective Buyer Request to occupy the premises as a light motor vehicle repair facility and a heavy motor vehicle repair facility (permitted)	12130 W Carmen Av
<u>20</u>	6	BZZA-18-00472 Special Use	RiverBee, LLC, Property Owner Request to occupy the premises as a rooming house for 50 occupants	500 E Center St
<u>21</u>	6	BZZA-18-00437 Special Use, Use Variance	Gas N Go Enterprises, Inc., Lessee Request to construct a new convenience store and continue occupying the premises as a motor vehicle filling station	1545 W Hopkins St

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5:15 p.m. Public Hearings.

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<u>22</u>	6	BZZA-18-00307 Dimensional Variance	Pitts Mortuary, Property Owner Request to erect a second freestanding sign on the premises exceeding the maximum number of freestanding signs allowed per site	2031 W Capitol Dr
<u>23</u>	7	BZZA-18-00419 Special Use	R & R Auto Repair Service, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility and car wash	3700 W Burleigh St
<u>24</u>	7	BZZA-18-00418 Use Variance	Crystal's Creative Minds Learning Center, LLC, Prospective Buyer Request to occupy the premises as a day care center for 94 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	3601 W Fond Du Lac Av
<u>25</u>	10	BZZA-18-00338 Special Use	Little Peanut and Friends Child Care, LLC, Lessee Request to increase the ages of the children from 4 - 12 years of age to 2 1/2 - 12 years of age and continue occupying a portion of the premises as a day care center for 25 children per shift, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	5806 W Burleigh St

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

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<u>26</u>	10	BZZA-18-00402 Special Use	United Child Care, LLC, Lessee	5806 W Burleigh St
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Request to continue occupying a portion of the premises as a 24 hour day care center for 60 children per shift infant - 13 years of age, operating Monday - Sunday

<u>27</u>	12	BZZA-18-00456 Special Use, Dimensional Variance	National Block, LLC, Property Owner	701 S 4Th St
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Request to intensify the Board-approved principal use parking lot by increasing the total number of parking spaces from 12 to 13, allow two vehicles to be parked in series at the west end of the lot, allow a new north access drive that has utility poles greater than 16 inches in width, and not meet the minimum required landscaping at the south property line

6:15 p.m. Public Hearings.

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<u>28</u>	13	BZZA-18-00440 Special Use	Fleet Cars, LLC, Lessee	4930 S 2Nd St
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Request to occupy a portion of the premises as a light motor vehicle body shop

<u>29</u>	13	BZZA-18-00446 Dimensional Variance	Milwaukee Threads, Lessee	5151 S Howell Av
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Request to allow an addition of a sign box to the Board-approved freestanding sign that exceeds the maximum allowed display area

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

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<u>30</u>	14	BZZA-18-00280	Special Use, Dimensional Variance	Ant's Towing & Salvage, LLC, Lessee Request to occupy the premises as a ground transportation service (permitted) and an outdoor salvage operation that does not meet the minimum required landscaping	2742 S 9Th Pl
<u>31</u>	15	BZZA-18-00411	Dimensional Variance	Eden Niemela-Llanos, Property Owner Request to allow a 6 ft. wood fence in the side yard	2026 N 39Th St
<u>32</u>	15	BZZA-18-00451	Special Use	Elite Motor Cars, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	3302 W Center St