



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

February 8, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 8, 2018, 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.

| <u>Item No.</u> | <u>Ald Dist.</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|------------------|---|---|--------------------|
| <u>1</u> | 4 | BZZA-17-00472 Special Use <i>Dismissal</i> | Uihlein Properties, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot | 503 N Broadway |
| <u>2</u> | 11 | BZZA-17-00423 Dimensional Variance, Special Use <i>Dismissal</i> | Foundation Capital Resources, Inc., Lessee Request to occupy the premises as a principal use parking lot without the minimum required landscaping along the street edge | 9931 W Oklahoma Av |



Board of Zoning Appeals, Hearing on Thursday, February 8, 2018

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

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

Items Scheduled for approval on the Administrative Consent Agenda.

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| <u>3</u> | 13 | BZZA-17-00188 Dimensional Variance <i>Dismissal</i> | Rina Modak, Lessee Request to erect a freestanding sign that exceeds the maximum allowed display area and height | 2009 W College Av |
| <u>4</u> | 15 | BZZA-16-00420 Dimensional Variance <i>Dismissal</i> | BFC Mgmt LTD, Property Owner Request to allow less than the required landscaping for the Board-approved fast-food/carry-out restaurant | 1205 W North Av |
| <u>5</u> | 2 | BZZA-17-00026 Special Use <i>Dismissal</i> | One Way Auto Exchange, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility | 7518 W Fond Du Lac Av |

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.*

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| <u>6</u> | 1 | BZZA-17-00483 Use Variance | JAS Realty, LLC dba Stern Tanning Co., Inc., Lessee Request to continue occupying the premises as a tannery | 4010 W Douglas Av |
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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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|-----------|---|------------------------------|--|----------------------------|
| <u>7</u> | 4 | BZZA-17-00493 Special Use | 230 Wells Street Commercial, LLC, Property Owner Request to allow accessory storage in the street level area | 808 N Old World Third St |
| <u>8</u> | 4 | BZZA-17-00495 Special Use | Koch Enterprises D/B/A The UPS Store #2324, Lessee Request to occupy the premises as a business service | 1345 N Jefferson St |
| <u>9</u> | 5 | BZZA-17-00502 Special Use | Jamie Patton, Lessee Request to continue occupying the premises as an indoor storage facility | 3717 N 92Nd St |
| <u>10</u> | 6 | BZZA-17-00486 Special Use | O'Reilly Motor Cars, Inc., Lessee Request to continue occupying a portion of the premises as a light motor vehicle repair facility | 324 W Cherry St |
| <u>11</u> | 6 | BZZA-17-00496 Special Use | Paula Lampley, Property Owner Request to continue occupying the premises as a day care center for 44 children per shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. - 12:30 a.m. | 2801 N Martin L King Jr Dr |

Board of Zoning Appeals, Hearing on Thursday, February 8, 2018

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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>12</u> | 7 | BZZA-17-00497 Special Use | Kathie Wiltturner, Property Owner Request to continue occupying the premises as a school for 50 students K3 - 8th grade operating Monday - Friday 8 a.m. - 3:30 p.m., and day care center for 70 children per shift infant to 12 years of age operating Monday - Saturday 6:00 a.m. - midnight (maximum of 70 children on site at one time) | 3861 N 35Th St |
| <u>13</u> | 8 | BZZA-17-00504 Use Variance | Dave Sobelman, Property Owner Request to restore the residential use on the third floor of the building | 1902 W St Paul Av |
| <u>14</u> | 8 | BZZA-17-00436 Use Variance | Jamaal Baashe, Property Owner Request to occupy the premises as a single family dwelling | 3324 W Pabst Av |
| <u>15</u> | 8 | BZZA-17-00478 Special Use | Cynthia Heredia, Lessee Request to occupy the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m. | 2900 W Lapham St |
| <u>16</u> | 12 | BZZA-17-00507 Special Use | Almacenes El Rey LLC, Lessee Request to occupy a portion of the premises as an indoor wholesale and distribution facility | 1310 W Burnham St |

Board of Zoning Appeals, Hearing on Thursday, February 8, 2018

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

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

Items Scheduled for approval on the Consent Agenda.

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*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>17</u> | 13 | BZZA-17-00476 Special Use | 160 Layton LLC, Property Owner Request to allow alterations and intensification of the existing car wash (non-conforming) | 160 W Layton Av |
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4:15 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on these items.

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| <u>18</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 |
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| <u>19</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 |
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4:30 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.

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| <u>20</u> | 1 | BZZA-17-00465 Use Variance | The Infinite Church, Inc., Request to occupy a portion of the premises as a religious assembly hall | 7312 N Teutonia Av |
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4:30 p.m. Public Hearings (continued)

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| <u>21</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>22</u> | 1 | BZZA-17-00396 Use Variance | David Howard, Property Owner Request to occupy the premises as an assembly hall | 5235 N Hopkins St |
| <u>23</u> | 2 | BZZA-17-00490 Special Use | Sukhpal Singh Kailey, Property Owner Request to construct an addition to the existing motor vehicle filling station (non-conforming) | 6366 N 76Th St |
| <u>24</u> | 5 | BZZA-17-00480 Special Use | More Than A Home CBRF, Lessee Request to occupy a portion of the premises as a community living arrangement for 8 occupants. | 10135 W Hampton Av |
| <u>25</u> | 5 | BZZA-17-00481 Special Use | This House Is a Home, Lessee Request to occupy a portion of the premises as a community living arrangement for 8 occupants | 10135 W Hampton Av |
| <u>26</u> | 5 | BZZA-17-00506 Dimensional Variance | Public Storage, Property Owner Request to allow a freestanding sign that exceeds the maximum allowed display area and the maximum allowed height | 5730 N Lovers Lane Rd |

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4:30 p.m. Public Hearings (continued)

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| <u>27</u> | 5 | BZZA-17-00488 Special Use | Cressida Neal, 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 6:00 a.m. to 10:00 p.m. | 8028 W Appleton Av |
| <u>28</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 continue occupying the premises as a motor vehicle sales and repair facility | 8332 W Lisbon Av |

5:30 p.m. Public Hearings (continued)

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| <u>29</u> | 6 | BZZA-17-00492 Use Variance | LaResa Owens, Property Owner Request to occupy the premises as a transitional living facility | 3394 N 24Th St |
| <u>30</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 |
| <u>31</u> | 9 | BZZA-17-00482 Dimensional Variance | Marbil Home Improvements, LLC, Property Owner Request to construct a single-family dwelling that does not meet the minimum required rear setback and exceeds the maximum allowed lot coverage | 7917 N River View Ct |

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5:30 p.m. Public Hearings (continued)

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| <u>32</u> | 9 | BZZA-17-00477 Special Use | Yours and Mine Learning Academy, LLC, Lessee Request to increase the number of children from 75 to 92 per shift and continue occupying the premises as a day care center for children infant to 13 years of age, operating Monday - Friday 5:00 a.m. - 11:00 p.m. | 8842 N Swan Rd |
| <u>33</u> | 9 | BZZA-17-00500 Special Use, Use Variance | Telcom Construction, Inc., Lessee Request to occupy the premises as a heavy motor vehicle outdoor storage facility and contractor's yard | 8365 N 76Th St |
| <u>34</u> | 9 | BZZA-18-00015 Special Use, Use Variance | Telcom Construction, Inc., Lessee Request to occupy the premises as a heavy motor vehicle outdoor storage facility and contractor's yard | 7655 W Dean Rd |
| <u>35</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>36</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 |

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5:30 p.m. Public Hearings (continued)

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| <u>37</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>38</u> | 12 | BZZA-17-00474 Dimensional Variance, Special Use | Hutton Team, LLC, Property Owner Request to construct a general retail establishment that does not meet the required side street setbacks for a principal building, interior parking lot landscaping, and location of accessory parking | 1583 W Forest Home Av |

6:30 p.m. Public Hearings.

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| <u>39</u> | 12 | BZZA-17-00499 Special Use | Zignego Company Inc., Lessee Request to occupy the premises as a temporary concrete/batch plant engaged in the processing and recycling of mined materials | 880 W Canal St |
| <u>40</u> | 12 | BZZA-17-00487 Special Use | Zignego Company Inc., Lessee Request to occupy the premises as a temporary concrete/batch plant engaged in the processing and recycling of mined materials | 712 W Canal St |
| <u>41</u> | 13 | BZZA-17-00429 Special Use | Four Keys, LLC D/B/A Rosen Nissan, Lessee Request to occupy a portion of the premises as light motor vehicle outdoor storage | 5400 S 27Th St |

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| <u>6:30 p.m. Public Hearings (continued)</u> | | | | |
| Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u> | | | | |
| <u>42</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>43</u> | 15 | BZZA-17-00503 Special Use | Godfather LLC D/B/A Godfather Electronics & Wheels, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility | 1400 W North Av |
| <u>44</u> | 15 | BZZA-17-00445 Special Use | Good Outcomes Shelter, Property Owner Request to occupy the premises as a large group shelter care facility for 12 occupants | 1115 W Clarke St |
| <u>45</u> | 15 | BZZA-17-00399 Special Use | Shalonda Ezell, Lessee Request to occupy the premises as a community center and an emergency residential shelter | 3805 W Center St |
| <u>46</u> | 15 | BZZA-17-00438 Special Use | Eric Broxton, Property Owner Request to construct an addition and occupy the premises as a motor vehicle repair facility (applicant will be combining the adjacent parcels at 4000 & 4010 W. Lisbon Av.) | 4002 W Lisbon Av |

Board of Zoning Appeals, Hearing on Thursday, February 8, 2018

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

6:30 p.m. Public Hearings (continued)

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|-----------|----|------------------------------|---|-----------------------|
| <u>47</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. - midnight | 2347 W Fond Du Lac Av |
|-----------|----|------------------------------|---|-----------------------|