



**Board of Zoning Appeals**

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Alternates  
**Karen D. Dardy**  
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Secretary  
**Jeffrey Thomas**

**AGENDA**

**March 8, 2018**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 8, 2018, commencing at 2:00 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.

**2:00 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>	1	BZZA-17-00465 Use Variance <i>Dismissal</i>	The Infinite Church, Inc.,  Request to occupy a portion of the premises as a religious assembly hall	7312 N Teutonia Av
<u>2</u>	2	BZZA-17-00505 Special Use <i>Dismissal</i>	Premier Auto Sales of Wisconsin, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility	6137 W Fond Du Lac Av



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

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

**2:00 p.m. Administrative Consent Agenda (continued)**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

3      5      BZZA-17-00309      Isaac Woji, Lessee      7833 W Capitol Dr  
Dimensional Variance,  
Special Use      Request to occupy a portion of the  
*Dismissal*      premises as a motor vehicle sales facility  
that does not meet the minimum required  
landscaping

4      7      BZZA-17-00300      Autumn McCloud, Lessee      3735 N 35Th St  
Special Use      Request to occupy the premises as a  
*Dismissal*      social service facility and day care center  
for 85 children per shift 2 1/2 through 12  
years of age, operating Monday - Sunday  
5:00 a.m. - midnight

**2:00 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.*

5      1      BZZA-18-00013      Elite Car Wash & Detail, Lessee      2458 W Capitol Dr  
Special Use      Request to continue occupying the  
premises as a car wash

6      2      BZZA-18-00010      Grateful Girls, Inc., Lessee      9511 W Beckett Av  
Special Use      Request to continue occupying the  
premises as a group home for 8  
occupants

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**2:00 p.m. Consent Agenda (continued)**

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

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<u>7</u>	3	BZZA-18-00002 Special Use	Brady and Water, LLC, Property Owner  Request to construct a multi-family dwelling that contains dwelling units and accessory parking on the street level	1701 N Water St
<u>8</u>	5	BZZA-18-00008 Special Use	St. Anne's Home for the Elderly, Milwaukee, Inc., Property Owner  Request to continue occupying a portion of the premises as a community living arrangement	3800 N 92Nd St Aka 3820 N 92Nd St
<u>9</u>	6	BZZA-18-00006 Special Use	Rock of Ages Missionary Baptist Church, Property Owner  Request to continue occupying the premises as a religious assembly hall	1444 W Atkinson Av
<u>10</u>	6	BZZA-18-00003 Special Use	Nostalgia Home Decor, Lessee  Request to occupy a portion of the premises as a second-hand store	1821 N Martin L King Jr Dr
<u>11</u>	6	BZZA-17-00496 Special Use	Paula Lampley, Property Owner  Request to increase the hours of operation from Monday - Saturday 5:30 a.m. - 12:30 a.m. to Monday - Saturday 5:00 a.m. - 12:30 a.m. and continue occupying the premises as a day care center for 44 children per shift infant to 12 years of age	2801 N Martin L King Jr Dr

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**2:00 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-18-00009 Special Use	Grow With Us Learning Station LLC, Lessee  Request to continue occupying the premises as a day care center for 59 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	3526 W Capitol Dr
<u>13</u>	7	BZZA-18-00023 Special Use	Pleasant Hill M. B. Church, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	3934 W Fond Du Lac Av
<u>14</u>	13	BZZA-18-00021 Special Use	Ashar LLC, Lessee  Request to continue occupying the premises as a motor vehicle filling station	2009 W College Av
<u>15</u>	15	BZZA-18-00011 Special Use	Living Well Academy, LLC, Property Owner  Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	2901 W North Av
<u>16</u>	15	BZZA-18-00022 Special Use	Next Chapter Living Center I, Lessee  Request to continue occupying the premises as a group home for 8 occupants	2767 N 16Th St

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**2:00 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>17</u>	15	BZZA-17-00498 Special Use	Cow Burgers, Inc., Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant	1205 W North Av
<u>18</u>	15	BZZA-18-00029 Special Use	Butterflies Home for Teen Girls, LLC, Lessee  Request to continue occupying the premises as a group home for 6 occupants	3212 W Walnut St

**2:15 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>19</u>	1	BZZA-17-00421 Special Use	S.S World of Groups, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	5016 N Hopkins St
<u>20</u>	1	BZZA-18-00001 Special Use	Carter's Christian Academy, Lessee  Request to occupy the premises as a school for 200 children 4 to 14 years of age (K4 to 8th grade), operating Monday - Friday 6:00 a.m. to 7:00 p.m.	5249 N 35Th St

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**2:15 p.m. Public Hearings (continued)**

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<u>21</u>	1	BZZA-17-00485 Special Use	Put God 1st Enrichment Center LLC, Lessee  Request to occupy a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	3811 W Villard Av
<u>22</u>	2	BZZA-18-00027 Special Use	Family of Christ Baptist Church, Prospective Buyer  Request to occupy the premises as a religious assembly hall	6241 W Fond Du Lac Av
<u>23</u>	3	BZZA-18-00024 Dimensional Variance	Thomas J. Spera & Frances P. Spera, Property Owner  Request to increase the number of parking spaces on the existing non-conforming rear parking lot from 8 spaces to 10 spaces (maximum number of parking spaces for a Two-Family Dwelling: allowed 4 /proposed 10 /excess 6)	1600 N Humboldt Av
<u>24</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
<u>25</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

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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>3:15 p.m. Public Hearings.</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>26</u>	6	BZZA-17-00494 Special Use	Cheryl Meeks, Lessee  Request to occupy the premises as a social service facility and a general office	642 W Garfield Av
<u>27</u>	6	BZZA-17-00484 Special Use	Parminder Sekhon, Property Owner  Request to add a heavy motor vehicle rental facility to an existing general retail establishment	233 W Center St
<u>28</u>	6	BZZA-18-00018 Dimensional Variance	GBH 2037 LLC, Property Owner  Request to allow a residential building that does not meet the minimum building front façade width for a 50 ft. wide lot (32 ft. required/ 14 ft. proposed/ 18 ft. shortage)	114 W Lloyd St
<u>29</u>	7	BZZA-15-0034257-H Special Use	Michael Garland, Property Owner  Request to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash	2715 W Townsend St
<u>30</u>	7	BZZA-18-00026 Special Use	PRISM Economic Development Corporation, Lessee  Request to occupy a portion of the premises as a catering service (permitted) and food processing facility that operates 24 hours	4323 W Fond Du Lac Av
<u>31</u>	7	BZZA-18-00019 Dimensional Variance	Limitless PCS, Inc., Lessee  Request to allow a wall sign that exceeds the maximum allowed display area	4128 W Capitol Dr

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**3:15 p.m. Public Hearings (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
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<u>32</u>	8	BZZA-17-00501 Special Use	Ish Dhawan, Property Owner  Request to construct a building and to occupy the premises as a motor vehicle filling station (applicant will be combining the lot with 2122 W. Burnham St.)	1810 S Muskego Av
<u>33</u>	8	BZZA-17-00321 Special Use	Ish Dhawan, Prospective Buyer  Request to construct a building and to occupy the premises as a motor vehicle filling station	2122 W Burnham St Aka 2122 – 2128 W Burnham St

**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>34</u>	9	BZZA-18-00031 Special Use	Merrywood Investments, LLC dba One Way Auto Exchange, Lessee  Request to occupy the premises as a light motor vehicle sales and repair facility	7016 N 76Th St
<u>35</u>	9	BZZA-18-00030 Special Use, Use Variance	The Last Option, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales and repair facility	7970 N 76Th St
<u>36</u>	10	BZZA-17-00479 Dimensional Variance, Special Use	Auto Fix Service & Repair Center LLC, Property Owner  Request to add a light motor vehicle sales facility to an existing non-conforming light motor vehicle repair facility that does not meet the minimum required landscaping	5401 W Burleigh St



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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>4:15 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>37</u>	13	BZZA-17-00463 Dimensional Variance	St. Veronica Congregation, Property Owner  Request to erect a freestanding sign that exceeds the maximum allowed display area (allowed 18 sq. ft./ proposed 24 sq. ft./ excess 6 sq. ft.)	4001 S Whitnall Av
<u>38</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
<u>39</u>	15	BZZA-18-00020 Special Use	Platform II Wisconsin, LLC, Property Owner  Request to occupy the premises as a self-service storage facility	3742 W Wisconsin Av
<u>40</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>41</u>	15	BZZA-17-00489 Use Variance	Butterflyz, LLC, Lessee  Request to occupy the premises as a large group shelter care facility for 10 occupants	3628 W Wright St
<u>42</u>	15	BZZA-17-00438 Use Variance	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