



## Board of Zoning Appeals

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
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Members  
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**Eric Lowenberg**

Alternates  
**Karen D. Dardy**  
**Erik Richardson**

Secretary  
**Jeffrey Thomas**

## AGENDA

**April 5, 2018**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 5, 2018, 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.

### 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>	7	BZZA-18-00037 Special Use <i>Dismissal</i>	Redevelopment Authority of the City of Milwaukee, Property Owner  Request to continue occupying the premises as a facility engaged in the processing and recycling of mined materials (concrete crushing)	3025 W Hopkins St
<u>2</u>	8	BZZA-17-00228 Special Use <i>Dismissal</i>	Fikri Alusevski, Property Owner  Request to continue occupying the premises as a rooming house for 7 occupants	3528 W National Av

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**4:00 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-18-00004 Use Variance <i>Dismissal</i>	Anchor Real Estate Services LLC, Prospective Buyer  Request to occupy the premises as a medical service facility	7507 W Oklahoma Av
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**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.*

<u>4</u>	2	BZZA-18-00061 Special Use	House of Love Youth Homes, Inc., Property Owner  Request to continue occupying the premises as a community living arrangement for 8 occupants	5651 N 96Th St
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<u>5</u>	3	BZZA-18-00012 Special Use	Little Leaders Learning Academy, LLC, Lessee  Request to continue occupying the premises as a day care center for 39 children per shift infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	832 E Meinecke Av
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<u>6</u>	4	BZZA-18-00051 Special Use, Use Variance	Vet Cor of Milwaukee, LLC dba The Cat Doctor , Lessee  Request to continue occupying a portion of the premises as an animal hospital/clinic for cats (with limited boarding and grooming)	236 N Water St 1
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<u>7</u>	4	BZZA-18-00042 Special Use	IMP Real Estate Services, LLC, Property Owner  Request to occupy the premises as a Two-Family dwelling with one dwelling located in the street level area	105 N Water St
<u>8</u>	4	BZZA-18-00052 Dimensional Variance	Town Bank, Lessee  Request to erect two wall signs that exceed the maximum allowed display area (Allowed: 50 sq.ft./ Proposed: 132 sq.ft./ Excess: 82 sq.ft.) and that are each located within a 25 linear feet façade segment containing another Board-approved wall sign	1100 W Wells St 1
<u>9</u>	4	BZZA-18-00017 Special Use, Dimensional Variance	Housing Authority of the City of Milwaukee, Property Owner  Request to add an additional 25 parking spots to an existing accessory use parking lot that does not meet the minimum required landscaping	455 E Ogden Av
<u>10</u>	5	BZZA-18-00059 Special Use	Speedway LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	9200 W Burleigh St
<u>11</u>	5	BZZA-18-00080 Special Use	Lone Star- Cardinal Motorcycle Ventures XVIII, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales and repair facility (sales and repair of motorcycles)	12011 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>12</u>	6	BZZA-18-00053 Dimensional Variance	Stockhouse LLC, Property Owner  Request to construct a projecting sign within the same segment as an existing wall sign and exceeds the maximum allowed area (Allowed 25 sq.ft. / Proposed 36 sq.ft. / Exceeds 11 sq.ft.)	235 W Galena St
<u>13</u>	6	BZZA-18-00033 Special Use	Woodstock Realty, LLC, Property Owner  Request to continue occupying the premises as a personal service facility	139 E Burleigh St
<u>14</u>	7	BZZA-18-00014 Special Use	Tippi Toes Childcare Center, Property Owner  Request to continue occupying the premises as a day care center for 20 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	4127 W Nash St
<u>15</u>	8	BZZA-18-00055 Special Use	United Community Center, Property Owner  Request to increase the number of children from 72 to 113 and increase the hours of operation from 6:30 a.m - 5:30 p.m. to 6:00 a.m.- 6:00 p.m., and continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday	2210 W Becher St

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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.

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<u>16</u>	8	BZZA-18-00049 Special Use	Jo's Learning Academy, Property Owner  Request to continue occupying the premises as a day care center for 113 children infant to 12 years of age operating Monday - Friday 6:00 a.m. - 6:00 p.m., and as a K4 school for 32 students operating Monday - Friday 9:00 a.m. to 3:30 p.m.	3027 W Greenfield Av
<u>17</u>	8	BZZA-18-00079 Use Variance	Happy Trails Child Care Center, LLC, Lessee  Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. to 9:00 p.m.	3109 W National Av
<u>18</u>	9	BZZA-18-00050 Special Use	J. Horton Foods, LLC, Property Owner  Request to continue occupying the premises as fast-food/carry-out restaurant with operating hours for the drive-through facility that exceed 10:00 p.m. (11:00 p.m.)	7515 W Good Hope Rd
<u>19</u>	9	BZZA-18-00041 Special Use	River Tower Associates LLC, Property Owner  Request to continue occupying the premises as a general retail establishment with a 24 hour drive through facility, with a queue lane of less than 200 ft.	6442 N 76Th 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>
<p><b><u>4:00 p.m. Consent Agenda (continued)</u></b>  <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></p>				
<u>20</u>	12	BZZA-18-00057 Special Use	Speedway, LLC, Property Owner  Request to continue occupying the premises as a filling station	907 W Greenfield Av
<u>21</u>	13	BZZA-18-00075 Dimensional Variance	Adnan Nazir, Property Owner  Request to construct a general retail establishment (permitted) that exceeds the maximum allowed front setback (Allowed 70 ft./Proposed: 78 ft./ Excess: 8 ft.)	800 W Layton Av
<u>22</u>	13	BZZA-18-00084 Special Use	Pacific Bells, LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	6268 S 27Th St
<u>23</u>	13	BZZA-18-00016 Dimensional Variance	MLG PF Airport Portfolio LLC, Property Owner  Request to construct 4 loading docks on the south portion of the building without the minimum required landscaping	200 W Vogel Av
<u>24</u>	15	BZZA-18-00060 Special Use	Tree House Treasures Child Development Center, LLC, Lessee  Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday	3826 W Lisbon Av

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

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

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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>25</u>	15	BZZA-18-00047 Special Use	Myndful Teaching CC Services, LLC, Lessee  Request to continue occupying the premises as a day care center for 37 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	1801 N 12Th St
<u>26</u>	1	BZZA-18-00005 Use Variance	O'Byrne Group LLC, Property Owner  Request to continue occupying the premises as a laundromat	5250 N Sherman Bl
<u>27</u>	1	BZZA-18-00036 Special Use	Word of Grace Fellowship, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	4949 W Villard Av

**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>28</u>	2	BZZA-18-00032 Special Use	Justice Automotive, Inc., Lessee  Request to continue occupying the premises as a motor vehicle sales facility	6027 W Villard 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>
<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>29</u>	2	BZZA-18-00010 Special Use	Grateful Girls, Inc., Lessee  Request to continue occupying the premises as a group home for 8 occupants	9511 W Beckett Av
<u>30</u>	2	BZZA-18-00044 Use Variance	Midwest Events Services, LLC, Lessee  Request to occupy a portion of the premises as an assembly hall	6625 W Mill Rd
<u>31</u>	3	BZZA-18-00039 Dimensional Variance	Abraham & Gittel Kramer, Property Owner  Request to install an air conditioner condensing unit in the side setback of a lot where the adjacent dwelling does not meet the required distance from the lot line (Required: 15 ft. / Proposed 10 ft. / Shortage 5 ft.)	3320 N Shepard Av
<u>32</u>	4	BZZA-17-00452 Special Use	Tracy Muhammad, Property Owner  Request to occupy the premises as a group home for 6 occupants	2426 W Highland Av
<u>33</u>	5	BZZA-18-00040 Special Use	Stark Pavement Corporation, Lessee  Request to continue occupying the premises as a processing or recycling of mined materials (concrete crushing facility which includes stock piling of reclaimed road building materials in conjunction with crushing operation & hot asphalt production)	11802 W Hampton 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>
<b><u>5:15 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>34</u>	6	BZZA-17-00484 Special Use, Dimensional Variance	Parminder Sekhon, Property Owner  Request to add a heavy motor vehicle rental facility without the minimum required landscaping to an existing general retail establishment	233 W Center St
<u>35</u>	6	BZZA-18-00007 Special Use	Migdalia Cucuta, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility and body shop	3345 N Booth St
<u>36</u>	6	BZZA-17-00494 Special Use	Cheryl Meeks, Lessee  Request to occupy the premises as a social service facility and general office	642 W Garfield Av
<u>37</u>	7	BZZA-18-00063 Dimensional Variance	Strong Blocks Milwaukee II, LLC, Property Owner  Request to construct a vertical building addition that does not meet the minimum rear setback requirement for an interior lot (Required: 25 ft./ Proposed: 0 ft./ Shortage: 25 ft.)	4813 W Medford Av
<u>38</u>	9	BZZA-18-00054 Special Use	Faith Child Care Center, Prospective Buyer  Request to add a day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m. to the existing Board-approved religious assembly, second-hand sales facility, and social service facility	6151 N Sherman Bl

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<u>39</u>	10	BZZA-18-00056 Dimensional Variance	Stephen Kokalis, Property Owner  Request to allow a 7ft. ornamental metal fence in the front yard	4707 W Woodlawn Ct

<u>40</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
<u>41</u>	11	BZZA-18-00035 Use Variance	La Cena, LLC, Property Owner  Request to occupy the premises as a catering service	3422 S 68Th St

**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>42</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>43</u>	14	BZZA-18-00046 Special Use	Radbat LLC dba Little Duck Kitchen & Catering, Lessee  Request to occupy the premises as an assembly hall	2301 S Howell Av
<u>44</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

**Board of Zoning Appeals, Hearing on Thursday, April 5, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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**6:15 p.m. Public Hearings (continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>45</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>46</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>47</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

**7:15 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.

<u>48</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
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