



Board of Zoning Appeals

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AGENDA

May 4, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 4, 2017, 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>	13	BZZA-16-00537 Dimensional Variance, Special Use, Use Variance (Dismissal)	Futura III, Prospective Buyer Request to occupy the premises as a light motor vehicle outdoor storage facility and body shop that does not meet the minimum required landscaping and to allow a barbed wire fence	800 W Layton Av
<u>2</u>	1	BZZA-16-00112 Special Use (Dismissal)	Select Tire Sales, Inc., Lessee Request to occupy a portion of the premises as a motor vehicle repair facility	3364 W Hopkins St



Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

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<u>3</u>	3	BZZA-16-00414 Dimensional Variance (Dismissal)	Sami Salim, Lessee Request to allow window signs that do not meet the minimum allowed amount of required glazing or the minimum amount of required visible daylight transmittal.	2979 N Oakland Av
<u>4</u>	6	BZZA-16-00538 Dimensional Variance (Dismissal)	Gene Gokhman, Property Owner Request to construct a single-family dwelling that does not meet the minimum required side street setback or combined side setbacks	231 E Lloyd St
<u>5</u>	6	BZZA-16-00539 Dimensional Variance (Dismissal)	Gene Gokhman, Property Owner Request to construct a single-family dwelling that does not meet the minimum required side yard setbacks	225 E Lloyd St
<u>6</u>	8	BZZA-17-00037 Use Variance (Dismissal)	Ruth Martinez, Property Owner Request to occupy a portion of the premises as an assembly hall	3600 W Pierce St
<u>7</u>	10	BZZA-16-00192 Dimensional Variance (Dismissal)	Edna Butler, Lessee Request to erect two signs which exceed the maximum allowed per 25 lineal feet (allowed 1 / proposed 3)	7009 W Capitol Dr

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<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>8</u>	11	BZZA-17-00109 Special Use	IPW-Lee Medical Clinic, Lessee Request to occupy a portion of the premises as a medical office	2778 S 35Th St
<u>9</u>	12	BZZA-17-00096 Special Use	Mental Health America of Wisconsin, Inc., Lessee Request to occupy a portion of the premises as a social service facility	600 W Virginia St
<u>10</u>	12	BZZA-17-00091 Special Use	Martin Sanchez, Property Owner Request to continue occupying the premises as a light manufacturing and light motor vehicle repair facility	1662 S 13Th St
<u>11</u>	12	BZZA-17-00067 Special Use	Sonya Robinson, Lessee Request to continue occupying the premises as a day care center for 35 children infant through 12 years of age, operating Monday - Saturday 6:30 am - midnight (this is a new operator)	1926 W Arrow St
<u>12</u>	12	BZZA-17-00105 Special Use	Jose Olea, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	1412 S 12Th St
<u>13</u>	12	BZZA-17-00101 Dimensional Variance	Shoe Factory Lofts-Milwaukee LLC, Property Owner Request to occupy a portion of the premises as a permitted accessory use parking lot that does not meet the minimum required landscaping	224 W Washington St

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<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 (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 at least 24 hours prior to the time of the hearing.</i>				
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<u>14</u>	12	BZZA-17-00086 Special Use	Gustavo Salazar, Lessee Request to continue occupying a portion of the premises as a catering service	1338 W Scott St
<u>15</u>	12	BZZA-17-00084 Use Variance	Enrique Terrones, Property Owner Request to continue occupying a portion of the premises as an assembly hall (operated in conjunction with a permitted tavern on site)	1631 W Grant St
<u>16</u>	13	BZZA-17-00102 Special Use	Robert Krause, Property Owner Request to continue occupying the premises as a sit-down restaurant with a drive-through that does not meet the minimum required queue distance and is within 150 feet of residential uses	4301 S Howell Av
<u>17</u>	14	BZZA-17-00118 Special Use	Richard Schetter, Property Owner Request to continue occupying the premises as a light motor vehicle sales and repair facility	401 E Oklahoma Av
<u>18</u>	15	BZZA-17-00094 Special Use	Tylisha Nolden, Lessee Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator)	2664 N 38Th St
<u>19</u>	1	BZZA-17-00119 Special Use	Amardeep Khehra, Lessee Request to continue occupying the premises as a motor vehicle filling station	4811 N Teutonia Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

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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>20</u>	1	BZZA-17-00090 Use Variance	Baron Hentz, Lessee Request to occupy a portion of the premises as a contractor's shop	5565 N Teutonia Av
<u>21</u>	1	BZZA-17-00089 Special Use	Steve Jones, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility and motor vehicle filling station	4230 W Good Hope Rd
<u>22</u>	1	BZZA-17-00111 Dimensional Variance, Special Use	5300 North 33rd Street, LLC, Property Owner Request to construct an addition and to continue occupying the premises as a mixed-waste processing facility that does not meet the minimum required landscaping	5300 N 33Rd St
<u>23</u>	2	BZZA-17-00097 Special Use	Durable Investements, LLC, Property Owner Request to construct a building and occupy the premises as a building maintenance service and ground transportation service	8347 W Fond Du Lac Av
<u>24</u>	3	BZZA-17-00100 Special Use	Beth Elder/City Reformed Church, Property Owner Request to continue occupying the premises as a religious assembly hall	1659 N Farwell Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<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 (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 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>25</u>	3	BZZA-17-00085 Special Use	Educators Credit Union, Property Owner Request to continue occupying the premises as a permitted bank/financial institution with a drive-through facility that does not meet the minimum required queue lane length	2243 N Prospect Av
<u>26</u>	3	BZZA-17-00083 Use Variance	Levi Stein, Lessee Request to occupy a portion of the premises as a catering service	3109 N Lake Dr
<u>27</u>	4	BZZA-17-00103 Dimensional Variance	WWB Development, LLC, Prospective Buyer Request to raze the existing structure and construct a building that exceeds the maximum allowed floor area and to allow signage that exceeds the maximum allowed area	770 N Water St
<u>28</u>	4	BZZA-17-00104 Dimensional Variance	WWB Development, LLC, Prospective Buyer Request to raze the existing structure and to construct a building that exceeds the maximum allowed floor area	207 E Wells St
<u>29</u>	4	BZZA-17-00107 Dimensional Variance	Associated Bank, Lessee Request to erect a sign attached to a non-opaque surface	250 E Wisconsin Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

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

Items Scheduled for approval on the Consent Agenda.

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<u>30</u>	4	BZZA-17-00116 Special Use	Associated Bank, Lessee Request to occupy a portion of the premises as a drive-through facility that does not meet the minimum queue lane length	250 E Wisconsin Av
<u>31</u>	5	BZZA-17-00088 Special Use	Faisal Farooqui, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	11225 W Silver Spring Rd
<u>32</u>	6	BZZA-17-00117 Dimensional Variance	SVP Real Estate, Lessee Request to erect 3 type A wall signs which exceed the maximum display area and 1 canopy/hood sign which exceeds the maximum allowed signs located on a facade segment	362 E Capitol Dr 1
<u>33</u>	6	BZZA-17-00081 Special Use	Phillip Dixon Sr., Property Owner Request to continue occupying the premises as a general retail establishment	333 E Hadley St
<u>34</u>	7	BZZA-17-00092 Special Use	Homer Baylor, Property Owner Request to continue occupying the premises as an outdoor merchandise sales facility	5854 W Fond Du Lac Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

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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>35</u>	7	BZZA-17-00082 Special Use	Crystal Russell, Lessee Request to continue occupying the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4900 W Burleigh St
<u>36</u>	9	BZZA-17-00095 Special Use	Shacona Lottie, Lessee Request to continue occupying the premises as a day care center for 72 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - 1:00 a.m. (this is a new operator)	7415 W Bradley Rd

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>37</u>	12	BZZA-16-00184 Special Use	Hector Santana, Lessee Request to occupy a portion of the premises as an assembly hall	1532 W Mitchell St
<u>38</u>	12	BZZA-17-00087 Special Use	Bufracio Mayorga, Lessee Request to occupy the premises as a light motor vehicle sales and body shop	1313 W National Av
<u>39</u>	13	BZZA-16-00513 Special Use	Haitham Naji, Property Owner Request to add motor vehicle sales to the permitted motor vehicle repair facility	1218 W Layton Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 p.m. Public Hearings (continued)</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <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>	14	BZZA-17-00115 Dimensional Variance, Special Use	McDonald's Corporation, Property Owner Request to raze the existing structure and construct a building that does not meet the minimum required front and side setbacks, minimum required landscaping, minimum required transparent window glazing and to erect 5 freestanding signs, one of which exceeds the maximum allowed area and to continue occupying the premises as a fast-food/ carry-out restaurant with a drive-though facility	617 W Oklahoma Av
<u>41</u>	15	BZZA-17-00098 Special Use	Wisconsin Community Services Inc., Lessee Request to occupy the premises as a large group shelter care facility	2511 W Vine St
<u>42</u>	15	BZZA-17-00073 Dimensional Variance, Special Use	MacCanon Brown Homeless Sanctuary, Inc., Property Owner Request to occupy the premises as a community center and social service facility with wall signs that exceed the maximum allowed area	2461 W Center St
<u>43</u>	1	BZZA-17-00113 Use Variance	Lee Hill, Property Owner Request to occupy the premises as a principle use parking lot	4871 N 19Th St
<u>44</u>	1	BZZA-17-00032 Special Use	John Sams Jr., Lessee Request to occupy the premises as a motor vehicle sales and repair facility	3841 W Villard Av

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>5:15 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>45</u>	1	BZZA-17-00068 Special Use	Tarnisha Twitty, Lessee Request to occupy a portion of the premises as a day care center for 100 children per shift, infant - 12 years of age operating Monday - Friday 6 am to 12 am midnight (previously approved day care, this is a new operator)	4022 N 27Th St
<u>46</u>	1	BZZA-17-00069 Special Use	Tarnisha Twitty, Lessee Request to occupy a portion of the premises as an adult day care	4022 N 27Th St
<u>47</u>	1	BZZA-16-00252 Special Use	Stanley Terry, Lessee Request to occupy the premises as a transitional living facility for 20 occupants	5926 N Teutonia Av
<u>48</u>	1	BZZA-16-00456 Use Variance	Tommy Honeycutt, Property Owner Request to continue occupying the premises as an assembly hall	4940 N 32nd St
<u>49</u>	2	BZZA-17-00108 Dimensional Variance	Teen Challenge, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed height and area	5333 N 91St St
<u>50</u>	2	BZZA-17-00026 Special Use	One Way Auto Exchange, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	7518 W Fond Du Lac Av
<u>51</u>	5	BZZA-16-00464 Dimensional Variance	Nitpreet Kohli, Lessee Request to add outdoor motor vehicle storage to the permitted motor vehicle filling station that does not meet the minimum required landscaping	11006 W Silver Spring Dr

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

<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.</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>52</u>	6	BZZA-17-00056 Special Use	James Phelps, Property Owner Request to occupy a portion of the premises as a contractor's yard	1849 N Martin L King Jr Dr
<u>53</u>	7	BZZA-16-00496 Special Use	Shannon Bufford, Lessee Request to occupy the premises as a religious assembly hall	3707 W Fond Du Lac Av
<u>54</u>	7	BZZA-17-00110 Dimensional Variance, Special Use	Compass Properties, LLC, Prospective Buyer Request to construct a bank that does not meet the minimum required window glazing with a drive-through that does not meet the minimum required queue lane length	3637 W Fond Du Lac Av
<u>55</u>	8	BZZA-17-00065 Special Use	David Samuel, Property Owner Request to add an assembly hall and continue occupying the premises as a religious assembly hall (this is a new operator)	2110 W National Av
<u>56</u>	8	BZZA-17-00114 Use Variance	BrewCity CrossFit, Lessee Request to occupy a portion of the premises as a health club	1601 W St Paul Av
<u>57</u>	8	BZZA-16-00048 Special Use	Fikri Alusevski, Property Owner Request to continue occupying the premises as a rooming house for 7 occupants	3528 W National Av
<u>58</u>	9	BZZA-17-00055 Special Use	John Befus, Prospective Buyer Request to occupy the premises as a freight truck terminal and a light motor vehicle sales facility	7720 N 81St St

Board of Zoning Appeals, Hearing on Thursday, May 4, 2017

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

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>59</u>	10	BZZA-17-00044 Special Use	Rita Lee, Lessee Request to occupy the premises as a social service facility	7113 W Capitol Dr
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7:30 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>60</u>	11	BZZA-16-00463 Special Use	Iglesia De Dios Pentecoastal Arca De Salavacion Inc, Prospective Buyer Request to occupy the premises as a religious assembly hall	4415 W Forest Home Av
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