



Board of Zoning Appeals

Chairperson
Brett Blomme

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

October 10, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 10, 2019, 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.

Approval of the September 12, 2019 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	12	BZZA-19-00007 Special Use <i>Dismissal</i>	Efren Ramos, Lessee Request to occupy the premises as a motor vehicle sales facility, repair facility, and body shop	1666 S Cesar E Chavez Dr
<u>2</u>	14	BZZA-19-00191 Dimensional Variance <i>Dismissal</i>	Joanne Christie, Property Owner Request to construct a single-family dwelling (permitted) that does not meet the minimum required front façade width	3501 S Whitnall Av



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4:00 p.m. Administrative Consent Agenda (continued)

Items Scheduled for approval on the Administrative Consent Agenda.

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<u>3</u>	4	BZZA-19-00271 Use Variance, Dimensional Variance <i>Dismissal</i>	Milwaukee Rescue Mission, Property Owner Request to construct a principal use parking lot that does not meet the minimum required landscaping	829 N 19Th St
<u>4</u>	7	BZZA-19-00257 Special Use, Dimensional Variance <i>Dismissal</i>	S & G Junking and Towing, LLC, Lessee Request to occupy the premises as an outdoor salvage operation, indoor storage (permitted), and light motor vehicle outdoor storage that does not meet the minimum required screening	3156 N 31St St
<u>5</u>	8	BZZA-19-00140 Special Use <i>Dismissal</i>	Fr. Falcon Freebird Foundation, LLC, Property Owner Request to occupy the premises as a transitional housing facility for 10 occupants	1123 S 25Th St
<u>6</u>	9	BZZA-19-00182 Special Use <i>Dismissal</i>	Bodies Event, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	8225 W Brown Deer Rd

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4:00 p.m. Consent Agenda.

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No oral testimony will be taken on these items.

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<u>7</u>	10	BZZA-19-00291 Special Use	Little Peanuts and Friends Childcare Center, LLC, Lessee Request to continue occupying the premises as a day care center for 35 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	5814 W Burleigh St
<u>8</u>	11	BZZA-19-00307 Special Use	ACT Counseling, Inc., Lessee Request to occupy a portion of the premises as a social service facility	9401 W Beloit Rd Suite 314
<u>9</u>	11	BZZA-19-00295 Special Use	American Tower Corporation (ATC) & Verizon Wireless, Lessee Request to continue to allow a transmission tower with ground-level equipment that does not meet the minimum required landscaping	3151 S 92Nd St
<u>10</u>	11	BZZA-19-00254 Special Use	Parts Distributing, Inc., Lessee Request to occupy the premises as an indoor wholesale and distribution facility	6155 W Forest Home Av
<u>11</u>	11	BZZA-19-00280 Special Use	Smart Dollar Auto, Inc., Property Owner Request to continue occupying the premises as a light motor vehicle sales facility	6315 W Forest Home Av

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4:00 p.m. Consent Agenda (continued)

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<u>12</u>	11	BZZA-19-00279 Special Use	Smart Dollar Auto, Inc., Lessee Request to continue occupying the premises as a motor vehicle sales facility (operated in conjunction with the facility at 6315 W. Forest Home Av.)	6214 W Howard Av
<u>13</u>	12	BZZA-19-00284 Special Use	Milwaukee Auto Glass, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1400 W Mitchell St
<u>14</u>	12	BZZA-19-00320 Special Use	Serpentine Salvage, LLC, Lessee Request to continue occupying the premises as a second-hand store	835 W National Av
<u>15</u>	14	BZZA-19-00311 Special Use	Lighthouse Youth Center, Inc., Lessee Request to occupy the premises as a community center	1132 W Oklahoma Av
<u>16</u>	14	BZZA-19-00289 Dimensional Variance	Eric Van Schyndle, Property Owner Request to construct a garage that does not meet the minimum required side street setback	3155 S Mabbett Av
<u>17</u>	14	BZZA-19-00300 Dimensional Variance	DRI 5 Bayview, LLC, Lessee Request to allow wall signs that exceeds the maximum number allowed	2306 S Kinnickinnic Av

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4:00 p.m. Consent Agenda (continued)

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<u>18</u>	14	BZZA-19-00262 Dimensional Variance	Wisconsin Central School Bus, Request to allow a fence with barbed wire that exceeds the maximum height allowed	200 W Oklahoma Av
<u>19</u>	15	BZZA-19-00286 Special Use	Redevelopment Authority, Property Owner Request to occupy the premises as an outdoor storage facility	2055 N 30Th St
<u>20</u>	15	BZZA-19-00316 Use Variance	Milwaukee Buckaroos Sports Biblicational Facility, LLC, Property Owner Request to occupy the premises as a day care center for 30 children 3 - 5 years of age first shift and 15 children 6 - 12 years of age second shift, operating Monday - Saturday 6:00 a.m. - midnight	3525 W Vliet St
<u>21</u>	15	BZZA-19-00312 Special Use	The Gathering of Southeast Wisconsin, Inc., Lessee Request to occupy a portion of the premises as a social service facility	1300 W Fond Du Lac Av
<u>22</u>	15	BZZA-19-00268 Special Use	Angela's Lil Angels Infant House, Lessee Request to occupy the premises as a day care center for 25 children per shift infant to 1 year of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m.	2600 W Vliet St

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4:00 p.m. Consent Agenda (continued)

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<u>23</u>	1	BZZA-19-00310 Use Variance	Lighthouse Youth Center, Inc., Lessee Request to continue occupying the premises as a social service facility	2475 W Roosevelt Dr
<u>24</u>	1	BZZA-19-00290 Special Use	Genesis Behavioral Services, Inc. dba Jeanetta Robinson House, Lessee Request to continue occupying the premises as a community living arrangement for 24 occupants	5427 W Villard Av
<u>25</u>	1	BZZA-19-00283 Special Use	Hook Fish and Chicken, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	2604 W Capitol Dr
<u>26</u>	1	BZZA-19-00269 Use Variance	Murphy's Renewing Minds, LLC, Lessee Request to occupy a portion of the premises as a day care center for 20 children per shift 2 1/2 to 13 years of age, operating Monday - Friday 5:30 a.m. - midnight and Saturday - Sunday 5:30 a.m. - 6:00 p.m.	6090 N 35Th St Suite 203
<u>27</u>	1	BZZA-19-00276 Use Variance	Redevelopment Authority, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (8'x20' shipping container for on-site storage for educational equipment)	4101 N 31St St

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4:00 p.m. Consent Agenda (continued)

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<u>28</u>	2	BZZA-19-00285 Special Use	Early Steps Child Development Center, LLC, Lessee Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - 11:30 p.m.	9135 W Silver Spring Dr
<u>29</u>	2	BZZA-19-00297 Special Use	Churches of the First Born A Rock Foundation, Inc. DBA Johnson's Temple, Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	6715 W Villard Av
<u>30</u>	3	BZZA-19-00308 Dimensional Variance	New Land Enterprises, Property Owner Request to allow the addition of two wall signs on the same 25 LF façade segment as the existing permitted projecting sign	2238 N Farwell Av
<u>31</u>	3	BZZA-19-00304 Special Use	Little Caesars Enterprises, Property Owner Request to continue occupying the premises as a fast-food/carry-out restaurant	2831 N Oakland Av
<u>32</u>	4	BZZA-19-00298 Special Use	Mana Ministries A/G, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	2324 W State St

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4:00 p.m. Consent Agenda (continued)

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<u>33</u>	5	BZZA-19-00313 Special Use	Little Hidden Treasures, LLC, Lessee Request to increase the hours of operation from 5:00 a.m. - 9:00 p.m to 5:00 a.m. to midnight and continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday	9818 W Sheridan Av
<u>34</u>	5	BZZA-19-00301 Special Use	Love, Laugh, and Learn Day Care, LLC, Prospective Buyer Request to increase the ages of children from infant - 11 to infant - 14 years of age, increase the hours of operation from 5:30 - 6:00 p.m. to 5:30 a.m. - midnight, and continue occupying the premises as a day care center for 70 children per shift operating Monday - Friday	8028 W Capitol Dr
<u>35</u>	8	BZZA-19-00309 Use Variance	School Sisters of St. Francis, Property Owner Request to occupy a portion of the premises as a multi-family dwelling	1501 S Layton Bl
<u>36</u>	9	BZZA-19-00293 Special Use	V&J Foods, Inc., Other Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator)	6544 N 76Th St

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4:15 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>37</u>	11	BZZA-19-00132 Dimensional Variance	3928, LLC, Property Owner Request to construct a building that exceeds the maximum allowed front setback, with building materials not allowed per code, parking between the street façade of a principal building and a lot line, and without the minimum required landscaping	3928 S 76Th St
<u>38</u>	11	BZZA-19-00263 Special Use	Star House, LLC, Lessee Request to occupy the premises as a day care center for 315 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - midnight and Saturday 7:00 a.m. - 6:00 p.m.	3738 S 60Th St
<u>39</u>	12	BZZA-19-00305 Dimensional Variance	Linda Carter, Property Owner Request to raze the existing garage and construct a detached garage that exceeds the maximum allowed sidewall height	1023 W Washington St
<u>40</u>	12	BZZA-18-00177 Special Use	Maria Espinoza, Lessee Request to occupy a portion of the premises as a general retail establishment and personal instruction school	1835 S 7Th St
<u>41</u>	12	BZZA-19-00226 Dimensional Variance	Alliance Total Care LLC, Lessee Request to allow a permanent banner sign that exceeds the maximum allowed area	1311 W Lincoln Av

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4:15 p.m. Public Hearings (continued)

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<u>42</u>	12	BZZA-19-00192 Special Use	CleanSlate Medical Group of Wisconsin, SC, Lessee Request to occupy a portion of the premises as a social service facility	1111 S 6Th St
<u>43</u>	13	BZZA-19-00294 Dimensional Variance	Christopher Chirafisi, Property Owner Request to construct a single-family dwelling that does not meet the minimum required height and lot coverage (width)	4064 S Austin St
<u>44</u>	14	BZZA-19-00256 Special Use	R. Vintage N More, LLC, Lessee Request to continue occupying the premises as a second-hand sales facility	2653 S Kinnickinnic Av
<u>45</u>	14	BZZA-19-00275 Special Use	GS Auto Sales, Inc., Property Owner Request to construct a light motor vehicle sales and repair facility	3600 S Chase Av
<u>46</u>	15	BZZA-18-00464 Special Use, Dimensional Variance	KP Real Estate Holding, Inc., Property Owner Request to add an addition to the general retail establishment (permitted) that exceeds the side street setback, does not meet the required side street glazing, and to occupy the premises as a principal use parking lot (applicant is combining lot with 1600 N. 35th St.)	1606 N 35Th St

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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>5:15 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>47</u>	15	BZZA-19-00264 Dimensional Variance	American Tower Corporation (ATC) & Verizon Wireless, Lessee Request to construct an outdoor substation/distribution equipment facility that does not meet the minimum required setback	3012 W Galena St
<u>48</u>	15	BZZA-19-00208 Special Use	Myndful Teaching CC Services, LLC, Lessee Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and continue occupying the premises as a day care center for 29 children 1st and 2nd shift, 20 children on 3rd shift infant - 13 years of age, operating Monday - Sunday	1801 N 12Th St
<u>49</u>	1	BZZA-19-00335 Special Use, Dimensional Variance	Hope Street Ministry, Inc. DBA SHECHEM, Property Owner Request to construct a community center that exceeds the maximum allowed front setback and does not meet the minimum required building height	2510 W Capitol Dr
<u>50</u>	1	BZZA-19-00299 Special Use	Budget Towing, Lessee Request to continue occupying the premises as an indoor salvage operation	2456 W Cornell St

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5:15 p.m. Public Hearings (continued)

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<u>51</u>	1	BZZA-18-00034 Dimensional Variance	O'Reily Automotive Stores, Inc., Lessee Request to construct a general retail establishment (permitted) that exceeds the maximum allowed front setback and side setback, does not meet the minimum required glazing, and does not meet the minimum required landscaping	6181 N Teutonia Av
<u>52</u>	1	BZZA-19-00278 Special Use	Devoted Hearts 1, LLC, Lessee Request to continue occupying the premises as a group home for 6 occupants	4238 N 19Th Pl
<u>53</u>	1	BZZA-19-00238 Special Use	LML Auto Groups, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2462 W Capitol Dr
<u>54</u>	2	BZZA-19-00287 Use Variance	MJ Construction, Inc., Lessee Request to occupy the premises as a facility engaged in the processing and recycling of mined materials	8617 W Kaul Av
<u>55</u>	2	BZZA-19-00341 Use Variance	MJ Construction, Inc., Lessee Request to occupy the premises as a facility engaged in the processing and recycling of mined materials	8701 W Kaul Av
<u>56</u>	2	BZZA-19-00171 Use Variance	Fine Images, LLC, Lessee Request to occupy a portion of the premises as a community center	6637 W Mill Rd

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5:15 p.m. Public Hearings (continued)

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<u>57</u>	3	BZZA-19-00281 Special Use	Pathfinders MKE, Inc., Property Owner Request to occupy the premises as a small group shelter care facility for 8 occupants (previously Board-approved group home)	1614 E Kane Pl
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6:15 p.m. Public Hearings.

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<u>58</u>	5	BZZA-19-00004 Special Use, Dimensional Variance	Untouchable Auto & Diesel, LLC, Lessee Request to occupy the premises as a light and heavy motor vehicle repair facility and an outdoor salvage operation that does not meet the minimum required landscaping	11920 W Carmen Av
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<u>59</u>	5	BZZA-19-00078 Dimensional Variance	48Forty Solutions, LLC, Lessee Request to allow an outdoor storage facility (permitted) with stockpiles without the minimum required screening	11144 W Silver Spring Dr
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<u>60</u>	6	BZZA-19-00302 Special Use	Gateway to Knowledge Learning Center, LLC, Lessee Request to occupy the premises as a day care center for 60 children per shift infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 9:00 p.m.	2949 N Martin L King Jr Dr
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6:15 p.m. Public Hearings (continued)

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<u>61</u>	6	BZZA-19-00255 Special Use, Dimensional Variance	BBNA, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	830 W Atkinson Av
<u>62</u>	7	BZZA-19-00282 Special Use	Safety First Learning Center, Lessee Request to increase the days of operation from Monday - Friday to Sunday - Saturday and continue occupying the premises as a daycare center for 72 children per shift infant - 13 years of age, operating 5:00 a.m. to midnight	3380 N 35Th St
<u>63</u>	8	BZZA-19-00314 Special Use, Dimensional Variance	United Community Center, Property Owner Request to construct a day care center for 200 children per shift infant - 4 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. that does not meet the minimum required front and rear setbacks, does not meet the required entrance door orientation, and exceeds the maximum fence height	2210 W Becher St
<u>64</u>	8	BZZA-19-00227 Special Use	VM Towing, LLC, Lessee Request to occupy the premises as a ground transportation service and motor vehicle repair facility (tire sales and installation)	2021 W Forest Home Av

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6:15 p.m. Public Hearings (continued)

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<u>65</u>	8	BZZA-19-00180 Special Use, Use Variance, Dimensional Variance	Moras Auto Uno, LLC, Property Owner Request to add a light motor vehicle outdoor storage facility, a heavy motor vehicle outdoor storage facility, and an outdoor salvage operation without the minimum required landscaping to the Board-approved light motor vehicle sales and repair facility	3120 W Burnham St
<u>66</u>	8	BZZA-19-00253 Dimensional Variance	Troy Phillipson, Property Owner Request to allow a ground sign that exceeds the maximum number allowed	2723 W Lincoln Av
<u>67</u>	8	BZZA-19-00233 Special Use	Ultimate Auto Repairs and Sales, Inc., Lessee Request to occupy the premises as a light motor vehicle repair and sales facility (indoor)	1956 S Muskego Av
<u>68</u>	9	BZZA-19-00288 Special Use	Sweet Mama’s House, LLC, Lessee Request to occupy a portion of the premises as a day care center for 100 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	8271 W Brown Deer Rd
<u>69</u>	9	BZZA-19-00162 Special Use	Festus Auto Sales, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility	7960 N 76Th St
<u>70</u>	9	BZZA-19-00194 Special Use, Use Variance	OEM Group, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and an outdoor salvage operation	6401 N 76Th St