



Board of Zoning Appeals

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AGENDA

June 29, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 29, 2017, commencing at 2:00 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.

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.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	13	BZZA-16-00458 Special Use <i>Dismissal</i>	Dev Raj Dhanda, Lessee Request to occupy the premises as a motor vehicle sales facility	4147 S 6Th St
<u>2</u>	14	BZZA-17-00136 Dimensional Variance <i>Dismissal</i>	Mike Wyne, Property Owner Request to convert an attic to habitable space and continue occupying as a single-family dwelling	3302 S Indiana Av
<u>3</u>	4	BZZA-17-00202 Special Use <i>Dismissal</i>	Josh Jeffers, Property Owner Request to occupy the premises as a multi-family dwelling that contains dwelling units on the street level	1037 W Mc Kinley Av



Board of Zoning Appeals, Hearing on Thursday, June 29, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4</u>	5	BZZA-16-00229 Use Variance <i>Dismissal</i>	Umenia White, Lessee Request to occupy the premises as a community center	8424 W Center St
<u>5</u>	7	BZZA-16-00446 Special Use <i>Dismissal</i>	Pakhar Singh, Property Owner Request to construct a building and occupy the premises as a motor vehicle filling station	3114 N Sherman Bl
<u>6</u>	7	BZZA-16-00400 Use Variance <i>Dismissal</i>	Young Minds Creative Academy, Lessee Request to occupy a portion of the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	4744 N 39Th St
<u>7</u>	12	BZZA-16-00487 Dimensional Variance <i>Dismissal</i>	Arts At Large, Inc., Other Request to construct an amphitheater in a park that does not meet the required rear set back (required 25 ft. / proposed 20.3 ft.) or south setback (required 25 ft. / proposed 20.1 ft.).	901 S 3Rd St
<u>8</u>	2	BZAP-17-00002 Other Rehearing Request	Teen Challenge, Property Owner Request for a rehearing of case number BZZA-17-00108	5333 N 91St St

Board of Zoning Appeals, Hearing on Thursday, June 29, 2017

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2:00 p.m. Consent Agenda.</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 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>9</u>	13	BZZA-17-00183 Special Use	Aziza Daher, Property Owner Request to continue occupying the premises as a day care center for 60 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:30 p.m (this is a new operator)	1209 W Layton Av
<u>10</u>	13	BZZA-17-00194 Special Use	Wisconsin CVS Pharmacy, LLC, Lessee Request to continue occupying the premises as a general retail establishment (pharmacy) with a drive-through	3860 S 27Th St
<u>11</u>	13	BZZA-17-00193 Special Use	Sixteenth Street Community Health Center, Prospective Buyer Request to occupy the premises as a health clinic	4570 S 27Th St
<u>12</u>	15	BZZA-17-00212 Special Use	LaQuanda Gray, Property Owner Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant through 12 years of age, operating Monday - Sunday	2434 W Hadley St
<u>13</u>	15	BZZA-17-00207 Special Use	Aftab Sultan, Lessee Request to continue occupying the premises as a motor vehicle filling station	2624 W Lisbon 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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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>14</u>	15	BZZA-17-00171 Special Use	Schnell Price, Lessee Request to increase the number of students from 32 for grade K4 to 80 for grades K4 through 2nd, and increase the hours of operation from 9:00 a.m. - 3:30 p.m. Monday - Friday to 7:00 a.m. - 5:30 p.m. Monday - Friday, and to continue occupying the premises as a day care center for 151 children per shift infant through 14 years of age, operating Monday - Sunday 7:00 a.m. - 6:00 p.m.	4801 W North Av
<u>15</u>	1	BZZA-17-00174 Use Variance	Lorena Owens, Lessee Request to continue occupying the premises as a day care center for 94 children per shift infant to 13 years of age, operating Monday - Saturday 5 a.m. to midnight	3820 W Florist Av
<u>16</u>	3	BZZA-17-00192 Dimensional Variance	Jason Kuwayama, Property Owner Request to construct a single family dwelling that does not meet minimum required setbacks, and garage door within the minimum required setback from the street lot line	1128 E Kane Pl
<u>17</u>	3	BZZA-17-00187 Dimensional Variance	Richard Barrett, Property Owner Request to construct an accessory use structure (garage) in the front yard	3252 N Lake Dr
<u>18</u>	6	BZZA-17-00200 Dimensional Variance	Robert Ater, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required setback (required 10 ft. / proposed 3 ft. 6 in.)	100 W Brown St

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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>
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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.
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<u>19</u>	7	BZZA-17-00197	Special Use	Tashika Coleman, Lessee Request to increase the ages of children from infant - 3 to infant - 5 years of age, and to continue occupying the premises as a day care center for 19 children per shift, operating Monday - Friday 6:00 a.m. - midnight	4723 W Hoyt Pl
<u>20</u>	7	BZZA-17-00185	Dimensional Variance, Special Use	JC Battle, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 21 / proposed 4)	3917 W Capitol Dr
<u>21</u>	8	BZZA-17-00189	Special Use	Tiny Green Trees Inc, Lessee Request to increase the amount of children from 16 to 23, the ages of children from infant - 6 years to 10 years of age, and the hours of operation from Monday - Friday 6:30 a.m. - 5:30 p.m. to 6:30 a.m. - 6:30 p.m. and continue occupying the premises as a daycare center	717 S 37Th St, A
<u>22</u>	8	BZZA-17-00175	Special Use	Theresa Perez Sosa, Lessee Request to occupy a portion of the premises as a second-hand sales facility	1753 S Muskego Av
<u>23</u>	8	BZZA-17-00206	Special Use	EZ Wireless Solution LLC, Lessee Request to occupy a portion of the premises as a general retail establishment	2108 S 25Th St

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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>24</u>	9	BZZA-17-00209 Use Variance	Dan Mikolajczak, Property Owner Request to continue occupying the premises as a ground transportation service	9459 N Swan Rd
<u>25</u>	10	BZZA-17-00203 Dimensional Variance	Hayat Pharmacy, Lessee Request to erect a sign that exceeds the maximum allowed area	5312 W Burleigh St
<u>26</u>	10	BZZA-17-00208 Special Use	Aftab Sultan, Lessee Request to continue occupying the premises as a motor vehicle filling station	5758 W Appleton Av
<u>27</u>	11	BZZA-17-00211 Special Use	Gurinder Nagra, Lessee Request to continue occupying the premises as a motor vehicle filling station	6001 W Cleveland Av
<u>28</u>	11	BZZA-17-00204 Special Use	Saif Mian, Lessee Request to occupy a portion of the premises as a fast-food/carry-out restaurant	3100 S 60Th St
<u>29</u>	12	BZZA-17-00199 Special Use	Johanna Ortiz, Property Owner Request to construct an addition and to occupy the premises as a general retail establishment (bakery & coffee shop)	1239 S 11Th St

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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>30</u>	12	BZZA-17-00165 Dimensional Variance, Special Use	LCM Funds 20 LLC, Property Owner Request to construct an addition that exceeds the maximum permitted height (permitted 75 ft / proposed 110 ft) with an accessory use parking lot that is located between the street façade and street lot line	720 W Virginia St
<u>31</u>	12	BZZA-17-00195 Dimensional Variance	Emmons Business Interior, Lessee Request to erect a sign that exceeds the maximum allowed per 25-foot wall segment	140 S 1St St
<u>32</u>	12	BZZA-17-00205 Dimensional Variance	Tru Inc, Property Owner Request to occupy the premises as a multi-family dwelling that does not meet the minimum required lot area per dwelling unit	425 W National Av

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>33</u>	13	BZZA-16-00513 Special Use	Haitham Naji, Property Owner Request to add motor vehicle sales to the permitted motor vehicle repair facility	1218 W Layton Av
<u>34</u>	14	BZZA-17-00177 Special Use, Dimensional Variance, Use Variance	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum permitted height, without the minimum required landscaping, and to erect a fence with barbed-wire	360 E Howard 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>
<u>2:15 p.m. Public Hearings (continued)</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <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>	14	BZZA-17-00124 Special Use, Use Variance	Gutierrez Auto Repair and Towing Services LLC, Lessee Request to add a ground transportation service and continue occupying the premises as a light motor vehicle repair facility	2948 S 9Th St
<u>36</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-though facility	617 W Oklahoma Av
<u>37</u>	15	BZZA-17-00179 Special Use, Dimensional Variance, Use Variance	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum permitted height, without the minimum required landscaping, and to erect a fence with barbed-wire	4321 W North Av
<u>38</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>39</u>	1	BZZA-17-00163 Special Use	Greta Held, Lessee Request to occupy a portion of the premises as a second-hand store	6201 N Teutonia Av

Board of Zoning Appeals, Hearing on Thursday, June 29, 2017

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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>40</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
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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>41</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>42</u>	1	BZZA-17-00198 Special Use	Kingdom Builders Ministries Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall	6825 N Teutonia Av
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<u>43</u>	2	BZZA-17-00244 Dimensional Variance	Teen Challenge, Property Owner Request to erect a sign that exceeds the maximum allowed height and maximum allowed area	5333 N 91St St
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<u>44</u>	2	BZZA-17-00168 Special Use	Zignego Company Inc., Lessee Request to occupy a portion of the premises as a temporary concrete/batch plant	8617 W Kaul Av
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<u>45</u>	2	BZZA-17-00148 Use Variance	Safa Alsiksik, Lessee Request to occupy a portion of the premises as a cash-for-gold business	4843 N 76Th St
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<u>46</u>	3	BZZA-17-00083 Use Variance	Levi Stein, Lessee Request to occupy a portion of the premises as a catering service	3109 N Lake Dr
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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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3:15 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>47</u>	4	BZZA-17-00196 Dimensional Variance	Associated Bank, Lessee Request to erect a Type B wall sign that exceeds the maximum allowed area	250 E Wisconsin Av
<u>48</u>	4	BZZA-17-00145 Dimensional Variance, Special Use	TGC Investments LLC, Prospective Buyer Request to construct two two-family dwellings that do not meet the minimum required facade width and the required lot area per roomer and to occupy each dwelling as a rooming house for 10 occupants	955 N 15Th St

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>49</u>	4	BZZA-17-00214 Special Use	Wisconsin Community Services Inc., Lessee Request to occupy a portion of the premises as a social service facility	1004 N 10Th St
<u>50</u>	4	BZZA-17-00240 Special Use	Columbia St. Mary's Hospital Milwaukee Inc., Lessee Request to occupy a portion of the premises as a health clinic	1004 N 10Th St
<u>51</u>	4	BZZA-17-00213 Special Use	The Province of St. Joseph of the Capuchin Order, Inc., Lessee Request to occupy a portion of the premises as a social service facility and community center	1004 N 10Th St
<u>52</u>	5	BZZA-17-00162 Special Use	Jeffrey Sterr, Lessee Request to occupy a portion of the premises as an indoor wholesale and distribution facility	8415 W Burleigh St

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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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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>53</u>	5	BZZA-17-00215 Special Use	WGLB Scholarship in Memory of Joel J Kinlow, Property Owner Request to occupy the premises as an assembly hall and religious assembly hall	7841 W Appleton Av
<u>54</u>	5	BZZA-17-00155 Special Use	Acelero Learning, Lessee Request to occupy a portion of the premises as a day care center for 178 children per shift ages infant - 5 years of age, operating Monday - Friday 7:00 a.m. – 6:00 p.m.	7833 W Capitol Dr
<u>55</u>	5	BZZA-17-00172 Special Use	Isaac McCovery, Lessee Request to increase the amount of vehicles for sale from 4 to 26 and continue occupying the premises as a light motor vehicle sales facility, repair facility and car wash	4735 N 76Th St
<u>56</u>	6	BZZA-17-00169 Special Use	Family of Brothers LLC, Property Owner Request to occupy a portion of the premises as a tavern	3001 N Richards St
<u>57</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

5:15 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>58</u>	7	BZZA-17-00178 Special Use, Dimensional Variance, Use Variance	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum allowed height, without the minimum required landscaping, and to erect a fence with barbed-wire	2351 W Hopkins St
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Board of Zoning Appeals, Hearing on Thursday, June 29, 2017

<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.
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<u>59</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
<u>60</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>61</u>	9	BZZA-17-00143 Use Variance	Anne Bastian, Lessee Request to occupy the premises as a daycare center for 40 children ages infant - 5 years of age, operating 6:00 a.m. – 6:00 p.m. Monday - Friday	6910 W Brown Deer Rd
<u>62</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>63</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
<u>64</u>	11	BZZA-17-00176 Special Use, Dimensional Variance, Use Variance	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum allowed height, without the minimum required landscaping, and erect a fence with barbed-wire	5114 W Howard Av

Board of Zoning Appeals, Hearing on Thursday, June 29, 2017

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

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>65</u>	11	BZZA-17-00180	U.S. Cellular Operating Company LLC, Lessee	3171 S 76Th St
		Special Use, Dimensional Variance, Use Variance	Request to construct a transmission tower that exceeds the maximum permitted height, without the minimum required landscaping, and to erect a fence with barbed-wire	