



**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**

**June 1, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 1, 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.

<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>	12	BZZA-16-00118 Use Variance <i>Dismissal</i>	Raquel Perez, Lessee  Request to occupy a portion of the premises as an assembly hall	2000 S 13Th St
<u>2</u>	14	BZZA-16-00418 Special Use <i>Dismissal</i>	J&B Graphics, Lessee  Request to occupy a portion of the premises as an assembly hall	2825 S 13Th St
<u>3</u>	15	BZZA-16-00516 Special Use <i>Dismissal</i>	Jevon Robinson, Lessee  Request to occupy the premises as a day care center for 25 children per shift infant - 11 years of age, operating Monday - Sunday 6:00 am to midnight	2526 W Vliet St



Board of Zoning Appeals, Hearing on Thursday, June 1, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4</u>	15	BZZA-16-00308 Dimensional Variance <i>Dismissal</i>	Coleen Bukowski, Property Owner  Request to allow a fence that exceeds the maximum allowed rear, side, and front yard height	1322 W Vliet St
<u>5</u>	7	BZZA-16-00292 Special Use <i>Dismissal</i>	Ndi Igbo In Wisconsin, Inc., Property Owner  Request to occupy the premises as a community center	3735 N 35Th St
<u>6</u>	10	BZZA-16-00424 Special Use <i>Dismissal</i>	ABC Daycare Inc., Lessee  Request to continue occupying the premises as a day care center for 91 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. to 11:30 p.m	5920 W Center St
<u>7</u>	10	BZCM-17-00001 Extension of Time	Ann Brock, Property Owner  Request for an extension of time to comply with the conditions of case BZZA-16-00072	5601 W Vliet St

**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>8</u>	8	BZZA-17-00122 Special Use	Council for the Spanish Speaking, Property Owner  Request to occupy a portion of the premises as a day care center for 24 children per shift, infant - 3 years of age, operating Monday - Friday 7 a.m. - 5:30 p.m.	1648 S 37Th 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>9</u>	12	BZZA-17-00164 Special Use	El Rey Enterprises, LLP, Property Owner  Request to continue occupying the premises as a food processing facility	1530 S Muskego Av
<u>10</u>	12	BZZA-17-00140 Dimensional Variance	Miller Compressing Company, Property Owner  Request to continue occupying the premises as a permitted outdoor storage facility with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening or landscaping width	900 S Water St
<u>11</u>	12	BZZA-17-00133 Special Use	Dan Baker, Lessee  Request to continue occupying the premises as a community living arrangement for 15 occupants	2057 S 14Th St
<u>12</u>	12	BZZA-17-00154 Special Use	AAL Community Center LLC, Property Owner  Request to occupy the premises as a community center	1100 S 5Th St
<u>13</u>	12	BZZA-17-00142 Special Use	Oscar Basunto, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility	1724 W Forest Home Av

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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 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>14</u>	13	BZZA-17-00160 Special Use	Aaron Patin, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	4125 S Howell Av
<u>15</u>	13	BZZA-17-00152 Special Use	Vishal Lal, Property Owner  Request to occupy a portion of the premises as a social service facility	5007 S Howell Av
<u>16</u>	13	BZZA-17-00151 Use Variance	Superwestern INC, Lessee  Request to occupy the premises as a processing or recycling of mined materials facility	6245 S 6Th St
<u>17</u>	13	BZZA-17-00125 Dimensional Variance	Jesus Nanez, Lessee  Request to erect a freestanding sign on a parked motor vehicle	4511 S 6Th St
<u>18</u>	14	BZZA-17-00123 Dimensional Variance	Singh's Corner Grocery Store, Property Owner  Request to erect signs that exceed the maximum allowed on a single building facade segment, one of which exceeds the maximum allowed distance from the building face	2714 S 13Th St
<u>19</u>	15	BZZA-17-00137 Use Variance	Jackie Lor, Property Owner  Request to occupy the premises as a two-family dwelling (previously approved #34110, permits not obtained within 1 year)	2318 W Vine St

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

Items Scheduled for approval on the Consent Agenda.

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<u>20</u>	1	BZZA-17-00163 Special Use	Greta Held, Lessee  Request to occupy a portion of the premises as a secondhand store	6201 N Teutonia Av
<u>21</u>	1	BZZA-17-00120 Special Use	Graceland Missionary Baptist Church, Property Owner  Request to continue occupying the premises as a religious assembly hall	5174 N 35Th St
<u>22</u>	3	BZZA-17-00153 Dimensional Variance	Barry Cymerman, Property Owner  Request to install a condenser which does not meet the minimum required setback	2522 N Summit Av
<u>23</u>	3	BZZA-17-00135 Dimensional Variance	David Henderson, Property Owner  Request to construct a garage that exceeds the maximum sidewall height	2830 N Hackett Av
<u>24</u>	4	BZZA-17-00166 Special Use	Ivory Retail/Office Operating Company, LLC, Property Owner  Request to occupy a portion of the premises as a general office	648 N Plankinton Av
<u>25</u>	4	BZZA-17-00134 Special Use	SP Plus Corporation, Other  Request to continue occupying the premises as a principle use parking lot	319 E Clybourn 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>26</u>	7	BZZA-17-00156 Special Use	Katherine Poston, Lessee  Request to increase the hours of operation from 6:00 a.m. - midnight to 5:00 a.m. - midnight and continue occupying the premises as a day care center for 50 children infant to 12 years of age, operating Monday - Sunday (this is a new operator)	4335 N 35Th St
<u>27</u>	7	BZZA-17-00144 Special Use	Derek Jones, Lessee  Request to occupy a portion of the premises as a light motor vehicle sales facility	3380 N 35Th St
<u>28</u>	7	BZZA-17-00149 Dimensional Variance	Timothy Cao, Lessee  Request to allow (previously erected) a wall sign that exceeds the maximum allowed display area (72.5 sf proposed / 25 sf allowed)	5033 W Capitol Dr
<u>29</u>	7	BZZA-17-00141 Special Use	James Hopson, Lessee  Request to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4300 W Burleigh St
<u>30</u>	7	BZZA-17-00150 Dimensional Variance	Mary Skelton, Lessee  Request to allow two wall (previously erected) signs that exceed the maximum allowed display area	5017 W Capitol Dr

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

Items Scheduled for approval on the Consent Agenda.

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<u>31</u>	7	BZZA-17-00158 Dimensional Variance	Hayat Carter Herbal MTH, LLC, Property Owner  Request to reface an existing sign that exceeds the permitted display area (permitted 25 sq. ft. / proposed 201.28 sq. ft.)	2400 W Burleigh St
<u>32</u>	8	BZZA-17-00157 Special Use	Pedal Milwaukee, LLC, Property Owner  Request to occupy a portion of the premises as a general office	3618 W Pierce St
<u>33</u>	8	BZZA-17-00127 Special Use	Hector Razo, Lessee  Request to continue occupying a portion of the premises as a light motor vehicle repair facility	2912 W Burnham St
<u>34</u>	8	BZZA-17-00132 Use Variance	Alamo Services LLC, Lessee  Request to continue occupying the premises as a currency exchange facility	2539 W Greenfield Av
<u>35</u>	8	BZZA-17-00077 Special Use	Iris Melendez, Lessee  Request to occupy a portion of the premises as a religious assembly hall	2925 W Lincoln Av

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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.  
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<u>36</u>	8	BZZA-17-00129 Special Use	Andreina Estrella, Lessee  Request to increase the hours of operation from Monday - Friday 6 a.m. – 11:00 p.m. to Monday - Friday 6 a.m. - midnight and Saturday 7 am - 4 p.m., and continue occupying the premises as a daycare center for 38 children per shift infant - 12 years of age	2842 W Forest Home Av
<u>37</u>	8	BZZA-17-00014 Special Use	Premier Motors LLC, Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	3402 W National Av
<u>38</u>	10	BZZA-17-00138 Special Use	Lea Kyle-Lewis, Lessee  Request to continue occupying a portion of the premises as a social service facility	6040 W Lisbon Av
<u>39</u>	10	BZZA-17-00131 Special Use	Advance Stores Company, Inc., Lessee  Request to continue occupying the premises as a general retail establishment (motor vehicle supply store) with an accessory use parking lot	5816 W North Av



Board of Zoning Appeals, Hearing on Thursday, June 1, 2017

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

**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>40</u>	11	BZZA-17-00061 Dimensional Variance	Hummingbird Storage, LLC, Property Owner	7635 W Oklahoma Av
			Request to construct an addition to the existing building and to occupy the premises as an indoor storage facility (previously approved) that does not meet the minimum required setback for a metal panel wall system on a primary or secondary street	

**4:15 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>41</u>	11	BZZA-16-00463 Special Use	Iglesia De Dios Pentecostal Arca De Salavacion Inc, Prospective Buyer	4415 W Forest Home Av
			Request to occupy the premises as a religious assembly hall	

**4:30 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>	12	BZZA-17-00101 Dimensional Variance	Shoe Factory Lofts-Milwaukee LLC, Property Owner	224 W Washington St
			Request to occupy a portion of the premises as a permitted accessory use parking lot that does not meet the required residential buffer, and that does not meet the minimum required perimeter or interior landscaping	

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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>4:30 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>43</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-through facility	617 W Oklahoma Av
<u>44</u>	15	BZZA-17-00080 Use Variance	Angela Poe, Lessee  Request to occupy the premises as a daycare center for 50 children per shift infant - 12 years of age, operating Monday - Sunday 6 a.m. - midnight	2526 W Vliet St
<u>45</u>	15	BZZA-17-00126 Special Use	Andy Song, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility and indoor storage facility	3535 W State St
<u>46</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
<u>47</u>	1	BZZA-17-00003 Special Use	Neomia Townsend, Property Owner  Request to occupy the premises as a light and heavy motor vehicle outdoor storage facility	4609 N Teutonia 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>5:30 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>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>	1	BZZA-16-00381 Dimensional Variance	Desiree Loduha, Lessee  Request to allow window signs that exceed the maximum allowed area	3622 W Silver Spring Dr
<u>50</u>	2	BZZA-17-00130 Special Use	Dantae White, Lessee  Request to continue occupying the premises as a light motor vehicle sales facility	6502 W Fond Du Lac Av
<u>51</u>	3	BZZA-17-00147 Use Variance	Zach Eberhardt, Prospective Buyer  Request to occupy the premises as a multi-family dwelling	1816 N Humboldt Av
<u>52</u>	3	BZZA-17-00146 Special Use	Andrew Mauk, Lessee  Request to occupy the premises as a light motor vehicle sales and repair facility	1420 E Belleview Pl
<u>53</u>	3	BZZA-17-00173 Dimensional Variance	David & Kay Rolston, Property Owner  Request to raze the existing structure and to construct a permitted single-family dwelling that exceeds the maximum allowed front setback, does not meet the minimum required garage door setback, and does not meet the primary entrance door orientation (the setback Variances were previously approved)	1114 E Kane Pl

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**5:30 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>54</u>	5	BZZA-16-00464 Dimensional Variance	Nitreet Kohli, Lessee  Request to add outdoor motor vehicle storage (permitted) to the motor vehicle filling station that does not meet the minimum required landscaping	11006 W Silver Spring Dr
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**6:30 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>55</u>	6	BZZA-17-00046 Special Use	Merry Kyles, Property Owner  Request to occupy the premises as a transitional living facility	2902 N 1St St
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<u>56</u>	6	BZZA-17-00121 Use Variance	Freddie Jones Sr., Property Owner  Request to occupy a portion of the premises as a contractor's yard and outdoor storage	3022 N 10Th La
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<u>57</u>	6	BZZA-17-00041 Special Use Variance	Cleotha Adams, Property Owner  Request to occupy the premises as a light motor vehicle outdoor storage facility and auto salvage without the minimum required landscaping	2719 N 5Th St
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<u>58</u>	6	BZZA-17-00093 Dimensional Variance, Special Use	Danielle Wren, Lessee  Request to occupy the premises as an adult day care center for 10 clients without the minimum required landscaping	3611 N Teutonia Av
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<u>59</u>	9	BZZA-17-00112 Use Variance	Kulbir Singh, Prospective Buyer  Request to occupy the premises as a day care center for 80 children per shift, operating Monday - Friday 6 a.m. - 7 p.m.	7259 N 76Th St
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**Board of Zoning Appeals, Hearing on Thursday, June 1, 2017**

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**6:30 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>60</u>	9	BZZA-17-00128 Use Variance	Theodore McNamara, Other  Request to occupy a portion of the premises as a hazardous material outdoor storage facility	5611 W Woolworth Av
<u>61</u>	11	BZZA-17-00045 Dimensional Variance, Use Variance	Salim Shelleh, Lessee  Request to continue occupying the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping	2741 S 34Th St

**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>62</u>	4	BZZA-16-00510 Special Use	ORP Real Estate Holdings, LLC, Property Owner  Request to occupy the premises as a residential care facility for 50 occupants	2801 W Wisconsin Av
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