



Board of Zoning Appeals

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Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

July 27, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 27, 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.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	1	BZZA-16-00492 Special Use <i>Dismissal</i>	David Howard, Property Owner Request to occupy the premises as an assembly hall	5235 N Hopkins St
<u>2</u>	1	BZZA-16-00338 Special Use <i>Dismissal</i>	Grace Christian Learning Academy, Lessee Request to occupy a portion of the premises as an elementary school for 75 students grades K3 - 6, operating Monday - Friday 8:00 a.m. - 2:30 p.m	5000 W Villard Av
<u>3</u>	6	BZZA-16-00144 Special Use <i>Dismissal</i>	Caren Thomas, Lessee Request to occupy the premises as a community living arrangement for 8 occupants	322 W Center St



Board of Zoning Appeals, Hearing on Thursday, July 27, 2017

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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>	14	BZZA-17-00222 Use Variance	Julie Zettel, Property Owner	2771 S Taylor Av
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Request to continue occupying a portion of the premises as a personal service facility

<u>5</u>	15	BZZA-17-00216 Special Use	SOS Center Inc, Property Owner	4620 W North Av
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Request to continue occupying the premises as a social service facility

<u>6</u>	15	BZZA-17-00171	Schnell Price, Lessee	4801 W North Av
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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.

<u>7</u>	15	BZZA-17-00220 Special Use	Francisco Sanchez, Property Owner	1829 W Center St
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Request to occupy the premises as a motor vehicle repair facility

<u>8</u>	15	BZZA-17-00233 Special Use	University of Islam, Lessee	3511 W Lisbon Av
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Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours, and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator)

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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>9</u>	1	BZZA-17-00237	Special Use	Cousins Submarines, Inc, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	4134 W Villard Av
<u>10</u>	2	BZZA-17-00231	Special Use	LaCricia Hernes, Lessee Request to continue occupying the premises as a day care center for 25 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	6342 W Fond Du Lac Av
<u>11</u>	2	BZZA-17-00259	Special Use	Ka Moua, Lessee Request to add a light motor vehicle repair and outdoor storage facility and to continue occupying the premises as a ground transportation service	7401 W Fond Du Lac Av
<u>12</u>	2	BZZA-17-00255	Special Use	Amber Lowe, Lessee Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator)	6523 W Fond Du Lac Av
<u>13</u>	2	BZZA-17-00246	Special Use	Robert Pyles, Other Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	5265 W Fond Du Lac 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.
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>	3	BZZA-17-00217 Dimensional Variance	Spencer Kronz, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed height and does not include a monument base	1726 E North Av
<u>15</u>	4	BZZA-17-00243 Special Use	Milwaukee County Historical Society, Lessee Request to occupy a portion of the premises as a cultural institution	275 W Wisconsin Av
<u>16</u>	4	BZZA-17-00221 Special Use	Milwaukee School of Engineering, Property Owner Request to continue occupying the premises as a college	820 N Milwaukee St
<u>17</u>	5	BZZA-17-00238 Special Use	Richard Chao Vang, Lessee Request to occupy a portion of the premises as a community center	11010 W Hampton Av
<u>18</u>	6	BZZA-17-00232 Special Use	California Pacific Wisconsin Properties, LLC, Prospective Buyer Request to continue occupying the premises as a permitted general retail establishment with a drive-through facility (this is a new operator)	2826 N Martin L King Jr Dr
<u>19</u>	6	BZZA-17-00284 Special Use	Shecar Substance Abuse/Mental Health Outpatient Services, LLC, Lessee Request to continue occupying a portion of the premises as a social service facility	2821 N 4Th 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 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>20</u>	6	BZZA-17-00289 Special Use	Project R.E.T.U.R.N., Inc., Lessee Request to occupy a portion of the premises as a social service facility	2821 N 4Th St
<u>21</u>	6	BZZA-17-00288 Special Use	Milwaukee Community Business Collaborative, Inc., Lessee Request to occupy a portion of the premises as a social service facility	2821 N 4Th St
<u>22</u>	6	BZZA-17-00285 Special Use	Fokus Family Services, LLC, Lessee Request to continue occupying a portion of the premises as a social service facility	2821 N 4Th St
<u>23</u>	6	BZZA-17-00286 Special Use	Alma Center, Inc., Lessee Request to occupy a portion of the premises as a social service facility	2821 N 4Th St
<u>24</u>	6	BZZA-17-00283 Special Use	Power of Change, Lessee Request to continue occupying a portion of the premises as a social service facility	2821 N 4Th St
<u>25</u>	6	BZZA-17-00287 Special Use	M&S Clinical Services, Inc., Lessee Request to continue occupying a portion of the premises as a social service facility	2821 N 4Th St
<u>26</u>	6	BZZA-17-00262 Dimensional Variance	Malaika Early Learning Center, Property Owner Request to allow a vinyl fence with a coated wire chain link gate	3202 N 2Nd St, A

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<u>27</u>	6	BZZA-17-00253 Special Use	Goodwill Industries of Southeastern Wisconsin, Inc., Lessee Request to continue occupying the premises as a social service facility	3903 N Richards St
<u>28</u>	6	BZZA-17-00261 Special Use	HeartLove Place Inc., Lessee Request to occupy a portion of the premises as a social service facility	1927 N 4Th St
<u>29</u>	6	BZZA-17-00234 Special Use Variance	RedLine Milwaukee, Inc., Lessee Request to continue occupying the premises as a personal instruction school and cultural institution	1422 N 4Th St
<u>30</u>	7	BZZA-17-00256 Special Use	Shantrel Palmer, Lessee Request to increase the hours of operation from Monday - Saturday 6:00 a.m. - midnight to 24 hours Monday - Sunday, and to continue occupying the premises as a day care center for 100 children per shift infant through 12 years of age	3812 W Burleigh St
<u>31</u>	7	BZZA-17-00226 Special Use	S.M.I.L.E. Inc., Lessee Request to expand the previously approved social service facility	4222 W Capitol Dr
<u>32</u>	7	BZZA-17-00225 Special Use	Luis Mercado, Lessee Request to continue occupying the premises as a motor vehicle repair facility	3813 N 35Th St

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<u>33</u>	7	BZZA-17-00224 Special Use	Luis Mercado, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop	3801 N 35Th St
<u>34</u>	8	BZZA-17-00190 Special Use	Edwin Valentin, Lessee Request to occupy a portion of the premises as a car wash	2912 W Burnham St
<u>35</u>	8	BZZA-17-00227 Use Variance	Graciela Hernandez, Request to continue occupying the premises as a general retail establishment (this is a new operator)	3911 W Greenfield Av
<u>36</u>	10	BZZA-17-00241 Special Use	Resurrection Consulting Services, Inc., Lessee Request to occupy a portion of the premises as a social service facility	6032 W Lisbon Av
<u>37</u>	10	BZZA-17-00235 Dimensional Variance	Mt. Calvary Evangelical Lutheran Church, Property Owner Request to continue to allow a building that does not meet the minimum required rear or side setbacks, and exceeds the maximum allowed lot coverage	2846 N 53Rd St
<u>38</u>	11	BZZA-17-00257 Use Variance	Verizon Wireless Personal Communications, LP, Lessee Request to erect a new transmission tower (replacing the existing tower) that exceeds the maximum allowed height	5600 W Oklahoma 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.

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<u>39</u>	12	BZZA-17-00230 Special Use	Scrub First Street LLC, Property Owner Request to construct an addition to the existing car wash	1635 S 1St St
<u>40</u>	12	BZZA-17-00263 Dimensional Variance	Milwaukee Fire Department, Property Owner Request to construct a building that does not meet the minimum required building height (required 30 ft. / proposed 25 ft.)	100 W Virginia St
<u>41</u>	12	BZZA-17-00236 Dimensional Variance	Miguel Perez, Property Owner Request to continue to allow parking of a vehicle in excess of 22 feet in length on the premises	1235 S 6Th St
<u>42</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

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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>4:15 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>43</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

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>44</u>	14	BZZA-17-00274 Dimensional Variance, Special Use	Ryan Konicek, Prospective Buyer Request to construct four single-family dwellings that exceed the maximum number of principal structures and number of dwelling units allowed, one of which does not meet the minimum required front setback, three of which exceed the maximum allowed front setback, one of which does not meet the minimum required side street setback, and one of which exceeds the maximum allowed side street setback	2123 S Lenox St
<u>45</u>	15	BZZA-17-00179 Dimensional Variance, Special Use	U.S. Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum permitted height and without the minimum required landscaping	4321 W North Av

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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.
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<u>46</u>	1	BZZA-17-00247 Special Use	Clarissa Jackson, Lessee Request to increase the days of operation from Monday - Friday to Monday - Sunday and to continue occupying the premises as a day care center for 60 children per shift infant through 12 years of age, operating 6:00 a.m. - 11:00 p.m. (this is a new operator)	5249 N 35Th St
<u>47</u>	1	BZZA-17-00229 Dimensional Variance, Special Use	Carface LLC, Lessee Request to occupy the premises as a motor vehicle sales facility without the minimum required landscaping	5206 N Hopkins St
<u>48</u>	1	BZZA-17-00159 Special Use	Matt Sisson, Prospective Buyer Request to construct a building and occupy the premises as a car wash	2021 W Silver Spring Dr
<u>49</u>	1	BZZA-17-00184 Special Use	Hilmi Shouobash, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant	5201 W Silver Spring Dr
<u>50</u>	1	BZZA-17-00181 Special Use	Select Auto Parts and Sales Inc, Lessee Request to add light motor vehicles sales to the Board-approved indoor salvage operation and light motor vehicle repair facility	2500 W Cornell St
<u>51</u>	2	BZZA-17-00210 Dimensional Variance	Donald Harmon, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed height (allowed 14 ft., proposed 19 ft.)	5959 N 76Th St

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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>52</u>	3	BZAP-17-00003 Appeal of Determination	Levi Stein, Lessee Request to appeal a determination by the Development Center that the proposed use is a catering service	3109 N Lake Dr
<u>53</u>	4	BZZA-17-00297 Special Use	Cedar Square, LLC, Property Owner Request to occupy the premises as a sorority house for 24 occupants	1414 W Kilbourn Av
<u>54</u>	5	BZZA-17-00172 Special Use	Isaac McCovery, Lessee Request to continue occupying the premises as a light motor vehicle sales facility, repair facility and car wash	4735 N 76Th St
<u>55</u>	5	BZZA-17-00242 Special Use	Jamie Underwood, Lessee Request to occupy the premises as a motor vehicle repair facility and car wash	7704 W Appleton Av
<u>56</u>	6	BZZA-17-00139 Special Use	Anita Robertson, Lessee Request to occupy a portion of the premises as a day care center for 40 children per shift ages 4 - 12 years of age, operating Monday - Friday 6:30 am - 6:30 pm	1809 W Atkinson Av
<u>57</u>	6	BZZA-17-00186 Dimensional Variance, Special Use	Ron Hagen, Lessee Request to occupy a portion of the premises as a light and heavy motor vehicle outdoor storage that does not meet the minimum required landscaping	4200 N Holton St

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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>58</u>	6	BZZA-17-00170 Special Use	Imad Hammad, Property Owner Request to occupy a portion of the premises as a motor vehicle sales facility	415 E Center St
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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>59</u>	7	BZZA-17-00250 Dimensional Variance	Earnest Bridges, Lessee Request to occupy the premises as a permitted light motor vehicle outdoor storage facility without the minimum required landscaping to the Board-approved car wash	3002 W Burleigh St
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<u>60</u>	7	BZZA-17-00245 Dimensional Variance	Strong Blocks Milwaukee II, LLC, Property Owner Request to allow a parking space in the front yard	4813 W Medford Av
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<u>61</u>	8	BZZA-17-00167 Special Use, Use Variance	Damaris Payano, Property Owner Request to occupy a portion of the premises as a currency exchange, payday loan or title loan agency and a general office	1901 S 26Th St
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<u>62</u>	9	BZZA-17-00223 Use Variance	Menard, Inc., Prospective Buyer Request to occupy the premises as a self-service storage facility	8120 W Brown Deer Rd
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<u>63</u>	10	BZZA-17-00182 Special Use	Martina McCloud, Property Owner Request to occupy the premises as a daycare center for 65 children infant - 12 years of age, Monday - Friday 6 am - midnight, an adult daycare center and an elementary school for 60 children, grades K3 - 5th operating Monday - Friday 7am - 3:30 pm	5330 W Lisbon Av
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<u>7:30 p.m. Public Hearings.</u>				
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<u>64</u>	11	BZZA-17-00251 Special Use	Bright Minds Family Child Care, LLC, Prospective Buyer Request to increase the days of operation from Monday - Saturday to Monday - Sunday and to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Friday 6:30 a.m. - 8:00 p.m. and Saturday - Sunday 8:00 a.m. - 6:00 p.m. (this is a new operator)	3125 S 53Rd St
<u>65</u>	12	BZZA-17-00218 Special Use	Valdemar Escobar, Property Owner Request to occupy the premises as an indoor storage facility	2239 S 13Th St
<u>66</u>	12	BZZA-17-00260 Dimensional Variance	Filipe Martinez, Property Owner Request to erect a sign that does not meet the minimum required clearance between the grade and the bottom of the sign	815 W National Av
<u>67</u>	12	BZZA-17-00258 Special Use	Debbie Coops LLC, Property Owner Request to occupy the premises as a tavern	1500 W Scott St
<u>68</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