



Board of Zoning Appeals

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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

October 6, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 6, 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>	11	BZZA-15-0033899-H Special Use <i>Dismissal</i>	Smart Dollar Auto Jeffrey Weigel, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	6315 W Forest Home Av
<u>2</u>	11	BZZA-15-0033900-H Special Use <i>Dismissal</i>	Smart Dollar Auto Jeffrey Weigel, Request to continue occupying the premises as a motor vehicle sales facility	6214 W Howard Av
<u>3</u>	13	BZZA-16-00373 Special Use <i>Dismissal</i>	UMOS, Inc., Lessee Request to occupy a portion of the premises as a health clinic	5663 S 27Th St



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<u>4:00 p.m. Administrative Consent Agenda (Continued)</u>				
<u>Items Scheduled for approval on the Administrative Consent Agenda.</u>				
<u>No oral testimony will be taken on these items.</u>				
<u>4</u>	15	BZZA-16-00054 Special Use <i>Dismissal</i>	Christian Community Independence Center, Lessee Request to continue occupying the premises as a religious assembly hall (this is a new operator)	2487 W Fond Du Lac Av
<u>5</u>	2	BZCM-16-00007 Extension of Time	Durable Investments, LLC, Property Owner Request for an extension of time to comply with the conditions of case #34032	8400 W Silver Spring Dr

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>6</u>	4	BZZA-16-00361 Use Variance	JC Enterprises of Milwaukee, LLC, Property Owner Request to continue occupying the premises as a rooming house for 12 occupants	822 N 24Th St
<u>7</u>	4	BZZA-16-00374 Dimensional Variance, Special Use	Alex Flynn, Property Owner Request to continue occupying the premises as a general office that does not meet the minimum required number of parking spaces	1223 N Prospect Av
<u>8</u>	4	BZZA-16-00384 Special Use	Central United Methodist Church, Property Owner Request to occupy a portion of the premises as a principal use parking lot	639 N 25Th St

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<u>9</u>	5	BZZA-15-0034088-H Special Use	Jeji Family Inc. Jaskaran Singh Jeji, Property Owner Request to continue occupying the premises as a motor vehicle filling station, repair facility and sales facility (to increase the number of display vehicles from 1 to 5)	8712 W Lisbon Av
<u>10</u>	5	BZZA-16-00202 Special Use	Greg Gensch, Property Owner Request to continue occupy the premises as a motor vehicle sales facility	5164 N 124Th St
<u>11</u>	5	BZZA-16-00399 Special Use	Neighborhood Pawn, LLC, Lessee Request to continue occupying the premises as a pawn shop and second-hand sales facility	5422 N Lovers Lane Rd
<u>12</u>	6	BZZA-15-0034170-H Special Use	PSC Holdings, Inc. Regina Kret, Property Owner Request to continue occupying the premises as an adult day care center for 24 clients	301 E Reservoir Av 1
<u>13</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
<u>14</u>	6	BZZA-16-00380 Special Use	Kamal Kaur, Lessee Request to continue occupying the premises as a motor vehicle filling station	808 W Atkinson Av

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<u>15</u>	6	BZZA-16-00393 Special Use	Milwaukee Fortress LLC, Property Owner Request to occupy a portion of the premises as a multi-family dwelling	100 E Pleasant St
<u>16</u>	6	BZZA-16-00392 Special Use	Milwaukee Fortress LLC, Property Owner Request to occupy the premises as a principal use parking lot	1751 N Palmer St
<u>17</u>	7	BZZA-16-00259 Use Variance	LaTrelle Grice, Lessee Request to occupy the premises as a motor vehicle repair facility	2902 W Burleigh St
<u>18</u>	8	BZZA-16-00364 Special Use	Luis Padilla, Lessee Request to continue occupying the premises as a motor vehicle sales facility	4104 W Orchard St
<u>19</u>	8	BZZA-16-00357 Use Variance	Procure Medical Group SC, Lessee Request to continue occupying the premises as a medical office	1502 S Layton Bl
<u>20</u>	8	BZZA-16-00382 Special Use	Osama Saleh, Lessee Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	2831 W Burnham St
<u>21</u>	8	BZZA-16-00343 Use Variance	Laboratory Corporation of America, Request to occupy a portion of the premises as a medical office	1502 S Layton Bl

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<u>22</u>	8	BZZA-16-00372 Special Use	Raul Varela-Rodriguez, Property Owner Request to continue occupying the premises as a personal service facility	3524 W Greenfield Av
<u>23</u>	9	BZZA-16-00305 Special Use	Brown Deer Sales Service, Lessee Request to continue occupying a portion of the premises as a motor vehicle repair facility	7440 W Brown Deer Rd
<u>24</u>	9	BZZA-16-00368 Special Use	SWP Properties LLC, Property Owner Request to continue to allow a berm height that exceeds the maximum allowed filling of land	7003 W Good Hope Rd
<u>25</u>	10	BZZA-16-00375 Special Use	Certified Auto Sales & Service, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	5638 W Appleton Av
<u>26</u>	10	BZZA-16-00353 Special Use	Braga Rowles XceleratedLLC, Lessee Request to occupy a portion of the premises as an indoor recreation facility	665 S 72Nd St
<u>27</u>	11	BZZA-16-00231 Use Variance	Leeds Place LLC, Property Owner Request to continue occupying the premises as a material reclamation facility	3430 W Leeds Pl

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<u>28</u>	12	BZZA-16-00408 Dimensional Variance	McDonald's USA, LLC, Property Owner Request to allow more than the maximum allowed parking spaces for the Board-approved fast-food/carry-out restaurant (required 19 / proposed 30)	1940 S 14Th St
<u>29</u>	12	BZZA-16-00238 Dimensional Variance	Francisco Martinez, Prospective Buyer Request to erect a fence that exceeds the maximum allowed height and does not meet the vision triangle requirements	1500 W Mitchell St A
<u>30</u>	12	BZZA-16-00355 Special Use	Tannery Main LLC, Property Owner Request to continue occupying a portion of the premises as an accessory use parking lot	710 W Virginia St
<u>31</u>	12	BZZA-16-00378 Special Use	Town Bank, Lessee Request to continue occupying a portion of the premises as a drive-through facility	140 S 1St St 100
<u>32</u>	13	BZZA-16-00200 Special Use	Nafez Al-Debbeh, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	3821 S 27Th St
<u>33</u>	13	BZZA-16-00294 Special Use	Dan Binder, Lessee Request to occupy a portion of the premises as a hand car wash	5311 S 9Th St

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<u>34</u>	14	BZZA-16-00360 Use Variance	Nestling House, LLC, Lessee Request to occupy the premises as a day care center for 30 children per shift infant through 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	405 E Euclid Av
<u>35</u>	14	BZZA-16-00386 Special Use	Piedmont Property Corp, Property Owner Request to continue occupying the premises as a tavern	2461 S St Clair St
<u>36</u>	15	BZZA-16-00340 Special Use	Samih Musaitif, Property Owner Request to occupy a portion of the premises as a general retail establishment	2101 W Brown St
<u>37</u>	15	BZZA-16-00347 Special Use	Next Chapter Living Center II, Lessee Request to continue occupying the premises as a group home for 8 occupants	2035 N 39Th St
<u>38</u>	15	BZZA-16-00354 Special Use	Town Bank, Prospective Buyer Request to occupy a portion of the premises as a drive-through facility that does not meet the minimum required queue length	4720 W Lisbon Av
<u>39</u>	15	BZZA-16-00362 Dimensional Variance	Randle Hudson, Property Owner Request to allow a side yard fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	1324 N 39Th St

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<u>40</u>	15	BZZA-16-00388 Special Use	Larry Sellers, Lessee Request to continue occupying the premises as a religious assembly hall (this is a new operator)	2487 W Fond Du Lac Av
<u>41</u>	1	BZZA-16-00326 Dimensional Variance	Beautiful El, Property Owner Request to allow a front deck that does not meet the minimum required front setback (required 21 ft. 7 in. / proposed 19 ft. 3 in.)	4569 N Teutonia Av
<u>42</u>	1	BZZA-16-00366 Dimensional Variance	Glenn Rieder Inc., Property Owner Request to occupy the a portion of the premises as a permitted accessory use parking lot that does not meet the minimum required landscaping	3420 W Capitol Dr
<u>43</u>	1	BZZA-16-00379 Special Use	Vivian Johnson, Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Friday 6:00 - midnight	4204 W Silver Spring Dr
<u>44</u>	1	BZZA-16-00332 Special Use	Teutonia Gas, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	4295 N Teutonia Av
<u>45</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>46</u>	2	BZZA-16-00279 Special Use	Little Leaders Academy, LLC, Lessee Request to increase the number of children from 45 to 90 per shift infant through 12 years of age for the Board-approved 24 hour day care center operating Monday - Sunday	5833 W Silver Spring Dr

<u>47</u>	3	BZZA-16-00376 Special Use	Jennifer Mueller, Lessee Request to continue occupying the premises as a tavern	932 E Chambers St
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<u>48</u>	3	BZZA-16-00334 Dimensional Variance, Special Use	DKJA Investments, LLC, Property Owner Request to allow multiple principal residential buildings on a lot that does not meet the minimum required South or rear setbacks and exceeds the maximum allowed front setback (to convert a portion of an existing garage into a single-family dwelling)	1662 N Humboldt Av
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4:00 p.m. Administrative Review

Items Scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on these items.

<u>49</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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<u>4:30 p.m. Public Hearings</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>50</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. - 6:00 p.m	10226 W Capitol Dr
<u>51</u>	6	BZZA-16-00352 Special Use	Midwest Events Services LLC, Prospective Buyer Request to occupy the premises as an assembly hall	3338 N Martin L King Jr Dr
<u>52</u>	7	BZZA-16-00298 Special Use	Dashanaye 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>53</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>54</u>	8	BZZA-16-00012 Dimensional Variance, Special Use	Hassan Saleh, Lessee Request to continue occupying the premises as a motor vehicle sales and repair facility and to allow a freestanding sign that exceeds the maximum allowed height	2007 W National Av

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<u>55</u>	8	BZZA-16-00295 Use Variance	Salvador Sanchez, Property Owner Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility	1336 S 26Th St
<u>56</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 150 students grades K4 - 5, operating Monday - Friday 7:30 a.m. - 4:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m	8524 W Brown Deer Rd

5:30 p.m. Public Hearings

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<u>57</u>	10	BZZA-16-00083 Use Variance	Joye Peterson, Property Owner Request to occupy a portion of the premises as a day care center for 49 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 6:30 a.m. - 6:00 p.m	7127 W Lisbon Av
<u>58</u>	10	BZZA-16-00240 Use Variance	Clear Channel Outdoor, Lessee Request to erect an off-premise sign	9715 W Blue Mound Rd
<u>59</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>60</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>5:30 p.m. Public Hearings (Continued)</u>				
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<u>61</u>	12	BZZA-16-00387 Dimensional Variance, Special Use	James Witkowiak, Property Owner Request to construct a building that does not meet the minimum required setback and to occupy the premises as an assembly hall	515 W Historic Mitchell St

<u>62</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
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<u>63</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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6:30 p.m. Public Hearings

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<u>64</u>	15	BZZA-16-00363 Special Use	Tasha Walker, Lessee Request to occupy the premises as a group home for 8 occupants	2351 N Sherman Bl
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<u>65</u>	15	BZZA-16-00389 Special Use	Butterflies Home for Teen Moms, Lessee Request to occupy the premises as a group home for 5 occupants	2440 N 12Th St
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<u>66</u>	15	BZZA-16-00176 Use Variance	Auto Parts & Service, Inc., Lessee Request to continue to allow a fence with barbed-wire	1832 W North Av
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<u>67</u>	15	BZZA-16-00237 Dimensional Variance, Special Use	Abdul Moltani, Property Owner Request to occupy a portion of the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	1900 W North Av
<u>68</u>	15	BZZA-16-00358 Special Use	Yvette Child Care Center, Lessee Request to occupy a portion of the premises as a day care center for 60 children per shift infant through 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	3829 W North Av
<u>69</u>	1	BZZA-15-0033997-H Dimensional Variance, Special Use	Christopher Freund, Property Owner Request to occupy a portion of the premises as an outdoor storage facility without the minimum required landscaping	4117 N Green Bay Av
<u>70</u>	1	BZZA-16-00287 Special Use	Manyo Motors, Lessee Request to add a motor vehicle sales facility to the Board-approved repair facility	4035 N Green Bay Av
<u>71</u>	1	BZZA-16-00124 Special Use	Muhammad Abdus-Salaam, Lessee Request to add a motor vehicle sales facility to the Board-approved motor vehicle repair facility	4453 N Green Bay Av
<u>72</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 through 12 years of age, operating Monday - Friday (this is a new operator)	6523 W Fond Du Lac Av