



**Board of Zoning Appeals**

**Chairwoman**  
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**Members**  
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**Alternates**  
Karen D. Dardy  
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**Secretary**  
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**AGENDA**

**March 10, 2016**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 10, 2016, 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</u></b> <b><u>Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
<u>1</u>	3	BZAP-15-0034146-H Appeal of an Order <i>Dismissal</i>	Metro Realty Group, LLC Don M. Heinemeier, Property Owner  Request to appeal an order from the Department of Neighborhood Services stating that the required number of parking spaces to dwelling units in a RM5 zoned district is 2:3	2075 N Cambridge Av
<u>2</u>	6	BZCM-16-0034297-H Extension of Time	Riverworks Development Corp. Darryl Johnson, Property Owner  Request for an extension of time to comply with the conditions of case #33447	3334 N Holton St



**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.**

<u>3</u>	11	BZZA-16-00050 Dimensional Variance / Special Use <i>Dismissal</i>	Cathy Zmudzinski, Prospective Buyer Request to occupy the premises as a ground transportation service that does not meet the minimum required landscaping	5910 W Forest Home Av
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**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 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.*

<u>4</u>	12	BZZA-16-00011 Use Variance	Hassan Saleh, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1919 S 13th St
<u>5</u>	12	BZZA-16-00015 Dimensional Variance / Special Use	Edgar Castaneda, Lessee Request to add a motor vehicle sales facility that does not meet the minimum required landscaping to the Board-approved motor vehicle repair facility, body shop, and outdoor storage facility	1711 W Pierce St
<u>6</u>	13	BZZA-16-00019 Special Use	Corne Hanssen, Property Owner Request to continue occupying the premises as an outdoor recreation facility	5356 S 13th St

**2:00 p.m. Consent Agenda (Continued)**  
**Items Scheduled for approval on the Consent Agenda**

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<u>7</u>	13	BZZA-16-00041 Special Use	Albor Restaurant Group, LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility (this is a new operator)	230 W Layton Av
<u>8</u>	13	BZZA-16-00042 Special Use	Albor Restaurant Group, LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with drive-through facility (this is a new operator)	3334 S 27th St
<u>9</u>	14	BZZA-16-00018 Use Variance	Jaznari Auto Repair, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	2750 S 14th St
<u>10</u>	14	BZZA-16-00029 Dimensional Variance	Lamar Advertising, Lessee  Request to erect a sign that does not meet the minimum required setback from the freeway right of way (required 75 ft. / proposed 36 ft.)	2842 S 5th Ct
<u>11</u>	14	BZZA-16-00036 Special Use	Daniel Shewmake, Property Owner  Request to occupy the premises as a fast-food/carry-out restaurant	2915 S Kinnickinnic Av

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

**Items Scheduled for approval on the Consent Agenda**

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<u>12</u>	15	BZZA-16-00021 Special Use	Superior Learning Academy, Lessee  Request to continue occupying the premises as a 24 hour day care center for 25 children per shift infant - 13 years of age, operating Monday - Sunday	2814 W Lisbon Av
<u>13</u>	15	BZZA-16-00034 Special Use	Shanice Currie, Lessee  Request to increase the number of children from 45 to 75 per shift, and the ages from 3 - 6 years to infant - 12 years of age, and increase the hours of operation from 7:00 a.m. - 5:00 p.m. to 6:00 a.m. - midnight Monday - Friday for the Board approved day care center	3711 W Lisbon Av
<u>14</u>	1	BZZA-15-0034264-H Special Use	Trees of Righteousness International Ministry Inc. James E. Carter, Lessee  Request to continue occupying the premises as a religious assembly hall	5268 N 35th St
<u>15</u>	1	BZZA-16-00024 Special Use	Avenue Car Wash, Inc., Lessee  Request to continue occupying the premises as a car wash	4519 N Green Bay Av
<u>16</u>	2	BZZA-16-00038 Special Use	GS Sehra LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	6727 W Villard Av

**2:00 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 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.***

<u>17</u>	2	BZZA-16-00049 Special Use	Donna Franklin, Lessee  Request to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	4851 N 76th St
<u>18</u>	3	BZZA-16-00032 Special Use	Shahram Farahbakhsh, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility	1012 E Center St
<u>19</u>	4	BZZA-15-0034087-H Dimensional Variance / Use Variance	Laura Sue Mosier Rick Mosier, Property Owner  Request to occupy a portion of the premises as an assembly hall and to erect a sign that exceeds the maximum allowed area	3209 W Wells St
<u>20</u>	4	BZZA-16-00020 Special Use	Milwaukee Public Market, Lessee  Request to continue to allow a freestanding sign that exceeds the maximum allowed area	400 N Water St
<u>21</u>	6	BZZA-16-00016 Dimensional Variance	Planet Fitness, Lessee  Request to erect a wall sign that exceeds the maximum allowed area (allowed 100 sq.ft. / proposed 146 sq.ft.)	705 E Capitol Dr

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

**Items Scheduled for approval on the Consent Agenda**

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|-----------|---|--|--|-----------------------|
| <u>22</u> | 6 | BZZA-16-00023<br>Special Use                           | Lil Milga Learning Center, LLC, Lessee   | 2500 N Holton St      |
|           |   |  | Request to continue occupying the premises as a 24 hour day care center for 45 children per shift infant - 12 years of age, operating Monday - Sunday (this is a new operator) |                       |
| <u>23</u> | 6 | BZZA-16-00044<br>Special Use                           | Karl Herschede, Lessee   | 3379 N Pierce St      |
|           |   |  | Request to occupy a portion of the premises as a general retail facility   |                       |
| <u>24</u> | 7 | BZZA-16-00030<br>Dimensional Variance /<br>Special Use | Debra Prophet, Property Owner  | 4858 W Fond Du Lac Av |
|           |   |  | Request to continue occupying the premises as a religious assembly hall and to allow an awning sign that exceeds the maximum allowed area                                      |                       |
| <u>25</u> | 7 | BZZA-16-00037<br>Special Use                           | Tashika Coleman, Lessee  | 4723 W Hoyt Pl        |
|           |   |  | Request to continue occupying the premises as a day care center for 19 children per shift infant - 3 years of age, operating Monday - Friday 6:00 a.m. - midnight              |                       |
| <u>26</u> | 8 | BZZA-16-00012<br>Special Use                           | Hassan Saleh, Lessee   | 2007 W National Av    |
|           |   |  | Request to continue occupying the premises as a motor vehicle sales and repair facility  |                       |

**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>27</u>	8	BZZA-16-00014 Use Variance	TransCenter for Youth, Inc., Property Owner	3628 W Pierce St
			Request to increase the number of children from 100 to 120 and increase the hours of operation from 8:00 a.m. - 4:00 p.m. Monday - Friday to 8:00 a.m. - 8:00 p.m. Monday - Sunday for the Board-approved secondary school	
<u>28</u>	8	BZZA-16-00033 Special Use	Council for the Spanish Speaking, Property Owner	1615 S 22nd St
			Request to continue occupying a portion of the premises as a social service facility	
<u>29</u>	8	BZZA-16-00040 Special Use	Inner Beauty Center, Inc, Lessee	1300 S Layton
			Request to occupy a portion of the premises as a social service facility	
<u>30</u>	10	BZZA-16-00026 Special Use	Sparkle Watts, Lessee	7201 W Burleigh St
			Request to increase the number of children from 32 to 49 per shift infant - 13 years of age for the Board-approved day care center operating Monday - Saturday 6:00 a.m. - 9:00 p.m	
<u>31</u>	10	BZZA-16-00045 Special Use	Rasheda Moss, Lessee	7135 W Lisbon Av
			Request to occupy a portion of the premises as a day care center for 49 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	

**2:00 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>32</u> | 12 | BZZA-15-0034201-H<br>Dimensional Variance /<br>Special Use | McDonald's USA, LLC c/o McDonald's<br>Corporation, Property Owner   | 1940 S 14th St          |
|           |    |  | 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 |                         |
| <u>33</u> | 12 | BZZA-16-00013<br>Dimensional Variance                      | Hussein Govani, Property Owner  | 721 S Cesar E Chavez Dr |
|           |    |  | Request to allow window signs that cover more than the maximum allowed area and exceed the allowed display duration and to allow display racks/fixtures to obscure more than the allowed window area  |                         |
| <u>34</u> | 14 | BZZA-15-0034098-H<br>Special Use                           | Buena Vista Hall LLC Jose Vidrio,<br>Lessee   | 3000 S 13th St          |
|           |    |  | Request to occupy a portion of the premises as an assembly hall   |                         |
| <u>35</u> | 14 | BZZA-16-0034282-H<br>Special Use                           | Achieving Educational Excellence,<br>LLC, Property Owner  | 2607 S 5th St           |
|           |    |  | 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)  |                         |



**2:00 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.

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|-----------|----|---------------------------------------|---|------------------------|
| <u>36</u> | 14 | BZZA-16-0034291-H<br>Special Use      | Jeremy Mericle, Prospective Buyer   | 2212 S Kinnickinnic Av |
|           |    |                                       | Request to occupy a portion of the premises as a second-hand sales facility   |                        |
| <u>37</u> | 14 | BZZA-16-00025<br>Dimensional Variance | Donald & Charlotte Crysdale, Property Owner   | 339 E Stewart St       |
|           |    |                                       | Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping |                        |

**3:00 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>38</u> | 14 | BZCM-16-00001<br>Condition Modification | Francis Creed, Property Owner   | 939 E Conway St       |
|           |    |   | Request to modify condition #5 of case #33174 stating "That the driveway approach on East Conway Street be removed and restored to City of Milwaukee specifications."                                 |                       |
| <u>39</u> | 15 | BZCM-15-0034192-H<br>Other              | Ambrose Rhodes Jr., Property Owner  | 2496 W Fond Du Lac Av |
|           |    |   | Request to appeal a determination by the Department of Neighborhood Services stating that Board of Zoning Appeals approval is required to operate a motor vehicle repair and outdoor storage facility |                       |
| <u>40</u> | 1  | BZZA-15-0033981-H<br>Special Use        | Brothers Auto Car LLC Emad Elkhalifa, Lessee  | 5003 N Teutonia Av    |
|           |    |   | Request to add an outdoor storage facility to the Board-approved motor vehicle sales and repair facility  |                       |

**3:00 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>41</u>	1	BZZA-15-0033997-H Dimensional Variance / Special Use	Christopher Freund, Property Owner  Request to occupy a portion of the premises as an outdoor storage facility without the minimum required landscaping	4117 N Green Bay Av
<u>42</u>	1	BZZA-15-0034115-H Special Use	Eric Broxton, Lessee  Request to occupy the premises as a motor vehicle repair facility	4957 N Teutonia Av
<u>43</u>	2	BZZA-15-0034104-H Dimensional Variance	Tanya Hudson, Property Owner  Request to construct a ramp that does not meet the minimum required front setback (required 19.2 ft. / proposed 8 ft.)	5025 N 83rd St
<u>44</u>	2	BZZA-15-0034137-H Dimensional Variance	Kimberly Jackson, Property Owner  Request to erect a ramp that does not meet the minimum required front setback	4827 N 71st St
<u>45</u>	2	BZZA-16-00043 Special Use	Wisconsin Electric Power Company, Property Owner  Request to erect a transmission tower that exceeds the maximum allowed height	6233 N 76th St

**4:00 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>46</u> | 3 | BZZA-16-00031<br>Dimensional Variance     | David & Kay Rolston, Property Owner  | 1114 E Kane Pl    |
|           |   |   | Request to raze the existing structure and to construct a single-family dwelling that exceeds the maximum allowed front setback and does not meet the minimum required garage door setback |                   |
| <u>47</u> | 4 | BZZA-16-00022<br>Dimensional Variance     | Cedar Sqaure, LLC, Property Owner  | 830 N 15th St     |
|           |   |   | Request to construct a multi-family dwelling that exceeds the maximum allowed height, maximum allowed stories, and maximum allowed building depth  |                   |
| <u>48</u> | 5 | BZZA-15-0034088-H<br>Special Use          | Jeji Family Inc. Jaskaran Singh Jeji,<br>Property Owner  | 8712 W Lisbon Av  |
|           |   |   | Request to continue occupying the premises as a motor vehicle filling station, repair facility and sales facility (to increase the number of display vehicles from 1 to 4)                 |                   |
| <u>49</u> | 8 | BZZA-15-0034223-H<br>Special Use          | ACIF Corp. Bekele Tafesse, Prospective<br>Buyer  | 2900 W Lincoln Av |
|           |   |   | Request to occupy the premises as a religious assembly hall  |                   |
| <u>50</u> | 9 | BZZA-16-0034290-H<br>Dimensional Variance | MFLT, LLC Scott McGraw, Property<br>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.)  |                   |

**4:00 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.

51      11      BZZA-15-0033899-H      Smart Dollar Auto Jeffrey Weigel,      6315 W Forest Home Av  
Special Use      Property Owner

Request to continue occupying the premises as a motor vehicle sales facility

52      11      BZZA-15-0033900-H      Smart Dollar Auto Jeffrey Weigel,      6214 W Howard Av  
Special Use

Request to continue occupying the premises as a motor vehicle sales facility

**5:00 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.

53              BZZA-15-0034168-H      Renee Schultz Joseph Schultz, Property      7600 W Dean Rd  
Special Use      Owner

Request to occupy the premises as a community center