



Board of Zoning Appeals

Chairwoman
Catherine M. Doyle
 Vice Chairman
Henry Szymanski
 Members
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Jennifer Current
 Alternates
Karen D. Dardy
 Secretary
Lindsey St. Arnold Bell

AGENDA

February 11, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, February 11, 2016**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, City Hall, 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>
1	15th	33813 Special Use <i>Dismissal</i>	Smith & Ballard LLC, Lessee Request to continue occupying the premises as a day care center for 138 children infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 8 p.m. (this is a new operator)	2210 W. Hadley St.
2	15th	34266 Use Variance <i>Dismissal</i>	Cierra McArthur, Lessee Request to continue occupying the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	3800 W. Vliet St.



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<p><u>4:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
3	4th	34116 Use Variance <i>Dismissal</i>	Milwaukee River Hotel-P LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	1124 N. Old World Third St.
4	5th	34241 Special Use <i>Dismissal</i>	Planting Seeds Early Child Care, Lessee Request to increase the hours of operation from 7:30 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m. Monday - Friday, and to continue occupying the premises as a day care center for 37 children per shift infant - 4 years of age (this is a new operator)	10230 W. Fond Du Lac Av.
<p><u>4:00 p.m. - Consent Agenda</u> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p> <p><i>If there are any objections to these approvals, please make them known to the Board office in writing and 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.</i></p>				
5	11th	34283 Dimensional Variance	North Shore Bank, Property Owner Request to construct an addition to the permitted bank that does not meet the required entrance door orientation	5817 W. Forest Home Av.
6	11th	34236 Special Use	Paragon Community Services, Lessee Request to continue occupying the premises as an adult day care center	6251 W. Forest Home Av.
7	11th	34302 Special Use	Sherema Deau, Lessee Request to occupy a portion of the premises as a second-hand sales facility	5027 W. Howard Av.

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8	12th	34271 Special Use	Miguel Arvelo, Property Owner Request to continue occupying the premises as an assembly hall	935 W. National Av.
9	12th	34273 Special Use	Palko Energies, LLC, Property Owner Request to add an outdoor storage facility to the Board-approved indoor storage facility	1036 W. National Av.
10	12th	34289 Special Use	Matt Talbot Recovery Services, Inc., Lessee Request to continue occupying the premises as a transitional living facility for 4 occupants (this is a new operator)	2462 S. 12th St.
11	12th	34296 Dimensional Variance	Gorman & Company, Inc., Prospective Buyer Request to allow more dwelling units than code permits (petitioner will remodel the existing building)	906 W. Historic Mitchell St.
12	14th	34291 Special Use	Jeremy Mericle, Prospective Buyer Request to occupy a portion of the premises as a second-hand sales facility	2212 S. Kinnickinnic Av.
13	15th	34277 Special Use	Solid Rock Pentecostal Church, Property Owner Request to construct a garage and to continue occupying the premises as a religious assembly hall	2800 W. Center St.

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4:00 p.m. - Consent Agenda (Continued)

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14	15th	34278 Special Use	Asia S. Connor, Lessee	4429 W. North Av.
			Request to increase the number of children from 19 to 40 per shift, and to continue occupying the premises as a 24 hour day care center for children infant - 12 years of age operating Monday - Friday	
15	1st	33970 Special Use	Yolanda Anderson, Lessee	3002 W. Silver Spring Dr.
			Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. (this is a new operator)	
16	1st	34280 Use Variance	Northstar Loans, Property Owner	6215 N. Teutonia Av.
			Request to occupy a portion of the premises as a payday loan/title loan agency (expanding operations into adjacent unit)	
17	2nd	34261 Special Use	Early Explorers Childcare LLC, Lessee	6401 W. Capitol Dr.
			Request to continue occupying the premises as a day care center for 116 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 6:00 p.m. (this is a new operator)	
18	3rd	34284 Special Use	Zachary Dean, Property Owner	1841 N. Prospect Av.
			Request to occupy a portion of the premises as a personal service facility	
19	4th	34269 Special Use	Honeymil Adult Day Care, Lessee	2722 W. Highland Bl.
			Request to occupy the premises as an adult day care center	

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20	4th	34272 Special Use	Journal Sentinel Inc., Property Owner Request to continue occupying a portion of the premises as an accessory use parking lot	333 W. State St.
21	5th	34270 Special Use	Fabulous Finds, LLC, Lessee Request to occupy a portion of the premises as a second-hand sales facility	7800 W. Appleton Av.
22	5th	34298 Special Use	New Standards of Excellence Learning Center LLC, Lessee Request to increase the ages of children from 3 - 6 to 2 1/2 - 12 and increase the hours of operation from 7:30 a.m. - 5:30 p.m. to 6:00 a.m. - midnight for the Board-approved day care center for 32 children per shift operating Monday - Friday (this is a new operator)	10236 W. Fond Du Lac Av.
23	6th	34279 Special Use	Iphra Wigley, Property Owner Request to increase the number of children from 30 to 34 per shift for the Board-approved day care center for children infant - 13 years of age, operating Monday - Friday 5:00 a.m. - midnight	3567 N. Martin L King Jr Dr.
24	6th	34303 Special Use	Rock of Faith Baptist Church, Property Owner Request to continue occupying the premises as a religious assembly hall	1701 W. Atkinson Av.
25	7th	34253 Special Use	House of Mercy Evangelistic Ministries, Inc., Lessee Request to occupy the premises as a religious assembly hall and social service facility	4563 N. Hopkins St.

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26	7th	34275 Special Use	AMRI Counseling Services, Property Owner Request to continue occupying the premises as a social service facility	4001 W. Capitol Dr.
27	7th	34295 Use Variance	Infa Global Inc, Other Request to continue occupying the premises as a personal instruction school (this is a new operator)	3235 N. 31st St.
28	7th	34299 Special Use	St. Peter Missionary Baptist Church, Lessee Request to continue occupying the premises as a religious assembly hall	3057 N. 35th St.
29	7th	34304 Special Use	Leadership Literacy & Technology Dev. Center II, Lessee Request to increase the ages of the children from 2 1/2 - 13 to infant - 13 years of age and increase the days of operation from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center for 22 children per shift operating from 6:00 a.m. - midnight (this is a new operator)	4406 W. Burleigh St.
30	8th	34281 Dimensional Variance	WASMIL, LLC, Lessee Request to continue to allow a wall sign that exceeds the maximum allowed area (allowed 240 sq.ft. / proposed 768 sq.ft.)	600 S. 44th St.
31	8th	34285 Special Use	Iglesia Redimindos en Cristo Inc., Lessee Request to continue occupying a portion of the premises as a religious assembly hall (this is a new operator)	3131 W. Greenfield Av.

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32	8th	34292 Special Use	Cadence Coffee & Cycle, LLC, Lessee	3618 W. Pierce St.
			Request to occupy a portion of the premises as a sit-down restaurant, and retail and second-hand sales facility	
33	9th	34093 Special Use	Carite of Milwaukee, Inc., Lessee	7500 N. 76th St.
			Request to add a motor vehicle repair facility to the Board-approved motor vehicle sales facility	
34	9th	34237 Special Use	Granville Auto LLC, Lessee	9404 N. 107th St.
			Request to continue occupying the premises as a motor vehicle sales facility	
35	9th	34290 Dimensional Variance	MFLT, LLC, Property Owner	6610 N. 86th St.
			Request to construct a ramp that does not meet the minimum required front setback (required 12.3 ft. / proposed 10.5 ft.)	

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4:00 p.m. Administrative Review

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

No oral testimony will be taken on this item.

36	8th	34219 Dimensional Variance	Angela Yannatos, Property Owner	2048 S. Layton Bl.
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Request to allow a parking space to be located in the front yard

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.

37	11th	33899 Special Use	Smart Dollar Auto, Property Owner	6315 W. Forest Home Av.
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Request to continue occupying the premises as a motor vehicle sales facility

38	11th	33900 Special Use	Smart Dollar Auto, Property Owner	6214 W. Howard Av.
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Request to continue occupying the premises as a motor vehicle sales facility

39	11th	34246 Special Use	Nichole B. Minot, Prospective Buyer	7635 W. Oklahoma Av.
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Request to construct an addition to the existing building and to occupy the premises as an indoor storage facility

40	12th	34182 Use Variance	Jessica Miramonti, Lessee	1727 W. Lincoln Av.
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Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m. and Saturday - Sunday 9:00 a.m. - 7:00 p.m.

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

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41	12th	34201 Dimensional Variance/ Special Use	McDonald's USA, LLC, Property Owner Request to construct a building that does not meet the minimum required front setback, the minimum required glazing, or the minimum required landscaping and to erect 5 freestanding signs, one of which exceeds the maximum allowed area, and to occupy the premises as a fast-food/carry-out restaurant	1940 S. 14th St.
42	14th	34248 Use Variance	Charity Harvey, Lessee Request to occupy a portion of the premises as a specialty school	2999 S. Delaware Av.
43	14th	34282 Special Use	Achieving Educational Excellence, LLC Property Owner Request to accept the modified site plan, building elevations, and parking plans for the Board-approved an elementary and secondary school (modifications include the addition of several adjacent properties)	2607 S. 5th St.
44	15th	34105 Special Use	Advanced Waste Services, Inc., Lessee Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility	4212 W. Highland Bl.
45	15th	34138 Special Use/ Dimensional Variance	National Retail Development, LLC, Prospective Buyer Request to construct a building in which the parking lot is located between the principal building and the street lot line and does not meet the minimum required landscaping	2121 W. Center St.

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5:30 p.m. Public Hearings

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46	15th	34256 Use Variance	TransCenter for Youth LLC, Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m.	1003 W. North Av.
47	15th	34268 Special Use	Kenneth Calabrese Jr., Lessee Request to continue occupying the premises as a motor vehicle repair facility	1834 W. Walnut St.
48	1st	33988 Special Use	The Mitchell Group Inc., Lessee Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility	2462 W. Capitol Dr.
49	1st	34243 Special Use	Manyo Motors, Lessee Request to occupy the premises as a motor vehicle repair facility	4035 N. Green Bay Av.
50	1st	34250 Special Use/ Dimensional Variance	Car Planet, Property Owner Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	4020 N. Green Bay Av.
51	2nd	34274 Use Variance	Donald Harmon, Prospective Buyer Request to occupy the premises as a 24 hour day care center for 32 children per shift infant - 12 years of age, operating Monday - Sunday	5959 N. 76th St.

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

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52	4th	34133 Use Variance	Top Shelf Apparel, Lessee	1051 E. Ogden Av.
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Request to occupy the premises as an indoor wholesale and distribution facility

53	4th	34293 Use Variance	Paratech Ambulance Service Inc., Lessee	635 N. James Lovell St.
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Request to occupy the premises as an ambulance service

6:30 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.

54	6th	34224 Special Use	Arkadijs Lindems, Lessee	3915 N. Palmer St.
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Request to add an outdoor salvage operation to the Board-approved motor vehicle repair facility and body shop

55	7th	34043 Special Use	SaintA, Inc., Lessee	4610 W. Fond Du Lac Av.
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Request to occupy a portion of the premises as a social service facility

56	8th	34223 Special Use	ACIF Corp. Prospective Buyer	2900 W. Lincoln Av.
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Request to occupy the premises as a religious assembly hall

57	8th	34171 Special Use	Larry Horst, Lessee	2200 W. Mitchell St.
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Request to occupy a portion of the premises as a motor vehicle repair facility

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

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58	8th	34242 Special Use	Maria Reyes, Lessee Request to occupy the premises as a general office	3234 W. Greenfield Av.
59	10th	33806 Special Use	Giovanni Kais, Lessee Request to occupy a portion of the premises as a general retail establishment	235 N. 36th St.
60	10th	34190 Special Use/ Dimensional Variance	Mars Cars Inc., Lessee Request to occupy a portion of the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	7011 W. Capitol Dr.
61	10th	34294 Dimensional Variance	Kettle Range Meat Company, LLC, Lessee Request to allow structural modifications for the permitted commercial catering facility, which over the life of the structure, equal or exceed 50% of its present equalized assessed value	5501 W. State St.
62	9th	34300 Use Variance	Joel Cielak, Property Owner Request to occupy the premises as a single-family dwelling	9100 N. 107th St.

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Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.