



Board of Zoning Appeals

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Jennifer Current
Eric Lowenberg

Alternates
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Secretary
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AGENDA

July 28, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 28, 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>	9	BZZA-16-00161 Special Use <i>Dismissal</i>	Kody Jack, Lessee Request to occupy the premises as a motor vehicle sales, rental, and repair facility	7016 N 76Th St
<u>2</u>	3	BZZA-15-0034176-H Special Use <i>Dismissal</i>	Barbara Shafton, Property Owner Request to continue occupying the premises as a rooming house for 14 occupants	150 E Juneau Av
<u>3</u>	7	BZZA-15-0033779-H Use Variance <i>Dismissal</i>	Unity Missionary Baptist Church Nathaniel Johnson, Property Owner Request to continue occupying the premises as a principal use parking lot	3257 N 39Th St



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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>4</u>	2	BZCM-16-00006 Extension of Time	Justice Auto LLC, Lessee Request for an extension of time to comply with the conditions of case #33687	6027 W Villard Av
<u>5</u>	12	BZCM-16-00005 Extension of Time	JV Home Improvement LLC, Property Owner Request for an extension of time to comply with the conditions of case #33709	1901 S Winona

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 testimony.*

<u>6</u>	2	BZZA-16-00282 Special Use	Ukeea Banks, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday (this is a new operator)	6523 W Fond Du Lac Av
<u>7</u>	2	BZZA-16-00178 Special Use	Eddie Cobbs, Lessee Request to occupy a portion of the premises as a religious assembly hall	6416 W Capitol Dr

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<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 testimony.</i>				
<u>8</u>	2	BZZA-16-00123 Special Use	The Lord's Way International, Lessee Request to occupy a portion of the premises as a religious assembly hall	6132 W Fond Du Lac Av
<u>9</u>	4	BZZA-16-00264 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee Request to occupy a portion of the premises as a principal use parking lot	1060 E Juneau Av
<u>10</u>	4	BZZA-16-00263 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee Request to occupy a portion of the premises as a principal use parking lot	1048 E Juneau Av
<u>11</u>	4	BZZA-16-00262 Special Use	The Lynde and Harry Bradley Foundation, Inc., Lessee Request to construct a principal use parking lot	1123 E Knapp St
<u>12</u>	4	BZZA-16-00275 Special Use	Monica DePalma, Property Owner Request to continue occupying the premises as a tavern	1226 N Astor St
<u>13</u>	4	BZZA-16-00251 Special Use	Bryant & Stratton College, Lessee Request to continue occupying a portion of the premises as a college	310 W Wisconsin Av

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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>14</u>	4	BZZA-16-00288 Dimensional Variance	Cedar Square, LLC, Property Owner Request to construct a multi-family dwelling that does not meet the minimum required rear setback or the minimum required lot area per dwelling unit	830 N 15Th St
<u>15</u>	5	BZZA-16-00272 Special Use	Acelero Learning Milwaukee County, Lessee Request to continue occupying the premises as an elementary school for 178 students K3 - K5, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	7833 W Capitol Dr
<u>16</u>	5	BZZA-16-00244 Special Use	Discount Auto Sales, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	7808 W Congress St
<u>17</u>	6	BZZA-16-00266 Special Use	Robert Boston, Lessee Request to continue occupying the premises as a general retail establishment (this is a new operator)	3251 N 9Th St
<u>18</u>	6	BZZA-16-00265 Special Use	Eric Schafer, Lessee Request to occupy a portion of the premises as a personal instruction school	811 E Vienna Av

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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>19</u>	6	BZZA-16-00210 Special Use	Henry and Larissa Sharkey, Property Owner Request to continue occupying the premises as a day care center for 30 children per shift infant - 12 years of age, operating 24 hours Monday - Friday and 8:00 a.m. - 2:00 p.m. Saturday.	2301 W Capitol Dr
<u>20</u>	6	BZZA-16-00199 Use Variance	Glori Weinman, Property Owner Request to continue occupying the premises as a second-hand sales facility	100 W Center St
<u>21</u>	6	BZZA-16-00190 Special Use	Gregory Grice, Lessee Request to continue occupying the premises as a motor vehicle repair facility	102 W North Av
<u>22</u>	7	BZZA-16-00169 Use Variance	Phyllis Sterling, Property Owner Request to continue occupying the premises as a day care center for 18 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	4678 N 40Th St
<u>23</u>	8	BZZA-16-00284 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	2808 W Forest Home Av

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<u>4:00 p.m. Consent Agenda (Continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
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<u>24</u>	8	BZZA-16-00257 Special Use	Trinidad Martin, Property Owner Request to continue occupying the premises as a motor vehicle body shop and outdoor storage facility	3715 W National Av
<u>25</u>	8	BZZA-16-00109 Special Use	South Ave Foods Inc., Lessee Request to continue occupying the premises as a general retail establishment (this is a new operator)	2108 S 25Th St 2
<u>26</u>	9	BZZA-16-00249 Special Use	Refaat Manassra, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	9008 W Brown Deer Rd
<u>27</u>	10	BZZA-16-00281 Special Use	Invisible Reality Ministries, Property Owner Request to occupy the premises as a religious assembly hall	5324 W Center St
<u>28</u>	10	BZZA-16-00273 Special Use	O'Connor Petroleum Company, Property Owner Request to continue occupying the premises as a motor vehicle filling station	607 S 70Th St
<u>29</u>	12	BZZA-16-00256 Use Variance	Gonzalez Bros LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	1314 W Grant 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>30</u>	12	BZZA-16-00221 Special Use	Juan Garcia, Lessee Request to occupy a portion of the premises as a religious assembly hall	1308 S Cesar E Chavez Dr
<u>31</u>	12	BZZA-16-00185 Special Use	Nara Colton, Property Owner Request to increase the number of children per shift from 68 to 93 infant - 12 years of age, and to continue occupying the premises as a day care center operating Monday - Friday 5:30 a.m. - midnight	1436 W Mitchell St
<u>32</u>	14	BZZA-16-00197 Special Use	Maria Soto, Property Owner Request to occupy a portion of the premises as a general retail establishment	2480 S 6Th St
<u>33</u>	14	BZZA-16-00269 Dimensional Variance	Milwaukee Public Schools, Property Owner Request to erect two wall signs that exceed the maximum number allowed (allowed 1 / proposed 3)	3239 S Pennsylvania Av
<u>34</u>	15	BZZA-16-00274 Special Use	Walnut Way Conservation Corps, Prospective Buyer Request to occupy the premises as a principal use parking lot	2242 N 16Th 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>35</u>	15	BZZA-16-00260 Special Use	Always Towing & Recovery, Inc., Lessee Request to continue occupying the premises as a motor vehicle repair facility	3700 W Wells St
<u>36</u>	15	BZZA-16-00254 Special Use	Larry Shaw, Lessee Request to continue occupying the premises as a day care center for 45 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. through midnight	2809 N Teutonia Av
<u>37</u>	15	BZZA-16-00241 Special Use	Academy of Excellence, Lessee Request to continue occupying the premises as an elementary and secondary school for 500 students grades K4 - 12, operating Monday - Friday 7:00 a.m. - 5:00 p.m.	3814 W North Av
<u>38</u>	15	BZZA-16-00168 Special Use	Earnest Stewart, Property Owner Request to occupy a portion of the premises as a general retail establishment	2127 W Clarke St

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<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>39</u>	15	BZZA-16-00121 Special Use	Advanced Waste Services, Inc., Lessee Request to continue occupying a portion of the premises as a heavy motor vehicle outdoor storage facility (this is a rehearing of case #34105)	4212 W Highland Bl

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>40</u>	2	BZZA-16-00198 Special Use	Chakoia Morehouse-Hardin, Lessee Request to occupy a portion of the premises as a 24 hour day care center for 50 children per shift infant - 12 years of age, operating Monday - Sunday	5865 N 75Th St
<u>41</u>	6	BZZA-16-00247 Special Use	Right Step, Inc., Prospective Buyer Request to occupy the premises as an elementary and secondary school for 140 students grades 5 - 12, operating Monday - Friday 8:00 a.m. - 3:30 p.m.	500 E Center St
<u>42</u>	6	BZZA-16-00228 Use Variance	Robert Woods, Lessee Request to occupy the premises as a motor vehicle sales and repair facility	103 E Burleigh St
<u>43</u>	7	BZZA-16-00233 Special Use	Paradigm Enrichment Services, LLC, Lessee Request to occupy a portion of the premises as a medical service facility	4222 W Capitol Dr
<u>44</u>	8	BZZA-16-00166 Special Use	Jose Saldivar, Property Owner Request to occupy a portion of the premises as a motor vehicle sales and repair facility	3749 W National Av

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<u>4:30 p.m. Public Hearings (Continued)</u>				
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<u>45</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>5:30 p.m. Public Hearings</u>				
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<u>46</u>	8	BZZA-16-00137 Special Use	Liberia Bell, Lessee Request to occupy the premises as a day care center for 15 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. - 11:30 p.m. and Saturday 6:00 a.m. - 6:30 p.m.	2900 W Lapham St
<u>47</u>	8	BZZA-16-00312 Special Use	Chrepohv 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>48</u>	10	BZZA-16-00286 Dimensional Variance	Signarama, Property Owner Request to occupy the premises as a light manufacturing facility that does not meet the minimum elevation requirements in a flood zone	5061 W State St
<u>49</u>	10	BZZA-16-00240 Use Variance	Clear Channel Outdoor, Lessee Request to erect an off-premise sign	9715 W Blue Mound Rd

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5:30 p.m. Public Hearings (Continued)

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<u>50</u>	10	BZZA-16-00239 Use Variance	Clear Channel Outdoor, Lessee Request to erect two off-premise signs	10001 W Blue Mound Rd
<u>51</u>	10	BZZA-16-00083 Special Use	Joye Peterson, Property Owner Request to occupy a portion of the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday 8:00 a.m. - 2:00 p.m.	7127 W Lisbon Av
<u>52</u>	11	BZZA-16-00285 Dimensional Variance, Special Use	North Shore Bank, Property Owner Request to raze the existing structure and construct a bank with a drive-through facility that does not meet the minimum required glazing or queue length and to erect three wall sign signs attached to a glazed surface and a wall sign that exceeds the maximum allowed area	4230 W Oklahoma Av

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>53</u>	11	BZZA-16-00255 Dimensional Variance	3928 LLC, Property Owner Request to construct a building that exceeds the maximum allowed front setback (allowed 70 ft. / proposed 85 ft.)	3928 S 76Th St
<u>54</u>	12	BZZA-16-00250 Special Use	Mojo Dojo Comedy LLC, Lessee Request to occupy the premises as a tavern	1501 S 3Rd St

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<u>55</u>	14	BZZA-16-00258 Use Variance	St. Anthony School, Lessee Request to occupy a portion of the premises as an assembly hall	2156 S 4Th St
<u>56</u>	1	BZZA-16-00122 Special Use	Sheme Thorns, Lessee Request to occupy the premises as a social service facility and day care center for 15 children per shift 2.5 - 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m.	4273 N Teutonia Av
<u>57</u>	1	BZZA-16-00095 Use Variance	City of Praise, Property Owner Request to continue occupying the premises as a religious assembly hall	5112 N 37Th St
<u>58</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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Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Milwaukee, WI 53202.