



Board of Zoning Appeals

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AGENDA

June 2, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 2, 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 Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	15	BZZA-15-0034095-H Special Use <i>Dismissal</i>	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>2</u>	1	BZZA-15-0033630-H Special Use <i>Dismissal</i>	Tiny Tots Learning Center c/o Joseph Clayton, Property Owner Request to continue occupying the premises as a day care center for 16 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4825 N 36Th St



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<u>3</u>	4	BZZA-16-00154 Special Use <i>Dismissal</i>	ABFH, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	766 N Jackson St
<u>4</u>	11	BZCO-16-00002 Change of Operator <i>Dismissal</i>	Antella Thiakos, Property Owner Request to continue occupying the premises as a principal use parking lot	3101 S 76Th 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 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 at testimony.

<u>5</u>	15	BZZA-16-00157 Dimensional Variance, Use Variance	Sandhar Corporation, Lessee Request to continue occupying the premises as a motor vehicle filling station with signage that exceeds the maximum allowed height (allowed 6 ft. / proposed 14 ft.) and the maximum allowed display area (allowed 18 sq.ft. / proposed 40 sq.ft.)	2175 N 35Th St
<u>6</u>	15	BZZA-16-00150 Special Use	Rona Hooks, Lessee Request to increase the number of children from 30 to 40 per shift, to increase the ages of the children from infant - 12 to infant - 13 years of age, and to continue occupying the premises as 24 hour day care center (this is a new operator)	2535 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>7</u>	3	BZZA-16-00180 Special Use	Terry Lee, Lessee Request to occupy a portion of the premises as a religious assembly hall	2266 N Prospect Av
<u>8</u>	3	BZZA-16-00160 Dimensional Variance	Peter Ranos, Request to erect a Type B freestanding sign that exceeds the maximum allowed height (allowed 8 ft. / proposed 12 ft.)	2214 N Farwell Av
<u>9</u>	3	BZZA-16-00155 Dimensional Variance	David Duncan II, Property Owner Request to continue occupying the premises as a permitted religious assembly that does not meet the minimum required parking	2648 N Hackett Av
<u>10</u>	4	BZZA-16-00175 Special Use	Chicago Street Holdings, LLC, Lessee Request to occupy a portion of the premises as a principal use parking structure	300 N Jefferson St 1
<u>11</u>	4	BZZA-16-00218 Special Use	Housing Authority of the City of Milwaukee, Property Owner Request to expand the accessory use parking lot to include five new stalls.	455 E Ogden Av 1
<u>12</u>	5	BZZA-16-00156 Special Use	Alicia Bell, Property Owner Request to continue occupying the premises as a group home for 6 occupants	7630 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. 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-16-00181 Use Variance	KFF Ministries, Lessee Request to occupy a portion of the premises as a religious assembly hall	4200 N Holton St
<u>14</u>	6	BZZA-16-00153 Special Use	Elizabeth West, Property Owner Request to increase the number of children from 50 to 60 per shift, to increase the ages of the children from infant - 12 to infant - 13 years of age, to increase the hours of operation from Monday - Friday 6:00 a.m. - 10:00 p.m. to Monday - Saturday 6:00 a.m. - 11:30 p.m., and to continue occupying the premises as a day care center (this is a new operator)	2977 N 17Th St
<u>15</u>	6	BZZA-16-00100 Use Variance	Learning Bridges Kingdom Academy, Lessee Request to occupy a portion of the premises as an elementary school for 110 students grades k - 8, operating Monday - Friday 8:00 a.m. - 4:00 p.m	4200 N Holton St 110
<u>16</u>	6	BZZA-16-00099 Special Use	Kingsway Learning Center, Lessee Request to occupy a portion of the premises as a day care center for 70 children per shift infant - 12 years of age operating Monday - Friday 6:00 a.m. - 6:00 p.m	4200 N Holton St 110

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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>17</u>	6	BZZA-16-00152 Special Use	James Hopson Sr., Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 21 children per shift infant - 13 years of age, operating Monday - Friday	323 E Garfield Av
<u>18</u>	7	BZZA-16-00182 Dimensional Variance	Century City 1 LLC, Property Owner Request to occupy the premises as a permitted light manufacturing facility that does not meet the minimum required landscaping	3945 N 31St
<u>19</u>	7	BZZA-16-00174 Special Use	Sheila Nguyen, Property Owner Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to Monday - Sunday 5:30 a.m. - midnight, and to continue occupying the premises as a day care center for 125 children per shift infant - 12 years of age (this is a new operator)	3651 N 27Th St
<u>20</u>	7	BZZA-16-00167 Dimensional Variance	Willie Boston Jr., Property Owner Request to raze existing garage and construct a garage that does not meet the required side street setback	3853 N 28Th 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>21</u>	8	BZZA-16-00183 Dimensional Variance	Milwaukee County Parks Department, Property Owner Request to erect a sign that exceeds the number allowed per street frontage (allowed 1 / proposed 2) and to continue to allow a freestanding sign along the street frontage that exceeds the maximum allowed height and the maximum allowed area	524 S Layton Bl
<u>22</u>	8	BZZA-16-00148 Use Variance	Logino Hernandez, Property Owner Request to continue occupying the premises as a motor vehicle repair facility and body shop	3910 W Orchard St
<u>23</u>	9	BZZA-16-00161 Special Use	Kody Jack, Lessee Request to occupy the premises as a motor vehicle sales, rental, and repair facility	7016 N 76Th St
<u>24</u>	9	BZZA-16-00143 Special Use	PLS Financial Solutions of WI, Inc., Lessee Request to continue occupying the premises as a currency exchange, payday loan, or title loan agency	6917 W Brown Deer Rd
<u>25</u>	10	BZZA-16-00149 Special Use	Sherece Method, Lessee Request to continue occupying the premises as a day care center for 74 children per shift infant to 14 years of age, operating Sunday - Saturday 5:00 a.m. - midnight	6333 W Burleigh 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>26</u>	10	BZZA-16-00131 Special Use	Sharese Scull, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight Monday - Saturday, and to continue occupying a portion of the premises as a day care center for 25 children per shift infant - 12 years of age (this is a new operator)	5114 W Center St
<u>27</u>	10	BZZA-16-00045 Special Use	Rasheda Moss, Lessee Request to occupy a portion of the premises as a day care center for 49 children infant to 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	7135 W Lisbon Av
<u>28</u>	12	BZZA-16-00186 Dimensional Variance, Special Use	Daniel Mora, Property Owner Request to construct an addition and to continue occupying the premises as a motor vehicle sales facility	1509 S Muskego Av
<u>29</u>	13	BZZA-16-00189 Use Variance	Michelle Quinn, Property Owner Request to occupy the premises as a business service	1900 W Morgan Av
<u>30</u>	13	BZZA-16-00101 Dimensional Variance	Matt Talbot Recovery Services, Inc., Property Owner Request to erect a front yard and side yard fences that exceed the maximum allowed height	429 W Uncas Av

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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>	14	BZZA-16-00170 Dimensional Variance, Special Use	3118 Chase, LLC, Property Owner Request to occupy the premises as a tavern and erect a ramp that does not meet the minimum required setback (required 3 ft. / proposed 1 ft.)	3118 S Chase Av
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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>32</u>	15	BZZA-16-00163 Special Use	Jesse Sawyer, Property Owner Request to occupy the premises as a motor vehicle sales and repair facility	2919 W Fond Du Lac Av
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<u>33</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
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<u>34</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
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<u>4:00 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>35</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>36</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>37</u>	6	BZZA-16-00141 Special Use	Murphy Jamerson, Lessee Request to occupy the premises as a day care center for 65 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	3866 N Teutonia Av
<u>38</u>	6	BZZA-16-00135 Special Use	Elizabeth Cook, Lessee Request to occupy a portion of the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m.	2537 N Martin L King Jr Dr

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>5:00 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>39</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>40</u>	8	BZZA-16-00133 Special Use	Chrepohu Yachrechohn, Property Owner Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	2339 W Greenfield Av
<u>41</u>	8	BZZA-15-0034077-H Special Use	Rafael Pena, Lessee Request to add outdoor motor vehicle storage and to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	3335 W National Av
<u>42</u>	9	BZZA-16-00142 Special Use	Karen Sumlin-Gray, Lessee Request to occupy the premises as an adult day care for 45 clients	9183 N 76Th St
<u>43</u>	12	BZZA-16-00162 Special Use	Gustavo Aguilar, Property Owner Request to occupy the premises as a motor vehicle repair facility	1334 W National Av
<u>44</u>	12	BZZA-16-00118 Use Variance	Raquel Perez, Lessee Request to occupy a portion of the premises as an assembly hall	2000 S 13Th St

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<u>6:00 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>45</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
<u>46</u>	12	BZZA-16-00179 Use Variance	Marianyela Salas Aguilar, Lessee Request to occupy the premises as a currency exchange facility	1133 W Lincoln Av
<u>47</u>	13	BZZA-16-00172 Dimensional Variance, Special Use	Van Horn Properties of Milwaukee, LLC, Prospective Buyer Request to construct a building and to occupy the premises as a motor vehicle sales facility that exceeds the maximum allowed setback (required 70 ft. / proposed 82ft.)	4000 S 13Th St
<u>48</u>	13	BZZA-16-00151 Special Use	Prabhu (Patrick) Kasthurirangaian, Property Owner Request to occupy the premises as a community living arrangement for 52 occupants	1716 W Layton Av
<u>49</u>	14	BZZA-16-00130 Special Use	Ashley Smith, Lessee Request to occupy the premises as a secondhand sales facility	2652 S Kinnickinnic Av