



**Board of Zoning Appeals**

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
**Jewel Currie**  
**Jennifer Current**  
**Eric Lowenberg**

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

Secretary  
**Jeffrey Thomas**

**AGENDA**

**May 31, 2018**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 31, 2018, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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](mailto:adacoordinator@milwaukee.gov) as soon as possible but no later than 72 hours before the scheduled event.

**2:00 p.m. Administrative Consent Agenda.**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<b><u>Item No.</u></b>	<b><u>Ald Dist.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
<u>1</u>	6	BZZA-17-00494 Special Use <i>Dismissal</i>	Cheryl Meeks, Lessee  Request to occupy the premises as a social service facility and general office	642 W Garfield Av



**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>2:00 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 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>2</u>	9	BZZA-18-00159 Special Use	MacPyles Corporation, Other  Request to continue occupying the premises as a fast-food/carry-out restaurant with a 24 hrs. drive-through facility	7130 N 76Th St
<u>3</u>	9	BZZA-18-00109 Special Use	Institute of Technology & Academics, Inc., Lessee  Request to occupy a portion of the premises as an elementary school for 100 children grades K4 - 2nd, operating Monday - Friday 7:00 a.m. to 4:30 p.m.	8980 N 85Th St
<u>4</u>	10	BZZA-18-00072 Special Use	Matt's Foreign Car Specialists, Property Owner  Request to occupy the premises as a light motor vehicle outdoor storage facility	5501 W Vliet St
<u>5</u>	10	BZZA-18-00162 Dimensional Variance	Zarate #3, Property Owner  Request to construct a patio and occupy the premises as a sit-down restaurant (permitted) that exceeds the maximum side street setback, and does not meet the minimum required glazing for the secondary street frontage	9155 W Blue Mound Rd

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 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>6</u>	13	BZZA-18-00126 Special Use	Crescent Learning Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 94 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 11:00 p.m.	801 W Layton Av
<u>7</u>	15	BZZA-18-00107 Special Use	The Learning Factory Child Care, LLC, Lessee  Request to occupy the premises as a day care center for 51 children per shift infant - 12 years of age, operating Monday - Sunday 7:00 a.m. to midnight	934 W Center St
<u>8</u>	1	BZZA-18-00125 Special Use	Megan Martin, Property Owner  Request to continue occupying the premises as a day care center for 150 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. to midnight	2400 W Capitol Dr
<u>9</u>	1	BZZA-18-00122 Use Variance	Keesha Tatum, Lessee  Request to continue occupying a portion of the premises as a day care center for 88 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 1:00 a.m. and Saturday - Sunday 6:00 a.m. to 6:00 p.m.	6207 N Teutonia Av M

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>2:00 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>10</u>	2	BZZA-18-00074 Special Use	Let the Children Come Learning Center, Lessee  Request to increase the number of children from 37 to 74 per shift, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to midnight	4700 N 76Th St
<u>11</u>	2	BZZA-18-00153 Special Use	Lynn Precious Moments, Property Owner  Request to continue occupying the premises as a 24 hrs. day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday	5629 N 91St St
<u>12</u>	3	BZZA-18-00124 Special Use	East North Avenue Restaurant, LLC dba McDonald's, Other  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	1614 E North Av
<u>13</u>	5	BZZA-18-00135 Special Use	V.P. Real Estate North Shore Bank, Property Owner  Request to construct a drive-through facility that does not have a queue lane of at least 200 feet	10600 W Silver Spring Dr
<u>14</u>	5	BZZA-18-00117 Special Use	Lamont Williams, Lessee  Request to occupy a portion of the premises as a second-hand store	10734 W Hampton Av

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:00 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>15</u>	6	BZZA-18-00120 Special Use	Goz Foods, LLC, Lessee  Request to continue occupying the premises as a general retail establishment	3416 N Teutonia Av
<u>16</u>	7	BZZA-18-00130 Special Use	St. Charles Youth & Family Services, Inc., Lessee  Request to continue occupying a portion of the premises as a social service facility	4610 W Fond Du Lac Av
<u>17</u>	7	BZZA-18-00131 Special Use	McIntyre Luna, LLC, Lessee  Request to continue occupying the premises as a day care center for 40 children first and second shift and 20 children third shift infant to 12 years of age, operating Monday - Sunday 5 a.m. to midnight	3632 W Burleigh St
<u>18</u>	8	BZZA-18-00150 Special Use	NBA, LLC, Property Owner  Request to occupy the premises as a fast-food/carry-out restaurant	2221 W National Av

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:15 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>19</u>	9	BZZA-18-00188 Dimensional Variance	Menard, Inc., Property Owner  Request to allow a wall sign that exceeds the maximum allowed display area	8120 W Brown Deer Rd
<u>20</u>	9	BZZA-18-00048 Dimensional Variance	David Miller, Property Owner  Request to occupy the premises as a ground transportation service (permitted) that does not meet the minimum required landscaping	8613 W Calumet Rd
<u>21</u>	10	BZZA-18-00070 Dimensional Variance, Special Use	Wisconsin Lutheran High School Conference, Property Owner  Request to construct a dormitory and construct an apartment building that does not meet the minimum required lot area per dwelling unit, and without the minimum required front setback	8041 W Blue Mound Rd
<u>22</u>	10	BZZA-18-00071 Special Use	Toyz Auto Sales and Service, LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle repair and sales facility	5401 W Lisbon Av
<u>23</u>	12	BZZA-18-00146 Special Use	Foot Bowl, LLC, Lessee  Request to occupy the premises as an indoor recreation facility	1132 S Barclay St

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:15 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>24</u>	13	BZZA-18-00099 Special Use	Hubcaps Unlimited, Property Owner  Request to continue occupying the premises as a second-hand sales facility (wheel covers and auto trim)	4262 S Howell Av
<u>25</u>	1	BZZA-18-00134 Special Use	Pamela Neal, Lessee  Request to occupy the premises as a 24 hrs. day care center for 25 children per shift 2 1/2 years to 13 years of age, operating Sunday - Saturday	4273 N Teutonia Av
<u>26</u>	1	BZZA-18-00069 Special Use	Joy of Living Adult Daycare LLC, Lessee  Request to occupy a portion of the premises as an adult day care center	4202 W Silver Spring Dr
<u>27</u>	1	BZZA-18-00118 Special Use	Rooms for Rent, LLC dba Promise to Care, Lessee  Request to continue occupying the premises as a rooming house for 34 occupants (this is a new operator)	5477 N Hopkins St

**3:15 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-18-00129 Dimensional Variance	Monjahs, LLC dba Hayat Pharmacy #4, Lessee  Request to add an addition to an existing freestanding sign that exceeds the maximum display area	5434 W Capitol Dr
<u>29</u>	2	BZZA-18-00112 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee  Request to occupy a portion of the premises as a health clinic	5401 N 76Th St 100

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>3:15 p.m. Public Hearings (continued)</u></b>				
<b><u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u></b>				
<b><u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u></b>				
<u>30</u>	3	BZZA-18-00039 Dimensional Variance	Abraham & Gittel Kramer, Property Owner  Request to allow 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: 15ft. / Proposed 10ft. / Shortage 5ft.)	3320 N Shepard Av
<u>31</u>	3	BZZA-18-00136 Use Variance	Midwest Commercial Funding LLC, Property Owner  Request to occupy a portion of the premises as an indoor storage facility	1442 N Farwell Av
<u>32</u>	4	BZZA-18-00123 Special Use	LADYINC University, LLC, Property Owner  Request to occupy the premises as a day care center for 79 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	3435 W Clybourn St
<u>33</u>	4	BZZA-18-00141 Special Use	Wisconsin City Club Holdings, LLC, Property Owner  Request to occupy a portion of the premises as an accessory use parking lot	900 W Wisconsin Av
<u>34</u>	4	BZZA-18-00128 Special Use	Bret Eulberg, Lessee  Request to continue occupying a portion of the premises as an installment loan agency, pawn shop, and second-hand store	715 W Wisconsin Av
<u>35</u>	4	BZZA-18-00187 Special Use	Our Safe Place, Inc., Property Owner  Request to occupy the premises as a transitional housing facility	740 N 29Th St



**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<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.</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>36</u>	5	BZZA-16-00507 Special Use	Orpheus Huston, Property Owner  Request to increase the number of vehicles for sale on site from 6 to 20 and continue occupying the premises as a motor vehicle sales and repair facility	8332 W Lisbon Av
<u>37</u>	5	BZZA-18-00180 Special Use	Spring Financials, LLC, Property Owner  Request to construct an addition to the Board-approved motor vehicle filling station (new canopy and gas pump)	8210 W Capitol Dr
<u>38</u>	6	BZZA-18-00078 Use Variance	Charles Robinson, Lessee  Request to occupy the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight	3946 N 15Th St
<u>39</u>	6	BZZA-17-00388 Special Use	Big Tone K Auto Sales, LLC, Property Owner  Request to occupy the premises as a light motor vehicle sales and repair facility	3900 N Teutonia Av
<u>40</u>	7	BZZA-18-00132 Special Use	Tashawna Green, Property Owner  Request to occupy the premises as a 24 hrs. family day care home for 8 children per shift infant - 12 years of age, operating Monday - Sunday	4165 N 42Nd St

**Board of Zoning Appeals, Hearing on Thursday, May 31, 2018**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**4:15 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>41</u>	8	BZZA-18-00152 Special Use	The Guest House of Milwaukee, Inc., Lessee  Request to add a social service facility, increase the number of occupants from 27 to 47, and continue occupying the premises as a transitional living facility	1615 S 22Nd St
<u>42</u>	8	BZZA-18-00133 Special Use	P & C Towing and Auto LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility and ground transportation service	4104 W Orchard St
<u>43</u>	8	BZZA-18-00142 Special Use	Mineral Street Programs & Services, Inc., Lessee  Request to occupy the premises as a social service facility	2039 W National Av

**5:30 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>44</u>	8	BZZA-17-00501 Special Use	Ish Dhawan, Property Owner  Request to construct a building and occupy the premises as a motor vehicle filling station (applicant will be combining the lot with 2122 W. Burnham St.)	1810 S Muskego Av
-----------	---	------------------------------	---	-------------------

Board of Zoning Appeals, Hearing on Thursday, May 31, 2018

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

**5:30 p.m. Public Hearings (Contested) (continued)**

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>	8	BZZA-17-00321 Special Use	Ish Dhawan, Prospective Buyer  Request to construct a building and occupy the premises as a motor vehicle filling station (applicant will be combining the lot with 1810 S. Muskego Av.)	2122 W Burnham St
-----------	---	------------------------------	--	-------------------