



Board of Zoning Appeals

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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 28, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 28, 2018, 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. 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 as soon as possible but no later than 72 hours before the scheduled event.

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>	12	BZZA-18-00178 Special Use <i>Dismissal</i>	214 Florida, LLC, Prospective Buyer Request to construct an accessory use parking lot	214 E Florida St
<u>2</u>	15	BZZA-17-00399 Special Use <i>Dismissal</i>	Shalonda Ezell, Lessee Request to occupy the premises as a community center and an emergency residential shelter	3805 W Center St



Board of Zoning Appeals, Hearing on Thursday, June 28, 2018

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

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

Items Scheduled for approval on the Administrative Consent Agenda.

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<u>3</u>	15	BZZA-17-00427 Special Use, Dimensional Variance <i>Dismissal</i>	Johnathan Maranor, Lessee Request to occupy a portion of the premises as a ground transportation service, light motor vehicle repair, and a light motor vehicle outdoor storage that does not meet the minimum required landscaping	2322 W North Av
<u>4</u>	15	BZZA-17-00425 Special Use, Dimensional Variance <i>Dismissal</i>	Steven Love, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility without the minimum required landscaping	2322 W North Av
<u>5</u>	6	BZZA-17-00169 Special Use <i>Dismissal</i>	Family of Brothers LLC, Property Owner Request to occupy a portion of the premises as a tavern	3001 N Richards St
<u>6</u>	9	BZZA-17-00426 Use Variance <i>Dismissal</i>	Michael Terrell, Lessee Request to occupy the premises as a motor vehicle repair facility and body shop	4927 W Good Hope Rd

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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>7</u>	10	BZZA-18-00209 Special Use	Lisbon Express, Inc. dba Wisco 71, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a new operator)	7110 W Lisbon Av
<u>8</u>	12	BZZA-18-00167 Use Variance	J & J Auto Repair & Sales, Property Owner Request to continue occupying the premises as a light motor vehicle sales and repair facility	1122 W Becher St
<u>9</u>	12	BZZA-18-00201 Special Use	3Amigos Airsoft Inc. DBA The Airsoft Arena, Lessee Request to continue occupying a portion of the premises as an indoor recreation facility	1020 W Historic Mitchell St
<u>10</u>	12	BZZA-18-00208 Use Variance	Letisia Gutierrez, Lessee Request to occupy a portion of the premises as a second-hand store (used appliances)	1438 W Hayes Av
<u>11</u>	12	BZZA-18-00223 Special Use, Use Variance	Two Birds, LLC, Lessee Request to occupy a portion of the premises as an assembly hall and continue occupying a portion of the premises as a tavern with an outdoor patio	906 S Barclay 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>12</u>	12	BZZA-18-00195 Special Use	Milwaukee Airwaves, Inc., Lessee Request to occupy a portion of the premises as a general office	906 S Barclay St
<u>13</u>	12	BZZA-18-00176 Dimensional Variance	McDonald's Corporation, Property Owner Request to renovate the Board-approved fast-food/carry-out restaurant and drive-through facility without the minimum required glazing on the primary street frontage	1575 W Washington St
<u>14</u>	12	BZZA-18-00222 Dimensional Variance	New Land Enterprises, LLC, Other Request to construct a multi-family dwelling that exceeds the maximum allowed number of dwelling units, exceeds the maximum allowed height, does not meet the minimum required glazing, and does not meet the minimum required setback for an overhead garage door	1001 S 2Nd St
<u>15</u>	13	BZZA-18-00202 Special Use	Iglesia Pentecostal Un Nuevo Comienzo Restaurados por la Uncion, Lessee Request to occupy a portion of the premises as a religious assembly hall	3302 S 27Th St
<u>16</u>	15	BZZA-18-00196 Special Use	Lutheran Church of the Reformation, Lessee Request to occupy a portion of the premises as a second-hand store	3806 W Lisbon 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>17</u>	15	BZZA-18-00203 Special Use	Safe Haven Child Development Center, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	1115 N 35Th St
<u>18</u>	1	BZZA-18-00204 Special Use, Dimensional Variance	Little Community Church of God In Christ, Property Owner Request to construct an addition to the existing Board-approved religious assembly hall that does not meet the minimum required glazing, landscaping, and number of motor vehicle parking spaces	2025 W Hampton Av
<u>19</u>	1	BZZA-18-00179 Use Variance	Heartlove Place, Inc., Lessee Request to occupy a portion of the premises as a catering service	6100 N 42Nd St
<u>20</u>	1	BZZA-18-00184 Use Variance	City of Praise, Property Owner Request to continue occupying the premises as a religious assembly hall	5112 N 37Th St
<u>21</u>	2	BZZA-18-00193 Special Use	Cream City Boxing, Inc., Lessee Request to occupy a portion of the premises as a personal instruction school (boxing)	7826 W Florist 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>22</u>	4	BZZA-18-00138 Dimensional Variance	SP Plus Corporation, Lessee Request to allow an installation of 5 freestanding signs that exceed the maximum allowed displayed area	822 N Old World Third St
<u>23</u>	8	BZZA-18-00127 Special Use	1922 West St Paul, LLC, Property Owner Request to occupy the premises as a principal use parking lot	1922 W St Paul Av
<u>24</u>	4	BZZA-18-00174 Special Use	A & A Transmissions, Inc., Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	3434 W St Paul Av
<u>25</u>	4	BZZA-18-00189 Special Use	Global Outreach Ministries and Training Center, Property Owner Request to continue occupying the premises as a religious assembly hall	2605 W Vliet St
<u>26</u>	4	BZZA-18-00161 Dimensional Variance	Milwaukee School of Engineering, Property Owner Request to construct a college building (permitted) and an accessory parking structure (permitted) that does not meet the minimum required front setback	1025 N Milwaukee St

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

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<u>27</u>	5	BZZA-18-00183 Special Use	Freedom Learning Daycare, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 48 children per first shift and 20 children per second shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	4701 N 76Th St 100, 200
<u>28</u>	5	BZZA-18-00190 Special Use	Small Steps Big Dreams LLC dba Small Steps Big Dreams 2, Lessee Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. to 6:00 p.m. to Monday - Saturday 6:00 a.m. to 11:00 p.m., and continue occupying the premises as a day care center for 37 children per shift infant to 13 years of age	10230 W Fond Du Lac Av
<u>29</u>	5	BZZA-18-00191 Special Use	Chimney Doctors, LLC, Property Owner Request to continue occupying the premises as a contractor's shop	5349 N Lovers Lane Rd
<u>30</u>	6	BZZA-18-00164 Special Use	New Horizon Day Care Center, LLC, Lessee Request to increase the number of children per shift from 74 to 90, increase the days and hours of operation from Monday - Friday 6:00 a.m. - 7:00 p.m. to Monday - Friday 6:00 a.m. - 11:30 p.m. and Saturday 8:00 a.m. - 4:30 p.m., and continue occupying a portion of the premises as a day care center for children infant to 12 years of age	4200 N Holton St 105

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

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<u>31</u>	6	BZZA-18-00168 Special Use	Heavenly Place Car Wash & Tire Center, Lessee Request to continue occupying the premises as a motor vehicle repair facility and hand car wash	3210 N Martin L King Jr Dr
<u>32</u>	7	BZZA-18-00158 Special Use	Best Hand Car Wash, LLC, Lessee Request to continue occupying the premises as a hand car wash	2053 W Hopkins St
<u>33</u>	8	BZZA-18-00175 Use Variance	The Akademik Child Care Center, LLC, Property Owner Request to occupy a portion of the premises as a day care center for 38 children per shift infant to 5 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	2105 W Mitchell St
<u>34</u>	8	BZZA-18-00090 Special Use	Enid Garcia, Lessee Request to occupy a portion of the premises as a day care center for 60 children per shift 3 to 5 years of age, operating Monday - Friday 8:00 a.m. to 4:30 p.m.	3027 W Greenfield Av

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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>35</u>	10	BZZA-18-00162 Dimensional Variance	Zarate #3, LLC, 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
<u>36</u>	10	BZZA-18-00226 Special Use	Advance Motor Sales, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	5616 W Lisbon Av
<u>37</u>	10	BZZA-18-00219 Special Use, Dimensional Variance	Fore Developers, LLC, Prospective Buyer Request to construct a fast-food/carry-out restaurant that does not meet the front entrance orientation requirement, a drive-through facility that does not have a queue lane of 200 feet, and is located within 150 feet of a residential use	8235 W Blue Mound Rd
<u>38</u>	10	BZZA-18-00170 Special Use, Dimensional Variance	Steven Salaja, Property Owner Request to construct a principal use parking lot that does not meet the minimum required landscaping	5826 W St Paul Av
<u>39</u>	11	BZZA-18-00210 Dimensional Variance	John Carpenter, Property Owner Request to construct a side yard fence that exceeds the maximum allowed height	3825 S 84Th St

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4:15 p.m. Public Hearings (continued)

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<u>40</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
<u>41</u>	13	BZZA-18-00119 Dimensional Variance	NextHome My Way, Lessee Request to allow an addition/modification to the existing freestanding signage	5151 S Howell Av
<u>42</u>	13	BZZA-18-00206 Special Use	CarFix Automotive, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	4350 S 13Th St
<u>43</u>	13	BZZA-18-00185 Dimensional Variance	Ascention Health, Property Owner Request to construct a freestanding sign that exceeds the maximum allowed height and display area, a freestanding sign that exceeds the maximum allowed display area, and a wall sign that exceeds the maximum allowed display area	2025 W Oklahoma Av

5:15 p.m. Public Hearings.

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<u>44</u>	14	BZZA-18-00207 Special Use	Burnhearts, LLC, Property Owner Request to expand the existing tavern (permitted) to include an outdoor patio area (beer garden)	2599 S Logan 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>
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5:15 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>45</u>	14	BZZA-18-00200 Special Use	MCEC Development, LLC, Other Request to occupy the premises as a facility for raising livestock (horses for the Milwaukee Police Department Mounted Patrol Unit)	143 E Lincoln Av
<u>46</u>	1	BZZA-18-00218 Dimensional Variance, Special Use	V & J Foods, Inc., Prospective Buyer Request to construct a sit-down restaurant (permitted) that does not meet the minimum required primary street frontage with a drive-through facility	3326 W Capitol Dr
<u>47</u>	1	BZZA-18-00095 Special Use	Devoted Hearts, LLC, Property Owner Request to occupy the premises as a small group shelter care facility for 6 occupants	4238 N 19Th Pl
<u>48</u>	1	BZZA-18-00115 Special Use	1-9 Youth & Family Services, Property Owner Request to occupy the premises as a small group shelter care facility for 8 occupants	4039 N 19Th Pl
<u>49</u>	1	BZZA-18-00108 Special Use, Dimensional Variance	House of Carz, LLC, Property Owner Request to occupy the premises as a light motor vehicle sales and repair facility that does not meet the minimum required landscaping	4417 N 27Th St

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5:15 p.m. Public Hearings (continued)

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<u>50</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 4 weeks to 13 years of age, operating Sunday - Saturday	4273 N Teutonia Av
<u>51</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 allowed display area	5434 W Capitol Dr

6:15 p.m. Public Hearings.

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<u>52</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>53</u>	4	BZZA-18-00163 Special Use	We Energies, Prospective Buyer Request to occupy the premises as an indoor substation/distribution equipment facility	323 N Jefferson St
<u>54</u>	4	BZZA-18-00240 Special Use	We Energies, Prospective Buyer Request to occupy the premises as an indoor substation/distribution equipment facility	431 E St Paul Av
<u>55</u>	4	BZZA-18-00186 Special Use	4 th Dimension Recovery Center, LLC, Lessee Request to occupy the premises as a social service facility	1216 N Prospect Av

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6:15 p.m. Public Hearings (continued)

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<u>56</u>	5	BZZA-18-00139 Dimensional Variance	Eh Naw Soe, Property Owner Request to allow a fence that exceeds the maximum allowed height along the side street	3366 N 77Th St
<u>57</u>	5	BZZA-18-00224 Dimensional Variance, Special Use	Brodersen Acquisitions, LLC, Prospective Buyer Request to allow a freestanding pylon sign that exceeds the maximum allowed height and continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator)	11231 W Silver Spring Dr
<u>58</u>	6	BZZA-18-00166 Special Use	Kidz Konnection Learning & Development Center, LLC, Lessee Request to occupy the premises as a 24 hrs. family day care home for 8 children per shift infant to 12 years of age, operating Sunday - Saturday	2126 W Keefe Av
<u>59</u>	6	BZZA-18-00172 Special Use	Ansa Treatment Center Inc., Lessee Request to occupy the premises as a medical service facility	4111 N Port Washington Av A
<u>60</u>	7	BZZA-18-00169 Special Use	Hope Conventional Center, Lessee Request to occupy the premises as an assembly hall	5444 W Fond Du Lac Av

Board of Zoning Appeals, Hearing on Thursday, June 28, 2018

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

6:15 p.m. Public Hearings (continued)

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<u>61</u>	9	BZZA-18-00211 Special Use	Copart of Connecticut, Inc., Request to occupy the premises as heavy motor vehicle outdoor storage facility and outdoor salvage operation	12100 W Brown Deer Rd
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