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Catherine M. Doyle

Vice Chairman
Henry Szymanski

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Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Lindsey St. Arnold Bell

Board of Zoning Appeals

AGENDA

April 14, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 14, 2016, 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. 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>Item No.</u>	<u>Ald. Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	13	BZZA-16-00101 Dimensional Variance	Matt Talbot Recovery Services, Inc., Property Owner Request to erect a front yard fence that exceeds the maximum allowed height (Allowed 4 ft. / proposed 6 ft.)	429 W Uncas Av
<u>2</u>	15	BZZA-16-00051 Special Use	J.R. Gas and Convenience Store, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	2008 W Center St



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<p><u>4:00 p.m. Consent Agenda (Continued)</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 and 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 at testimony.</i></p>				
<u>3</u>	15	BZZA-16-00054 Special Use	Christian Community Independence Center, Lessee Request to continue occupying the premises as a religious assembly hall (this is a new operator)	2487 W Fond Du Lac Av
<u>4</u>	15	BZZA-16-00057 Dimensional Variance, Use Variance	London Square Apartment Homes, LLC, Property Owner Request to continue to allow 2 freestanding sign that exceed the total number allowed, exceed the maximum allowed area, and are internally illuminated	2101 W Galena St
<u>5</u>	15	BZZA-16-00068 Use Variance	ACTS, CDC, Prospective Buyer Request to occupy the premises as a general office	2414 W Vliet St
<u>6</u>	15	BZZA-16-00069 Dimensional Variance, Special Use	God's Pleasant Community Church, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	1806 W Center St
<u>7</u>	15	BZZA-16-00074 Special Use	Asha Family Services, Inc., Lessee Request to continue occupying the premises as a social service facility	3719 W Center St

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<u>8</u>	15	BZZA-16-00075 Special Use	AJJ Petroleum, Lessee Request to continue occupying the premises as a motor vehicle filling station	905 W Center St
<u>9</u>	1	BZZA-16-00056 Use Variance	Aldi Inc. (Wisconsin), Property Owner Request to continue occupying the premises as a general retail establishment	5301 N Hopkins St
<u>10</u>	1	BZZA-16-00059 Special Use	Kent Kaiser, Property Owner Request to continue occupying the premises as a ground transportation service, motor vehicle repair and sales facility, outdoor salvage operation, and outdoor storage of heavy and light motor vehicles	6944 N Teutonia Av
<u>11</u>	1	BZZA-16-00079 Special Use	House of Angels Childcare & Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 44 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	5250 N 35th St

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<u>12</u>	1	BZZA-16-00091 Special Use	Kids R Kreative, Lessee Request to continue occupying the premises as a day care center for 35 per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	5219 W Villard Av
<u>13</u>	2	BZZA-16-00055 Dimensional Variance	Teen Challenge Wisconsin, Property Owner Request to construct a building that exceeds the maximum allowed setback (Required 15 ft. / Proposed 137 ft.)	5333 N 91st St
<u>14</u>	3	BZZA-16-00081 Dimensional Variance	Benny Germanski, Property Owner Request to occupy the premises as a two-family dwelling that does not meet the minimum required lot area per dwelling unit (required 2,400 sq.ft. / proposed 1,800 sq.ft.)	3321 N Oakland Av
<u>15</u>	5	BZZA-16-00089 Use Variance	William Stevens, Lessee Request to occupy a portion of the premises as a contractor's shop and contractor's yard	7007 N 115th St
<u>16</u>	5	BZZA-16-00094 Use Variance	Three Sisters Landscaping, Lessee Request to occupy a portion of the premises as a contractor's shop	7007 N 115th St

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<u>17</u>	6	BZZA-16-00028 Special Use	Kal Service, Lessee Request to continue occupying the premises as a motor vehicle filling station	232 W Locust St
<u>18</u>	6	BZZA-16-00082 Special Use	Jerome Johnson, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	3607 N Richards St
<u>19</u>	7	BZZA-16-00080 Special Use	Keith Newson, Property Owner Request to continue occupying the premises as a religious assembly hall	4206 W Capitol Dr
<u>20</u>	7	BZZA-16-00104 Special Use	Steven and Susie Anders, Property Owner Request to continue occupying the premises as a group home for 8 occupants	3359 N 25th St
<u>21</u>	8	BZZA-15-0034203-H Special Use	Mandeep Dhawan, Property Owner Request to add outdoor storage to the Board-approved motor vehicle filling station and car wash	3510 W Lincoln Av

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<u>22</u>	9	BZZA-16-00027 Special Use	Granville Preparatory Academy, Lessee Request to continue occupying the premises as a day care center for 36 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m.	8225 N 107th St
<u>23</u>	9	BZZA-16-00098 Special Use	Falling Into Loving Arms Childcare & Preschool LLC, Lessee Request to increase the hours of operation from Monday - Saturday 5:30 a.m. - midnight to Monday - Sunday 5:30 a.m. - 1:00 a.m. for the Board-approved day care center for 115 children per shift infant - 13 years of age (this is a new operator)	7945 N 76th St
<u>24</u>	10	BZZA-15-0034166-H Special Use	Redeeming Faith Ministries, Lessee Request to occupy a portion of the premises as a religious assembly hall	6729 W Capitol Dr
<u>25</u>	10	BZZA-16-00046 Dimensional Variance	WRTP/Big Step, Property Owner Request to erect an off-premise sign that does not meet the minimum distance between any two ground or roof signs (required 500 ft. / proposed 120 ft.)	3841 W Wisconsin Av

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<u>26</u>	10	BZZA-16-00072 Dimensional Variance	Wyeast Pizza LLC, Property Owner Request to occupy a portion of the premises as a parking lot that does not meet the minimum required landscaping	5601 W Vliet St
<u>27</u>	10	BZZA-16-00088 Special Use	Upper Iowa University, Lessee Request to continue occupying a portion of the premises as a college	620 S 76th St
<u>28</u>	11	BZZA-16-00052 Special Use	First Church of Christ, Scientist, Property Owner Request to continue occupying the premises as a religious assembly hall	6611 W Oklahoma Av
<u>29</u>	12	BZZA-16-00053 Use Variance	MG Multiservicios Milwaukee Corp., Lessee Request to occupy a portion of the premises as a currency exchange	925 S Cesar E Chavez Dr
<u>30</u>	12	BZZA-16-00066 Special Use	MD Property Management, Property Owner Request to continue occupying the premises as a principal use parking lot	1325 S 15th Pl
<u>31</u>	12	BZZA-16-00067 Special Use	Vine Property LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility and body shop	1538 W National Av

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<u>32</u>	12	BZZA-16-00077 Special Use	The Universal Church, Lessee Request to occupy the premises as a religious assembly hall	1215 S Cesar E Chavez Dr
<u>33</u>	12	BZZA-16-00078 Special Use	Anthony Lacroix, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	620 S 6th St
<u>34</u>	12	BZZA-16-00103 Use Variance	Elizabeth Cruz, Lessee Request to occupy a portion of the premises as a currency exchange, payday loan, or title loan agency	1235 S Cesar E Chavez Dr

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 these items.

<u>35</u>	15	BZZA-16-00121 Special Use	Advances Waste Services, Lessee Request for rehearing of case #34105	4212 W Highland Bl
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<u>4:00 p.m. Public Hearings</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>36</u>	13	BZZA-15-0034151-H Special Use	Four Keys, LLC d/b/a Rosen Nissan, Lessee Request to add outdoor motor vehicle storage to the Board approved motor vehicle sales facility	5572 S 27th St
<u>37</u>	14	BZZA-16-00062 Dimensional Variance	Jeanette Barquet, Property Owner Request to allow window signs that cover more than the allowed area (Allowed 25% / Proposed 100%)	1202 W Oklahoma Av
<u>38</u>	14	BZZA-16-00063 Dimensional Variance	Jeanette Barquet, Property Owner Request to allow window signs that cover more than the allowed area (Allowed 25% / Proposed 100%)	3001 S 13th St
<u>39</u>	15	BZZA-15-0034095-H Special Use	Natasha Ragsdale, Lessee Request to occupy a portion of the premises as a day care center for 37 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	4701 W Lisbon Av
<u>40</u>	15	BZZA-15-0033764-H Use Variance	Kerry's Cycle LLC Andy Song, Lessee Request to occupy the premises as an outdoor storage facility and to allow a barbed-wire fence	926 N 37th St
<u>41</u>	1	BZZA-15-0034096-H Special Use	Zollie Sanford, Lessee Request to occupy the premises as a car wash	3101 W Cameron Av

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4:00 p.m. Public Hearings (Continued)

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<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>	1	BZZA-16-00065 Special Use	Grateful Girls, Inc., Lessee Request to occupy the premises as a group home for 8 occupants	5026 N 19th Pl

5:00 p.m. Public Hearings

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<u>44</u>	4	BZZA-16-00092 Use Variance	Vikramjit Dhillon, Lessee Request to occupy a portion of the premises as an animal clinic	931 E Ogden Av
<u>45</u>	6	BZZA-16-00039 Special Use	Tamira Collins, Lessee Request to increase the number of children from 82 to 200 per shift, and increase the hours of operation from Monday - Saturday 5:30 a.m. - midnight to Monday - Sunday 5:00 a.m. - midnight and to continue occupying the premises as a day care center	531 E Burleigh St
<u>46</u>	6	BZZA-16-00073 Use Variance	All Faith Solid Foundation Institution, Lessee Request to occupy the premises as a religious assembly hall	4127 N Richards St

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<u>5:00 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>47</u>	7	BZZA-15-0033779-H Use Variance	Unity Missionary Baptist Church Nathaniel Johnson, Property Owner Request to continue occupying the premises as a principal use parking lot	3257 N 39th St
<u>48</u>	8	BZZA-16-00012 Special Use	Hassan Saleh, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	2007 W National Av
<u>49</u>	8	BZZA-16-00014 Use Variance	TransCenter for Youth, Inc., Property Owner 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	3628 W Pierce St

6:00 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>50</u>	9	BZZA-16-00071 Dimensional Variance	John Amato Hyundai, Lessee Request to erect a sign that exceeds the maximum allowed height (allowed 14 ft. / proposed 29 ft. 10 in.)	8301 N 76th St
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<u>6:00 p.m. Public Hearings (Continued)</u>				
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<u>51</u>	10	BZZA-16-00097 Use Variance	Spirit of Peace Lutheran Church, Property Owner Request to occupy a portion of the premises as a dormitory	5505 W Lloyd St

<u>52</u>	12	BZZA-16-0034289-H Special Use	Matt Talbot Recovery Services, Inc. Freddie Smith, Lessee Request to continue occupying the premises as a transitional living facility for 4 occupants (this is a new operator)	2462 S 12th St
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<u>53</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
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6:45 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>54</u>	1	BZZA-15-0034132-H Use Variance	Divine Destiny School LaQuetta Clipps, Lessee Request to increase the number of from 150 to 220 and to continue occupying the premises as an elementary school for students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 3:30 p.m. (this is a new operator)	5126 N 38th St
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