



**Board of Zoning Appeals**

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**Karen D. Dardy**  
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Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**May 12, 2016**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 12, 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. 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	2	BZZA-15-0034137-H Dimensional Variance <i>Dismissal</i>	Kimberly Jackson, Property Owner  Request to erect a ramp that does not meet the minimum required front setback	4827 N 71st St
<u>2</u>	7	BZZA-16-00017 Special Use <i>Dismissal</i>	Sharise Scull, Lessee  Request to occupy a portion of the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m	2720 W Melvina St



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<p><b><u>4:00 p.m. Consent Agenda</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 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 testimony.</i></p>				
<u>3</u>	14	BZZA-16-00111 Special Use	Reyna Manriquez, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	2922 S 13th St
<u>4</u>	14	BZZA-16-00130 Special Use	Ashley Smith, Lessee  Request to occupy the premises as a secondhand sales facility	2652 S Kinnickinnic Av
<u>5</u>	14	BZZA-16-00125 Special Use	Ibrar Malik, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	2401 S Howell Av
<u>6</u>	15	BZZA-16-00140 Special Use	David Gardison, Lessee  Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 11:00 p.m. to Monday - Sunday 5:00 a.m. - midnight, and to continue occupying the premises as a day care center for 75 children per shift infant - 12 years of age (this is a new operator)	2816 N Teutonia Av
<u>7</u>	15	BZZA-16-00128 Dimensional Variance, Special Use	Pentecostal Power Church, Property Owner  Request to continue occupying the premises as a religious assembly hall without the minimum required parking spaces (required 56 / proposed 19)	2331 W Center St

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<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 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.</i>				
<u>8</u>	1	BZZA-15-0033970-H Special Use	Yolanda Anderson, Lessee  Request to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m. (this is a new operator)	3002 W Silver Spring Dr
<u>9</u>	4	BZZA-16-00108 Dimensional Variance	Brewery Project LLC, Property Owner  Request to occupy the premises as a permitted principal use parking lot that does not meet the minimum required landscaping	1003 W Winnebago St
<u>10</u>	4	BZZA-16-00138 Dimensional Variance	JLL Milwaukee, Lessee  Request to erect two sign that exceed the number allowed per street frontage and exceed the maximum allowed area	250 E Wisconsin Av
<u>11</u>	5	BZZA-16-00110 Special Use	Neighborhood Pawn, LLC, Lessee  Request to continue occupying a portion of the premises as a pawn shop and second-hand sales facility	5424 N Lovers Lane Rd
<u>12</u>	6	BZZA-16-00115 Special Use	Familia Dental, Lessee  Request to occupy a portion of the premises as a health clinic	100 E Capitol Dr

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<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 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>13</u>	6	BZZA-16-00119 Special Use	Johnson's Temple Church of the First Born a Rock Foundation, Property Owner  Request to continue occupying the premises as a religious assembly hall	3338 N Martin L King Jr Dr
<u>14</u>	6	BZZA-16-00114 Use Variance	Kelli Hollins, Lessee  Request to increase the number of children from 18 to 23 per shift infant - 13 years of age for the Board-approved day care center operating Monday - Sunday 6:00 a.m. - 10:00 p.m	2661 N Martin L King Jr Dr
<u>15</u>	6	BZZA-15-0034170-H Special Use	PSC Holdings, Inc. Regina Kret, Property Owner  Request to continue occupying the premises as an adult day care center for 24 clients	301 E Reservoir Av 1
<u>16</u>	7	BZZA-16-00090 Dimensional Variance, Special Use	New Beginnings Are Possible, Inc., Property Owner  Request to continue occupying the premises as a social service facility with a fence that exceeds the maximum allowed height	3717 W Fond Du Lac Av
<u>17</u>	7	BZZA-16-00106 Special Use	Little Sanctuary Church of God in Christ, Lessee  Request to continue occupying the premises as a religious assembly hall	3500 N Sherman 102

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<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 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 testimony.</i></p>				
<u>18</u>	8	BZZA-16-00139 Special Use	Westbury Bank, Property Owner  Request to continue occupying a portion of the premises as a drive-through facility	2500 W Lincoln Av
<u>19</u>	8	BZZA-16-00116 Special Use	Familia Dental, Lessee  Request to occupy a portion of the premises as a health clinic	821 S Layton
<u>20</u>	8	BZZA-16-00109 Special Use	South Ave Foods Inc., Lessee  Request to continue occupying the premises as a general retail establishment (this is a new operator)	2108 S 25th St 2
<u>21</u>	10	BZZA-16-00132 Dimensional Variance, Special Use	Bill Taras, Property Owner  Request to construct an addition to the existing motor vehicle repair facility that includes street-facing overhead garage doors and does not meet the minimum required landscaping	5519 W Vliet St
<u>22</u>	10	BZZA-16-00120 Special Use	Ivy Lane Corporation,  Request to continue occupying the premises as a motor vehicle repair facility and car wash	112 S 68th St
<u>23</u>	12	BZZA-16-00113 Special Use	Select Tire Sales, Inc., Property Owner  Request to continue occupying the premises as a motor vehicle repair facility	1022 W Maple 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.

*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>24</u>	12	BZZA-16-00107 Special Use	Kimberly Nelson, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	140 S 1st St
<u>25</u>	13	BZZA-16-0034305-H Dimensional Variance	Juan Lugo, Property Owner  Request to allow parking for a vehicle exceeding the maximum allowed length (allowed 22 ft. / proposed 40 ft.)	1736 W Grange Av

**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.

<u>26</u>	14	BZZA-15-0034098-H Special Use	Buena Vista Hall LLC Jose Vidrio, Lessee  Request to occupy a portion of the premises as an assembly hall	3000 S 13th St
<u>27</u>	14	BZZA-16-00096 Special Use	Nesting House, LLC, Lessee  Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	405 E Euclid Av
<u>28</u>	14	BZZA-16-00035 Use Variance	Money Mart LLC, Lessee  Request to occupy the premises as a currency exchange	3164 S 13th St

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<b><u>4:00 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>	14	BZZA-16-00105 Use Variance	1982 S. Hilbert Street LLC, Property Owner  Request to occupy the premises as an artist studio	1982 S Hilbert St
<u>30</u>	15	BZZA-16-00134 Special Use	Lakesha Jackson, Property Owner  Request to occupy the premises as a day care center for 20 children per shift infant - 4 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m.	2554 W Fond Du Lac Av
<u>31</u>	15	BZZA-15-0034154-H Special Use	Malcolm Bishop, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	2322 W North Av
<u>32</u>	15	BZZA-16-00087 Special Use	Darnell Hamilton, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility	4819 W Center St
<u>33</u>	15	BZZA-16-00129 Dimensional Variance, Special Use	Bobby Dupree, Property Owner  Request to occupy the premises as an outdoor motor vehicle storage facility that does not meet the minimum required landscaping	2675 N 8th St

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<b><u>5:00 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>	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
<u>35</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>36</u>	3	BZCM-16-00004 Condition Modification	Wangard Partners, Inc, Property Owner  Request to modify condition #5 of case #34064 stating "That the petitioner agrees to work with the Zoning Administration Group staff regarding accommodation of on site loading and unloading of delivery vehicles within 30 days. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Zoning Administration Group approved plan, or no permits will be issued."	1701 N Water St
<u>37</u>	3	BZCM-16-00003 Condition Modification	Riverside Automotive Service and Parts, Inc., Property Owner  Request to modify condition #4 of case #26408 stating "that the petitioner maintain the Geo Block landscape system for the parking lot and provided landscaping as needed to meet the intent of Board of Zoning Appeals Decision number 23925."	2745 N Cramer St



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<b><u>5:00 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>38</u>	4	BZZA-16-00093 Special Use	Aloria Health of Milwaukee, Lessee  Request to occupy a portion of the premises as a community based residential facility	312 E Wisconsin Av
<u>39</u>	7	BZZA-16-00084 Dimensional Variance	Lester Simmons, Property Owner  Request to erect an accessory structure that exceeds the maximum allowed (allowed 2 / proposed 3)	4326 N 42nd St
<u>40</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>41</u>	9	BZZA-16-00061 Special Use	GET IT OFF MY PLATE II!, LLC, Prospective Buyer  Request to occupy the premises as an ambulance service	7200 W Good Hope Rd

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<b><u>6:00 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>42</u>	10	BZZA-16-000136 Special Use	Center for Veterans Issues, Ltd. Property Owner  Request to occupy the premises as a Transitional living facility for 13 occupants	3900 W Park Hill Av

<u>43</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>44</u>	12	BZZA-16-00085 Use Variance	Victoria Cashing Checks LLC, Lessee  Request to occupy a portion of the premises as a currency exchange	1212 W Lincoln Av
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**6:30 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>45</u>	9	BZZA-15-0034168-H Special Use	Renee & Joseph Schultz, Property Owner  Request to occupy the premises as a community center	7600 W Dean Rd
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