



Board of Zoning Appeals

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AGENDA

April 4, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 4, 2019, commencing at 4:00 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. 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.

Approval of the March 7, 2019 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	11	BZZA-19-00011 Use Variance <i>Dismissal</i>	Laserfied Tattoo Removal, LLC, Lessee Request to occupy a portion of the premises as a personal service facility (tattoo removal)	2778 S 35Th St
<u>2</u>	2	BZZA-18-00344 Special Use, Dimensional Variance <i>Dismissal</i>	MLS, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and ground transportation facility that does not meet the minimum required landscaping	7820 W Florist Av



Board of Zoning Appeals, Hearing on Thursday, April 4, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<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>				
<i>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.</i>				
<i>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>				
<u>3</u>	4	BZZA-19-00062 Special Use	310 Wisconsin Rollup LLC, Property Owner Request to erect two freestanding signs that exceed the maximum allowed display area	310 W Wisconsin Av
<u>4</u>	4	BZZA-19-00066 Special Use	Marquette University, Property Owner Request to construct and occupy the premises as a principal use parking lot (combining lot with 1222 W. Wells St.)	1200 W Wells St AKA 1222 W Wells St
<u>5</u>	8	BZZA-19-00056 Special Use	Iglesia De Dios Pentecostal Principe De Paz, Inc., Property Owner Request to continue occupying a portion of the premises as a religious assembly hall	2316 W National Av
<u>6</u>	8	BZZA-19-00044 Special Use	Fionna's Family Child Care, LLC, Property Owner Request to occupy the premises as a day care center for 28 children per shift infant - 13 years of age, operating Monday - Friday 5:30 a.m. - 11:00 p.m.	3101 W Lincoln Av
<u>7</u>	8	BZZA-19-00060 Dimensional Variance	Bachman Furniture, Property Owner Request to allow a freestanding sign that exceeds the maximum allowed height and the maximum allowed display area	1800 W St Paul Av

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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>8</u>	10	BZZA-19-00067 Special Use	Just Like New, LLC, Lessee Request to occupy a portion of the premises as a second-hand store (used appliances)	5327 W Center St
<u>9</u>	14	BZZA-19-00071 Special Use	Columbia St. Mary's Hospital Milwaukee, Inc., Property Owner Request to continue occupying the premises as a health clinic	3056 S Kinnickinnic Av
<u>10</u>	15	BZZA-19-00041 Use Variance	Beata Morawski, Property Owner Request to allow two permanent on premise signs	3502 W Kilbourn Av
<u>11</u>	15	BZZA-19-00042 Special Use	Gro Family Services, LLC, Lessee Request to continue occupying the premises as a community living arrangement for 87 occupants and an inpatient treatment facility (this is a new operator)	2436 N 50Th St
<u>12</u>	1	BZZA-19-00036 Use Variance	A Place to Grow Childcare Center, LLC, Lessee Request to continue occupying the premises as a day care center for 35 children per shift infant to 13 years of age, operating Monday - Sunday 5:30 a.m. to midnight	3518 W Silver Spring Dr

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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>13</u>	1	BZZA-19-00026 Special Use	Joshua Houle dba Dave’s Automotive, Property Owner	5426 W Hampton Av
			Request to continue occupying the premises as a light motor vehicle sales and repair facility	

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>14</u>	4	BZZA-19-00015 Special Use	Interstate Parking Company, LLC, Lessee	1237 N Van Buren St
			Request to occupy the premises as a principal use parking lot without the minimum required landscaping	

<u>15</u>	4	BZZA-19-00016 Special Use	Interstate Parking Company, LLC, Lessee	328 N Van Buren St
			Request to occupy the premises as a principal use parking lot	

<u>16</u>	4	BZZA-19-00025 Special Use	Merrill Park Petroleum Corp., Lessee	200 N 35Th St
			Request to continue occupying the premises as a motor vehicle filling station and car wash	

<u>17</u>	6	BZZA-19-00061 Dimensional Variance	Seth Jenn, LLC, Property Owner	1726 N 5Th St
			Request to construct an accessory use parking lot (permitted) that does not meet the minimum required residential buffer width and requires a fence	

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>18</u>	6	BZZA-19-00051 Special Use, Dimensional Variance	Brewery Workers Credit Union, Property Owner Request to construct an addition to the Board-approved financial institution that does not meet the minimum required glazing	1351 N Martin L King Jr Dr
<u>19</u>	6	BZZA-19-00058 Dimensional Variance	Clear Channel Outdoor, Other Request to allow an off-premise freestanding sign that exceeds the maximum allowed height and does not meet the minimum setback from the freeway	2225 N 7Th St
<u>20</u>	8	BZZA-19-00055 Special Use	Jovenes en A.A., Lessee Request to occupy a portion of the premises as an assembly hall (AA meeting space)	3115 W Greenfield Av
<u>21</u>	7	BZZA-18-00474 Special Use	Safety First Learning Center, Lessee Request to occupy a portion of the premises as a day care center for 72 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	3380 N 35Th St
<u>22</u>	8	BZZA-19-00069 Special Use	Abuelita's Child Care, Lessee Request to occupy a portion of the premises as a day care center for 24 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. to 11:45 p.m.	2169 S Muskego Av

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

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<u>23</u>	7	BZZA-18-00416 Special Use	Namaste Group Home, LLC, Property Owner	2829 N 44Th St
			Request to occupy the premises as a group foster home for 8 occupants	

5:15 p.m. Public Hearings.

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<u>24</u>	10	BZZA-19-00068 Dimensional Variance	Brent and Pamela Fraser, Property Owner	5037 W Washington Bl
			Request to allow landscaping that exceeds the maximum allowed height for objects located within the vision triangle	

<u>25</u>	10	BZZA-19-00052 Dimensional Variance	Ian Dahlgren, Property Owner	9335 W Mt Vernon Av
			Request to allow an HVAC condensing unit that does not meet the west side setback requirement	

<u>26</u>	12	BZZA-18-00469 Special Use	The Courage Initiative, LTD, Property Owner	1544 S 6Th St
			Request to occupy the premises as a group home for 5 occupants and a social service facility	

<u>27</u>	12	BZZA-19-00007 Special Use	Efren Ramos, Lessee	1666 S Cesar E Chavez Dr
			Request to occupy the premises as a motor vehicle sales facility, repair facility, and body shop	

<u>28</u>	12	BZZA-19-00049 Special Use	Zocalo MKE, LLC, Prospective Buyer	622 S 6Th St
			Request to occupy the premises as a principal use parking lot	

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

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<u>29</u>	12	BZZA-19-00048 Special Use	Zocalo MKE, LLC, Prospective Buyer Request to occupy the premises as a principal use parking lot (food trucks) with an outdoor seating area (permitted) without the minimum required landscaping	640 S 6Th St
<u>30</u>	12	BZZA-19-00050 Special Use	Zocalo MKE, LLC, Prospective Buyer Request to occupy the premises as a principal use parking lot	628 S 6Th St
<u>31</u>	12	BZZA-19-00047 Special Use	Zocalo MKE, LLC, Prospective Buyer Request to occupy the premises as a principal use parking lot without the minimum required landscaping	620 S 6Th St
<u>32</u>	13	BZZA-19-00043 Dimensional Variance	MKE Fuel Company, LLC, Property Owner Request to install additional equipment to the existing (non-conforming) hazardous material storage facility without the minimum required landscaping and exceeds the maximum driveway width	1701 E College Av
<u>33</u>	14	BZZA-18-00278 Special Use	Buena Vista Hall, LLC, Lessee Request to continue occupying a portion of the premises as an assembly hall	3000 S 13Th St

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

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<u>34</u>	14	BZAP-19-00001 Appeal of Determination	Regional Finance Corporation of WI, Lessee Request to appeal a determination by the Development Center that the proposed use is an installment loan agency	2260 S Kinnickinnic Av 2
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6:15 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>35</u>	15	BZZA-18-00471 Use Variance	Adrian Haskins, Property Owner Request to occupy the premises as a transitional housing facility for 3 occupants	3615 W Clarke St
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<u>36</u>	15	BZZA-18-00433 Special Use	Rauneet Petro, Inc. II, Lessee Request to occupy the premises as a motor vehicle filling station	2812 W Fond Du Lac Av
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<u>37</u>	15	BZZA-19-00023 Use Variance	Kiddie Oasis, Lessee Request to occupy a portion of the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Sunday 8:00 a.m. to midnight	1333 N 35Th St
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<u>38</u>	1	BZZA-19-00037 Special Use	Mitchell Group, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	2462 W Capitol Dr
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<u>39</u>	1	BZZA-19-00032 Special Use, Use Variance	N & W 2018 Properties, LLC, Property Owner Request to occupy the premises as an indoor and outdoor salvage operation, light motor vehicle sales facility, and second-hand store (used motor vehicle parts	3901 W Rohr Av
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:15 p.m. Public Hearings (continued)</u>				
<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>40</u>	1	BZZA-19-00033 Special Use	Odessa Gleason, Property Owner Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 12 years of age, operating Monday - Sunday	4925 N 25Th St
<u>41</u>	1	BZZA-18-00405 Special Use	Merit Residential Home, LLC, Lessee Request to occupy the premises as a group foster home for 6 occupants	5065 N 24Th St
<u>42</u>	2	BZZA-18-00286 Special Use	Schmied Incorporated Transitional Living and Family Services, Property Owner Request to occupy a portion of the premises as a group foster home for 8 occupants	7700 W Thurston Av
<u>43</u>	3	BZAP-18-00002 Appeal of Order	SALS Houses, Inc., Property Owner Request to appeal an order from the Department of Neighborhood Services stating that the premises is being used as a transitional housing facility and requires a Use Variance	3445 N Weil St
<u>44</u>	3	BZZA-19-00063 Dimensional Variance	JMP 5, LLC, Property Owner Request to occupy the premises as a two-family dwelling that exceeds the number of allowed parking spaces	1852 N Farwell Av

Board of Zoning Appeals, Hearing on Thursday, April 4, 2019

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

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

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>45</u>	3	BZZA-18-00447 Dimensional Variance	Spectrum Holdings, Inc., Property Owner	1363 N Prospect Av
			Request to convert an existing office building to a single-family dwelling and to continue occupying the existing parking lot (non-conforming) in the rear that exceeds the number of allowed parking spaces	