



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
Jeffrey Thomas

AGENDA

October 11, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 11, 2018, 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.

| <u>Item No.</u> | <u>Ald Dist.</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|------------------|---|---|--------------------|
| <u>1</u> | 3 | BZZA-18-00024 Dimensional Variance <i>Dismissal</i> | Thomas J. Spera & Frances P. Spera, Property Owner Request to increase the number of parking spaces on the existing non-conforming rear parking lot from 8 spaces to 10 spaces (Maximum Amount of Parking Spaces for a Two Family Dwelling: 4, Proposed: 10, Excess: 6) | 1600 N Humboldt Av |
| <u>2</u> | 4 | BZZA-18-00187 Special Use <i>Dismissal</i> | Our Safe Place, Inc., Property Owner Request to occupy the premises as a transitional housing facility | 740 N 29Th St |



Board of Zoning Appeals, Hearing on Thursday, October 11, 2018

Item No. Ald Dist. Case No. Type Case Information Location

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.

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| <u>3</u> | 4 | BZZA-18-00065 Dimensional Variance <i>Dismissal</i> | PPH Properties I, LLC, Lessee Request to occupy the premises as a night club/tavern (permitted) that does not meet the glazing requirements | 730 N Old World Third St |
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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.*

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| <u>4</u> | 13 | BZZA-18-00314 Special Use | Guarding Your Angels, Inc., Property Owner Request to continue occupying the premises as a day care center for 32 children per shift infant - 3 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. | 3147 S 16Th St |
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| <u>5</u> | 15 | BZZA-18-00258 Use Variance | Educare Academy, LLC, Property Owner Request to occupy the premises as a day care center for 19 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 11:00 p.m. and Saturday - Sunday 6:00 a.m. - 7:00 p.m. | 3904 W Vliet St |
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Board of Zoning Appeals, Hearing on Thursday, October 11, 2018

| <u>Item No.</u> | <u>Ald Dist.</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
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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.*

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| <u>6</u> | 1 | BZZA-18-00271 Special Use | Community Tire Services, LLC, Property Owner Request to continue occupying the premises as a motor vehicle repair facility and hand car wash | 2335 W Atkinson Av |
| <u>7</u> | 2 | BZZA-18-00331 Special Use | Hideaway Tavern, LLC, Property Owner Request to add a beer garden and continue occupying the premises as a tavern (existing non-conforming) | 9000 W Kaul Av |
| <u>8</u> | 3 | BZZA-18-00337 Dimensional Variance | North Shore Bank, Property Owner Request to construct an addition to the existing building that does not meet the required height, build- to line setback, ground floor build-to, and occupy the premises as a bank (permitted) | 510 E Pleasant St aka 510 – 516 E Pleasant St |
| <u>9</u> | 4 | BZZA-18-00321 Special Use | Ben Endres, Lessee Request to occupy a portion of the premises as a general office | 1219 N Cass St |
| <u>10</u> | 4 | BZZA-18-00322 Special Use | Curro, Rankin, & Williams, Inc., Lessee Request to occupy a portion of the premises as a general office | 1219 N Cass St |

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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.*

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| <u>11</u> | 4 | BZZA-18-00320 Special Use | Eastlake Counseling/Consulting Inc., Lessee Request to occupy a portion of the premises as a general office | 1219 N Cass St |
| <u>12</u> | 4 | BZZA-18-00329 Special Use | Pfister, LLC, Property Owner Request to allow 3 wall signs that are not attached to a flat, opaque wall surface | 424 E Wisconsin Av |
| <u>13</u> | 7 | BZZA-18-00312 Special Use | Ruby's Precious Little Angels Learning Academy, LLC, Property Owner Request to increase the ages of children from infant - 10 years to infant - 12 years of age, and continue occupying the premises as a day care center for 30 children operating Monday - Friday 6:00 a.m. - 11:30 p.m. | 4335 W Fond Du Lac Av |
| <u>14</u> | 10 | BZZA-18-00311 Special Use | 414 Kustoms, LLC, Lessee Request to continue occupying the premises as a light motor vehicle body shop (this is a new operator) | 7202 W Appleton Av |
| <u>15</u> | 12 | BZZA-18-00330 Dimensional Variance | United Community Center, Inc., Property Owner Request to allow a freestanding sign that exceeds the maximum allowed display area and maximum allowed height | 1038 S 6Th St |

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4:15 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.

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| <u>16</u> | 1 | BZZA-18-00095 Special Use | Devoted Hearts, LLC, Property Owner Request to occupy the premises as a small group shelter care facility for 6 occupants | 4238 N 19Th Pl |
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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.

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| <u>17</u> | 13 | BZZA-18-00306 Dimensional Variance | Dean Schumacher, Property Owner Request to allow an addition to the existing garage that exceeds the maximum allowed overall height, and the maximum allowed sidewall height | 5377 S 8Th St |
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| <u>18</u> | 13 | BZZA-18-00300 Dimensional Variance | Ascension Health, Property Owner Request to allow 3 freestanding signs on the premises that exceeds the maximum allowed amount | 3237 S 16Th St |
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| <u>19</u> | 13 | BZZA-18-00309 Dimensional Variance | Silver Lining Health Center LLC, dba Travelodge Milwaukee, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area and maximum allowed height | 1716 W Layton Av |
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| <u>20</u> | 14 | BZZA-18-00278 Special Use | Buena Vista Hall, LLC, Lessee Request to continue occupying a portion of the premises as an assembly hall | 3000 S 13Th St |
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4:30 p.m. Public Hearings (continued)

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| <u>21</u> | 14 | BZZA-18-00310 Special Use | Bust-N-Stuff, LLC, Lessee Request to occupy a portion of the premises as an indoor recreation facility | 2018 S 1St St 135 |
| <u>22</u> | 14 | BZZA-18-00268 Dimensional Variance, Use Variance | John Pierre Minchillo, Property Owner Request to convert the existing four unit multi-family dwelling to a five unit multi-family dwelling that does not meet the minimum required lot area per dwelling unit | 2436 S Wentworth Av |
| <u>23</u> | 15 | BZZA-18-00342 Use Variance | Scott Crawford, Inc., Prospective Buyer Request to occupy the premises as a multi-family dwelling | 2748 N 32Nd St |

5:30 p.m. Public Hearings.

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| <u>24</u> | 15 | BZZA-18-00252 Special Use | Not to Worry, LLC, Property Owner Request to add a light motor vehicle sales facility to an existing Board-approved light motor vehicle repair facility (this is a new operator) | 2246 N 44Th St |
| <u>25</u> | 15 | BZZA-18-00288 Special Use | Unique Auto Detailing and Glass, Lessee Request to occupy the premises as a light motor vehicle repair facility and hand car wash (this is a new operator) | 3535 W State St |

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

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| <u>26</u> | 1 | BZZA-18-00290 Special Use | Essential Services, LLC, Prospective Buyer Request to occupy the premises as a recycling collection facility | 7500 N Teutonia Av |
| <u>27</u> | 1 | BZZA-18-00327 Special Use | Sullivan’s Services Auto Repair Shop, Property Owner Request to add a motor vehicle filling station with a convenience store to an existing (non-conforming) motor vehicle repair facility | 3606 W Silver Spring Dr |
| <u>28</u> | 1 | BZZA-18-00066 Special Use | BJ’s Auto Care, Lessee Request to occupy the premises as a light motor vehicle repair and sales facility | 2610 W Hampton Av |
| <u>29</u> | 2 | BZZA-18-00293 Special Use | Midwest Engine Auto Sales & Services, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle sales facility, repair facility, and an indoor salvage operation (permitted) | 8521 W Kaul Av |
| <u>30</u> | 2 | BZZA-18-00345 Dimensional Variance | Forman Mills, Lessee Request to allow 3 wall signs that exceed the maximum allowed display area per façade segment | 4061 N 54Th St |

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Item No. Ald Dist. Case No. Type Case Information Location

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

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| <u>31</u> | 3 | BZZA-18-00245 Special Use | Our Space, Inc., Lessee Request to occupy the premises as a transitional living facility for 5 occupants | 1624 N Van Buren St |
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6:30 p.m. Public Hearings.

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

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| <u>32</u> | 4 | BZZA-18-00323 Use Variance | Mayfield Properties, Property Owner Request to occupy the premises as a multi-family dwelling | 1035 N 23Rd St aka 1021 – 1035 N 23Rd St |
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| <u>33</u> | 4 | BZZA-18-00302 Special Use | MacPyles Corporation, Other Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through | 1220 N 35Th St |
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| <u>34</u> | 5 | BZZA-18-00332 Special Use | Takason Motors, Inc., Property Owner Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator) | 8144 W Appleton Av |
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| <u>35</u> | 5 | BZZA-18-00251 Special Use | Kasey's Fun-Land Childcare, Lessee Request to occupy a portion of the premises as a day care center for 33 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight | 7982 W Appleton Av |
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6:30 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.

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| <u>36</u> | 7 | BZZA-18-00205 Special Use | Children of the Arts Learning Center, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 38 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. to midnight (this is a new operator) | 4351 N 35Th St |
| <u>37</u> | 9 | BZZA-18-00304 Special Use | The Last Option, LLC dba Autowise, Lessee Request to add a light motor vehicle body shop to the Board-approved light motor vehicle sales and repair facility | 7970 N 76Th St |
| <u>38</u> | 10 | BZZA-18-00346 Special Use | 6005 LLC, dba JJ Fish & Chicken, Lessee Request to occupy the premises as a fast-food/carry-out restaurant | 6005 W Appleton Av |
| <u>39</u> | 10 | BZZA-18-00287 Dimensional Variance | Clear Channel Outdoor, Lessee Request to raze and alter the existing off-premise freestanding sign to a height that exceeds the maximum allowed height | 623 S 100Th St |