



Board of Zoning Appeals

Chairwoman
Catherine M. Doyle

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Lindsey St. Arnold Bell

AGENDA

September 8, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 8, 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.</u> <u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	7	BZZA-15-0034257-H Special Use <i>Dismissal</i>	Michael Garland, Property Owner Request to add a motor vehicle sales and repair facility to the Board-approved ground transportation service	2715 W Townsend St
<u>2</u>	15	BZZA-15-0034256-H Use Variance <i>Dismissal</i>	TransCenter for Youth LLC Thomas Schmitt, Lessee Request to occupy the premises as a secondary school for 125 students grades 7 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m	1003 W North Av
<u>3</u>	15	BZZA-16-00219 Special Use <i>Dismissal</i>	Varinder Singh, Prospective Buyer Request to occupy a portion of the premises as a general retail establishment	2101 W Brown 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>	15	BZZA-14-0033477-H Special Use <i>Dismissal</i>	Willie Weeks, Property Owner Request to occupy the premises as an assembly hall	1819 W North 2
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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>5</u>	3	BZZA-16-00322 Special Use	Eric Hardrath, Property Owner Request to occupy a portion of the premises as a general office	2351 N Humboldt Bl
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<u>6</u>	4	BZZA-16-00261 Special Use Variance	Community Care, Inc., Property Owner Request to continue occupying the premises as an adult day care center for 175 clients and health clinic	3220 W Vliet St
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<u>7</u>	4	BZZA-16-00302 Dimensional Variance	Our Savior's Lutheran Church, Property Owner Request to continue to allow a monument sign that exceeds the maximum allowed area	3022 W Wisconsin Av
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<u>8</u>	4	BZZA-16-00329 Special Use	Thanks A-Lot, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	843 N Plankinton 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 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>9</u>	5	BZZA-16-00245 Special Use	Joseph and Shirley Dallas, Property Owner Request to continue occupying the premises as a day care center for 40 children per shift infant through 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	8731 W Burleigh St
<u>10</u>	5	BZZA-16-00270 Special Use	Planting Seeds Early Child Care, Lessee Request to increase the number of children from 32 to 37 per shift and change the ages of children from 2 1/2 through 12 to infant through 12 years of age and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	10230 W Fond Du Lac Av
<u>11</u>	5	BZZA-16-00316 Special Use	Nigerian Community In Milwaukee, Inc., Property Owner Request to continue occupying the premises as a community center	8028 W Appleton Av
<u>12</u>	6	BZZA-16-00267 Special Use	Latice Evans, Lessee Request to occupy a portion of the premises as a day care center for 35 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 10:00 p.m	2216 W Hopkins 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>13</u>	6	BZZA-16-00300 Special Use	Kidz It Is, Lessee 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 40 children per shift infant - 13 years of age, operating 6:00 a.m. - midnight	2378 N Martin L King Jr Dr
<u>14</u>	6	BZZA-16-00306 Dimensional Variance	Faithful Mission Pentecostal Church of Holiness, Property Owner Request to continue to allow a fence that does not meet the minimum required landscaping (required opaque fence / proposed chain link)	935 W Keefe Av
<u>15</u>	6	BZZA-16-00309 Special Use	Tiawanna Veasley, Lessee Request to increase the days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a day care center for 30 children per shift infant through 12 years of age, operating 6:00 a.m. - 10:00 p.m. (this is a new operator)	642 W Garfield Av
<u>16</u>	7	BZZA-16-00246 Special Use	Ulyses Dugger, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash	3823 W Fond Du Lac Av
<u>17</u>	7	BZZA-16-00293 Dimensional Variance	Anita Jackson, Property Owner Request to allow a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	4219 N 39Th St

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<u>18</u>	7	BZZA-16-00298 Special Use	Deshanaye Smith, Lessee Request to continue occupying the premises as a day care center for 14 children per shift infant through 12 years of age, operating Monday - Sunday 7:00 a.m. - midnight (this is a new operator)	4235 W Fond Du Lac Av
<u>19</u>	7	BZZA-16-00315 Special Use	Four Seasons Enterprises LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	3019 N 30Th St
<u>20</u>	7	BZZA-16-00318 Special Use	Jamia Lowe, Property Owner Request to increase the number of children from 40 to 47 per shift, and to continue occupying the premises as a 24 hour day care center for children infant through 12 years of age operating Monday - Sunday	3632 W Burleigh St
<u>21</u>	8	BZZA-16-00289 Special Use	Julio Ferrufino, Lessee Request to occupy the premises as a second-hand sales facility	2400 W Greenfield Av
<u>22</u>	8	BZZA-16-00291 Use Variance	Lomeli Audio & Muffler, Lessee Request to continue occupying the premises as a motor vehicle repair facility	4115 W Greenfield Av

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<u>23</u>	8	BZZA-16-00320 Special Use	Friedens Community Ministries, Lessee Request to continue occupying a portion of the premises as a social service facility	1615 S 22Nd St
<u>24</u>	9	BZZA-16-00307 Use Variance	Joel Breen, Property Owner Request to continue occupying the premises as a second-hand sales facility	8075 N 76Th St
<u>25</u>	9	BZZA-16-00328 Special Use	Santana Delarosa, Lessee Request to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight, and to continue occupying the premises as a day care center for 21 children per shift infant through 12 years of age, operating Monday - Friday	5225 W Mill Rd
<u>26</u>	9	BZZA-16-00348 Use Variance	Jameisha Nash, Lessee Request to continue occupying the premises as a day care center for 150 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	7155 N 43Rd St
<u>27</u>	10	BZZA-16-00132 Dimensional Variance, Special Use	Bill Taras, Property Owner Request to construct an addition to the existing motor vehicle repair facility that includes street-facing overhead garage doors and does not meet the minimum required landscaping	5519 W Vliet St

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<u>28</u>	10	BZZA-16-00296 Special Use	Angela Anderson, Lessee Request to occupy a portion of the premises as a social service facility	6815 W Capitol Dr
<u>29</u>	10	BZZA-16-00304 Use Variance	Maxie's Milwaukee LLC, Lessee Request to continue occupying a portion of the premises as a principal use parking lot	6820 W O Connor St
<u>30</u>	10	BZZA-16-00342 Special Use	Gertrude Byrd, Lessee Request to increase the number of children from 12 to 20 per shift and increase the hours of operation from 6:00 a.m. - midnight Monday - Saturday to 5:00 a.m. - midnight Monday - Sunday, and to continue occupying the premises as a day care center for children infant through 12 years of age (this is a new operator)	5506 W Center St
<u>31</u>	11	BZZA-16-00330 Special Use	Arshad Ali, Property Owner Request to continue occupying the premises as a motor vehicle filling station	3908 S 76Th St
<u>32</u>	11	BZZA-16-00337 Special Use	Tomara Orr, Lessee Request to occupy a portion of the premises as a second-hand sales facility	7513 W Oklahoma Av
<u>33</u>	12	BZZA-16-00297 Special Use	WI Facets, Lessee Request to continue occupying a portion of the premises as a social service facility	600 W Virginia St

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<u>34</u>	12	BZZA-16-00311 Use Variance	Concorde Investments LLC, Property Owner Request to occupy the premises as a general office	317 W National Av A
<u>35</u>	12	BZZA-16-00313 Special Use	National Hotel Milwaukee, LLC, Property Owner Request to continue occupying the premises as a rooming house for 52 occupants	1515 W National Av
<u>36</u>	12	BZZA-16-00314 Special Use	Javier Sanchez, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	111 E Mineral St
<u>37</u>	12	BZZA-16-00317 Special Use	Kar Vang, Lessee Request to continue occupying the premises as a day care center for 20 children per shift infant through 12 years of age, operator Monday - Friday 6:00 a.m. - midnight	1801 W Becher St
<u>38</u>	12	BZZA-16-00331 Special Use	El Rey Enterprises II LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	1301 W Forest Home Av
<u>39</u>	12	BZZA-16-00335 Special Use	Hugo Alarcon, Property Owner Request to continue occupying a portion of the premises as a general office facility	938 W Lapham

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<u>40</u>	13	BZZA-16-00323 Use Variance	PLS Financial Solutions of WI, Inc, Lessee Request to add a currency exchange facility to the existing nonconforming payday loan facility	3904 S 27Th St
<u>41</u>	14	BZZA-16-00164 Special Use	Alfredo Hernandez, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility	3170 S 13Th St
<u>42</u>	14	BZZA-16-00310 Special Use	Walgreen Co., Lessee Request to continue occupying a portion of the premises as a drive-through facility	620 W Oklahoma Av
<u>43</u>	15	BZZA-16-00213 Special Use	Keith Dotson, Property Owner Request to continue occupying a portion of the premises as a religious assembly hall	1934 W North Av
<u>44</u>	15	BZZA-16-00301 Special Use	Vliet Shell, Property Owner Request to continue occupying the premises as a motor vehicle filling station	3611 W Vliet St
<u>45</u>	15	BZZA-16-00321 Special Use	Friedens Community Ministries, Lessee Request to continue occupying the premises as a social service facility	1220 W Vliet St

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<u>46</u>	15	BZZA-16-00339 Special Use	Ernest Zazueta, Property Owner Request to increase the hours of operation from 5:30 a.m. - 11:30 p.m. to 5:30 a.m. - midnight, and to continue occupying the premises as a day care center for 18 children per shift infant through 12 years of age, operating Monday - Sunday	3529 W Vliet St
<u>47</u>	1	BZZA-16-00070 Special Use	Shernice Pierce, Lessee Request to increase the hours of operation from 5:30 a.m. - midnight to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Sunday (this is a new operator)	4861 N Teutonia Av
<u>48</u>	2	BZZA-16-00223 Special Use	Selina Smith, Lessee Request to continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	8711 W Fond Du Lac Av
<u>49</u>	2	BZZA-16-00290 Special Use	Gro Family Services, Lessee Request to continue occupying a portion of the premises as a social service facility	6400 W Capitol Dr

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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>50</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

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<u>51</u>	4	BZZA-16-00268 Use Variance	Mei Hua Market, LLC, Prospective Buyer Request to occupy the premises as a general retail establishment	2404 W Clybourn St
<u>52</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>53</u>	5	BZZA-16-00349 Special Use	Sunny Days to Learn & Play Children's Center, Prospective Buyer Request to occupy the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	10226 W Capitol Dr

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<u>4:30 p.m. Public Hearings (Continued)</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>54</u>	7	BZZA-16-00277 Special Use	Glenda Hampton, Lessee Request to occupy the premises as a transitional living facility for 23 occupants	4821 W Burleigh St
<u>55</u>	8	BZZA-16-00345 Special Use	Eco-Site, Inc., Lessee Request to erect a transmission tower	2059 S 33Rd St
<u>56</u>	8	BZZA-16-00336 Special Use	Verizon Wireless Personal Communications, LP, Lessee Request to erect a transmission tower	1236 S Layton
<u>57</u>	9	BZZA-16-00165 Special Use	Continental AI Corp, Property Owner Request to construct a new building and to occupy the premises as a motor vehicle filling station	6418 W Mill Rd
<u>58</u>	9	BZZA-16-00232 Special Use	Institute of Technology & Academics, Lessee Request to occupy a portion of the premises as an elementary school for 105 students grades K4 - 5, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m. and a day care center for 80 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m	8524 W Brown Deer Rd

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<u>5:30 p.m. Public Hearings</u>				
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<u>59</u>	10	BZZA-16-00253 Special Use	Samantha Wright, Lessee Request to occupy a portion of the premises as a day care center for 25 children per shift 4 through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	5806 W Burleigh St
<u>60</u>	10	BZZA-16-00240 Use Variance	Clear Channel Outdoor, Lessee Request to erect an off-premise sign	9715 W Blue Mound Rd
<u>61</u>	10	BZZA-16-00333 Dimensional Variance, Use Variance	Clear Channel Outdoor, Lessee Request to erect an off-premise sign that does not meet the minimum street lot line setback	10001 W Blue Mound Rd
<u>62</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>63</u>	12	BZZA-16-00271 Special Use	United Community Center, Property Owner Request to construct a building and to occupy the premises as a social service facility	1038 S 6Th St
<u>64</u>	12	BZZA-16-00325 Dimensional Variance	Alfredo Gonzalez, Property Owner Request to allow a parking space in the front yard	2483 S 12Th St

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

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<u>65</u>	13	BZZA-16-00346 Dimensional Variance	WoodSpring Suites Hotels, Property Owner Request to construct a permitted hotel does not meet the required primary entrance door orientation	1701 W Layton Av
<u>66</u>	15	BZZA-16-00208 Special Use	LaLonde Contractors Inc, Lessee Request to occupy a portion of the premises as a material reclamation facility	2431 N 30Th St

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.
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<u>67</u>	15	BZZA-16-00341 Special Use	V&J Foods, Inc., Property Owner Request to raze the existing structure and to construct a fast-food/carry-out restaurant with a drive-through facility	1948 W Fond Du Lac Av
<u>68</u>	1	BZZA-16-00278 Use Variance	LaLonde Contractors Inc., Property Owner Request to occupy the premises as a materials reclamation facility	3801 W Mill Rd
<u>69</u>	1	BZZA-16-00252 Special Use	Stanley Terry, Lessee Request to occupy the premises as a transitional living facility for 20 occupants	5926 N Teutonia Av
<u>70</u>	1	BZZA-16-00248 Special Use	Crime Impound and Recover LLC; Artrell Webster, Lessee Request to occupy a portion of the premises as an outdoor motor vehicle storage facility	6944 N Teutonia Av

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6:30 p.m. Public Hearings (Continued)

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<u>71</u>	1	BZZA-16-00280 Dimensional Variance, Use Variance	Thomas Sanders, Property Owner Request to construct a building that exceeds the maximum allowed lot coverage and exceeds the maximum allowed area for an accessory structure and to occupy the premises as a contractor's shop	2709 W Oriole Dr.
<u>72</u>	2	BZZA-16-00102 Special Use	Greater New Birth Church, Property Owner Request to expand into adjacent units and to continue occupying the premises as a religious assembly hall	8237 W Silver Spring Dr
<u>73</u>	2	BZZA-16-00145 Special Use	Lawrence Gooden, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility	9605 W Flagg Av

7:30 p.m. Public Hearings (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>74</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
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