



Board of Zoning Appeals

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Henry Szymanski

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Jewel Currie
Jennifer Current
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Secretary
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AGENDA

July 26, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 26, 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>	11	BZZA-18-00171 Special Use <i>Dismissal</i>	Mimoza Lalaj, Property Owner Request to occupy the premises as an adult family home for 4 occupants	6228 W Idaho St



Board of Zoning Appeals, Hearing on Thursday, July 26, 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.

No oral testimony will be taken on these items.

<u>2</u>	3	BZZA-18-00249 Dimensional Variance <i>Dismissal</i>	Cambridge North, LLC, Property Owner Request to construct a multi-family dwelling that does not meet the minimum front façade width, has a balcony that exceeds the maximum allowed intrusion into the required front setback, has an entrance door that is not oriented to the street, and does not meet the minimum landscaping requirements for the accessory use parking lot, interior of the parking lot, and the trash enclosure	2075 N Cambridge Av
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<u>3</u>	4	BZCM-18-00001 Extension of Time	Mei Hua Market, Property Owner Request for an extension of time to comply with the conditions of case #BZZA-16-00268	2404 W Clybourn St
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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>4</u>	12	BZZA-18-00214 Special Use	Lucy's Appliances, LLC, Lessee Request to occupy a portion of the premises as a second-hand store (used appliances)	1020 W Historic Mitchell St
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<u>5</u>	12	BZZA-18-00262 Dimensional Variance	United Community Center, Inc., Property Owner Request to erect three wall signs that exceed the maximum number allowed	1038 S 6Th St
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Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 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>6</u>	14	BZZA-18-00239 Special Use	Unos Auto Sales & Service, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales facility	832 W Oklahoma Av
<u>7</u>	2	BZZA-18-00194 Special Use	Spirit Led Outreach Deliverance Center, Lessee Request to occupy a portion of the premises as a religious assembly hall (this is a new operator)	5401 N 76Th St 107
<u>8</u>	2	BZZA-18-00225 Use Variance	Hentzen Coatings, Lessee Request to continue occupying the premises as a hazardous materials storage facility (warehousing for industrial coatings)	7011 W Mill Rd
<u>9</u>	2	BZZA-18-00259 Use Variance	Shalom Ministries, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall	8845 W Lynx Av
<u>10</u>	3	BZZA-18-00231 Special Use	Meta House, Inc., Property Owner Request to continue occupying the premises as a community living arrangement that offers AODA services for 30 occupants	2626 N Bremen St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<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 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>11</u>	3	BZZA-18-00230 Special Use	Meta House, Inc., Property Owner Request to continue occupying the premises as a community living arrangement that offers AODA services for 23 occupants	2618 N Bremen St
<u>12</u>	4	BZZA-18-00227 Special Use	Ambassador Enterprise LLC, Property Owner Request to continue occupying the 2nd and 3rd floors of the premises as a commercial hotel	2301 W Wisconsin Av
<u>13</u>	4	BZZA-18-00247 Dimensional Variance	200 Broadway, LLC., Property Owner Request to construct a multi-family dwelling that does not meet the minimum required glazing with overhead doors that do not meet the minimum required setback	620 E Summerfest Pl aka 114 N. Jefferson St
<u>14</u>	6	BZZA-18-00216 Use Variance	Yackety Yack LLC, Lessee Request to occupy the premises as a rooming house (previously existing non-conforming)	3805 N Richards St
<u>15</u>	6	BZZA-18-00234 Dimensional Variance	Yves LaPierre & Steven Dube, Property Owner Request to construct a detached garage that exceeds the maximum allowed sidewall height with a parapet wall	2019 N Booth St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

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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.
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>16</u>	6	BZZA-18-00192 Dimensional Variance	419 Vliet, LLC, Property Owner Request to remodel the existing building that does not meet the minimum required glazing	419 W Vliet St
<u>17</u>	7	BZZA-18-00254 Special Use	Most Precious Journee Day Care, LLC., Lessee Request to continue occupying the premises as a 24 hour day care center for 49 children per shift infant to 13 years of age, operating Monday - Sunday	4248 W Fond Du Lac Av
<u>18</u>	8	BZZA-18-00232 Special Use	Iglesia De Restauracion Jehova Shamma Dios Esta Ahi, LLC, Lessee Request to occupy a portion of the premises as a religious assembly hall	2800 W Forest Home Av
<u>19</u>	9	BZZA-18-00229 Dimensional Variance	Shree Saras, LLC, Property Owner Request to erect a sign (menu board) that exceeds the maximum allowed display area and the maximum allowed height	7272 N 76Th St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. Administrative Review.</u>				
<u>Items Scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on these items.</u>				
<u>20</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>21</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
<u>22</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

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>23</u>	11	BZZA-18-00273 Dimensional Variance, Special Use	Cave Enterprises Operations, LLC, Prospective Buyer Request to construct a fast-food/carry-out restaurant that does not meet the build-out requirement, exceeds the maximum number of parking spaces allowed, and exceeds the maximum amount of signage	2733 W Euclid Av
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Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:30 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>24</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>25</u>	12	BZZA-18-00270 Dimensional Variance	O'Reilly Automotive Stores, Inc., Lessee Request to allow a combination (type A & B) wall sign that exceeds the maximum allowed display area	1591 W Forest Home Av
<u>26</u>	12	BZZA-18-00261 Special Use	Brian Jost, Property Owner Request to occupy the premises as an assembly hall	118 S 2Nd St
<u>27</u>	12	BZZA-18-00167 Use Variance	J & J Auto Repair & Sales, Property Owner Request to increase the number of vehicles for sale from 4 to 12 and continue occupying the premises as a light motor vehicle sales and repair facility	1122 W Becher St
<u>28</u>	12	BZZA-18-00222 Dimensional Variance	New Land Enterprises, 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, minimum required bicycle parking, and does not meet the minimum required setback for an overhead garage door	1001 S 2Nd St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

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4:30 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>29</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>30</u>	13	BZZA-18-00244 Dimensional Variance	Red Outdoor Media, Lessee Request to allow an off-premise sign that exceeds the maximum allowed display area and does not meet the minimum required setback from the freeway	4431R S 6Th St

5:30 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>31</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>32</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>33</u>	1	BZZA-18-00066 Special Use	BJ's Auto Care, Lessee Request to occupy the premises as a light motor vehicle repair and sales facility	2610 W Hampton Av
<u>34</u>	2	BZZA-18-00151 Special Use	Boyz LIFE, Inc., Lessee Request to occupy the premises as a group home for 5 occupants	8057 W Custer Av

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

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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.
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<u>35</u>	2	BZZA-18-00241 Special Use	DCS Durable Contract Services, Property Owner Request to add a light motor vehicle sales facility to the Board-approved building maintenance service and ground transportation service	8400 W Silver Spring Dr
<u>36</u>	3	BZZA-18-00136 Use Variance	Midwest Commercial Funding, LLC, Property Owner Request to occupy a portion of the premises as a self-storage facility	1442 N Farwell Av
<u>37</u>	3	BZZA-18-00245 Special Use	Our Space, Inc., Lessee Request to occupy the premises as a transitional living facility for 5 occupants	1624 N Van Buren St
<u>38</u>	4	BZZA-18-00197 Dimensional Variance	Tripoli Shrine Center, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area and maximum allowed height	3000 W Wisconsin Av
<u>39</u>	4	BZZA-18-00242 Special Use	Bethesda Church of God in Christ, Inc., Property Owner Request to occupy the premises as a rooming house	2742 W Highland Bl
<u>40</u>	4	BZZA-18-00246 Use Variance	Imperial Parking (U.S.) LLC, Lessee Request to occupy the premises as a principal use parking lot	1046 N 9Th St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:30 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>41</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>42</u>	5	BZZA-18-00248 Special Use	Brew City Pizza, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant	5430 N Lovers Lane Rd
<u>43</u>	5	BZZA-18-00243 Special Use	Home at Heart, LLC, Property Owner Request to occupy the premises as a day care center for 69 children per shift infant to 12 years of age, operating Monday - Sunday 7:00 a.m. to 6:00 p.m.	7718 W Burleigh St
<u>44</u>	5	BZZA-18-00213 Special Use	Community Medical Services, Lessee Request to occupy the premises as a medical service facility	7903 W Capitol Dr
<u>45</u>	6	BZZA-18-00166 Special Use	Kidz Konnection Learning & Development Center LLC, Lessee Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 12 years of age, operating Sunday - Saturday	2126 W Keefe Av
<u>46</u>	6	BZZA-18-00215 Special Use	Youth Rising Up Leadership Development Program, Inc., Lessee Request to occupy the premises as a group home for 8 occupants	2901 N 11Th St

Board of Zoning Appeals, Hearing on Thursday, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>47</u>	6	BZZA-18-00007 Special Use	Migdalia Cucuta, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and body shop	3345 N Booth St
<u>48</u>	6	BZZA-18-00181 Special Use	My Life My Journey Home, Inc., Property Owner Request to occupy the premises as a small shelter care facility for 8 occupants	3756 N 22Nd St
<u>49</u>	6	BZZA-18-00264 Special Use, Use Variance	Wisconsin Lutheran Child and Family Service, Inc., Lessee Request to occupy a portion of the premises as a social service facility and health clinic	243 E Center St
<u>50</u>	6	BZZA-18-00263 Special Use	St. Marcus Evangelical Lutheran Church, Inc., Property Owner Request to construct a principal use parking lot	307 E Center St

7:30 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>51</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>52</u>	6	BZZA-18-00212 Use Variance	Great Development, LLC, Property Owner Request to occupy the premises as an assembly hall	3740 N Fratney St
<u>53</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, July 26, 2018

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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7:30 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>	8	BZZA-18-00199 Special Use	Revelation Auto Sales, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility and body shop	2628 S 32Nd St
<u>55</u>	9	BZZA-18-00211 Special Use	Copart of Connecticut, Inc., Prospective Buyer Request to occupy the premises as heavy motor vehicle outdoor storage facility and outdoor salvage operation	12100 W Brown Deer Rd
<u>56</u>	9	BZZA-18-00233 Dimensional Variance	New Testament Church of Milwaukee, Property Owner Request to erect two freestanding signs that exceed the maximum allowed display area	10201 W Bradley Rd
<u>57</u>	9	BZZA-18-00116 Special Use	Spring Financial, LLC dba Pantry 41 #86, Lessee Request to occupy a portion of the premises as a motor vehicle filling station	8665 W Brown Deer Rd