



**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 12, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 12, 2017, 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>	1	BZZA-16-00327 Dimensional Variance <i>Dismissal</i>	Beverly Johnson, Property Owner  Request to allow a porch in the side setback	6415 N 42Nd St
<u>2</u>	1	BZZA-17-00029 Special Use <i>Dismissal</i>	Princeton Learning Center, Lessee  Request to occupy the premises as a day care center for 100 children per shift infant - 12 years of age, Monday - Friday 5:30 am - 12 am midnight and Saturday 5:30 am - 6 pm	3712 W Lancaster Av
<u>3</u>	3	BZZA-16-00448 Special Use <i>Dismissal</i>	Park Place LLC, Property Owner  Request to expand the number of occupants to 233 and continue occupying the premises as a rooming house	1824 E Park Pl



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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>4</u>	4	BZAP-17-00004 Other	Mei Hua Market, LLC, Property Owner  Request for an extension of time to comply with the conditions of case #BZZA-16-00268	2404 W Clybourn St
<u>5</u>	13	BZZA-17-00033 Special Use <i>Dismissal</i>	Uishal Lal, Property Owner  Request to occupy a portion of the premises as a medical service facility	5007 S Howell Av
<u>6</u>	15	BZAP-17-00005 Other	Lakesha Jackson, Property Owner  Request for an extension of time to comply with the conditions of case #BZZA-16-00134.	2554 W Fond Du Lac Av

**4:00 p.m. Consent Agenda.**

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*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.  
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<u>7</u>	12	BZZA-17-00332 Dimensional Variance, Special Use	Lando Wilder, Lessee  Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping (this is a new operator)	1605 W Forest Home Av
<u>8</u>	4	BZZA-17-00354 Special Use	Janus College Preparatory Academies, Inc., Lessee  Request to continue occupying a portion of the premises as a personal instruction school	161 W Wisconsin Av 508

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

Items Scheduled for approval on the Consent Agenda.

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<u>9</u>	1	BZZA-17-00359	Special Use	Leader Luxury Motors, LLC, Lessee	6770 N 43Rd St
				Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	
<u>10</u>	1	BZZA-17-00358	Special Use	Leader Auto Detailing, Lessee	6770 N 43Rd St
				Request to continue occupying a portion of the premises as a car wash	
<u>11</u>	4	BZZA-17-00371	Dimensional Variance	Catholic Financial Life, Property Owner	1100 W Wells St
				Request to erect two signs that exceed the maximum allowed area	
<u>12</u>	4	BZZA-17-00374	Special Use	Milwaukee Ballet, Prospective Buyer	132 N Jackson St
				Request to occupy a portion of the premises as an accessory use parking lot	
<u>13</u>	12	BZZA-17-00350	Special Use	Becher Petro Pantry, Property Owner	610 W Becher St
				Request to continue occupying the premises as a motor vehicle filling station	
<u>14</u>	2	BZZA-17-00373	Special Use	Willie Wright, Lessee	8713 W Fond Du Lac Av
				Request to continue occupying the premises as a 24-hour day care center for 50 children per shift infant through 12 years of age, operating Monday - Sunday (this is a new operator)	

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. Consent Agenda (continued)</u></b>				
<b><u>Items Scheduled for approval on the Consent Agenda.</u></b>				
<b><u>No oral testimony will be taken on these items.</u></b>				
<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>				
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<u>15</u>	3	BZZA-17-00360 Use Variance	John Riepenhoff Studio LLC, Property Owner  Request to occupy a portion of the premises as an art studio and office	830 E Chambers St
<u>16</u>	4	BZZA-17-00355 Special Use	Rozga Funeral Home, Inc., Lessee  Request to erect a sign that will not be attached to a flat, opaque wall surface	224 E Mason St
<u>17</u>	4	BZZA-17-00357 Special Use	252, LLC, Property Owner  Request to increase the number of occupants from 308 to 350 for the Board-approved dormitory	252 E Menomonee St
<u>18</u>	5	BZZA-17-00323 Special Use	Cynthia Black, Lessee  Request to increase the number of children from 55 to 85 per shift and continue occupying the premises as a day care center for children infant through 12 1/2 years of age, operating Monday - Friday 6:00 a.m. - midnight	8320 W Lisbon Av
<u>19</u>	8	BZZA-17-00346 Special Use Variance, Use Variance	Velobahn Coffee and Cycle LLC, Lessee  Request to occupy a portion of the premises as a general retail establishment, assembly hall, and sit-down restaurant	3618 W Pierce St
<u>20</u>	8	BZZA-17-00362 Special Use	LCM Funds 30 at St Paul LLC, Property Owner  Request to occupy the premises as a principal use parking lot	1800 W St Paul Av

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

Items Scheduled for approval on the Consent Agenda.

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*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.  
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<u>21</u>	8	BZZA-17-00364 Special Use	Ricardo Chavez, Lessee  Request to occupy the premises as a second-hand sales facility	3747 W National Av
<u>22</u>	9	BZZA-17-00330 Special Use	S&R of Wisconsin LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	8632 N 107Th St
<u>23</u>	9	BZZA-17-00356 Use Variance	AJA Enterprise, Lessee  Request to continue occupying the premises as a social service facility	8726 W Mill Rd
<u>24</u>	9	BZZA-17-00368 Special Use	Hearts and Minds Childcare LLC, Prospective Buyer  Request to occupy the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m.	8980 N 85Th St
<u>25</u>	10	BZZA-17-00280 Special Use	Dianne Cross, Lessee  Request to occupy a portion of the premises as a second-hand sales facility	5716 W Center St
<u>26</u>	10	BZZA-17-00349 Dimensional Variance, Special Use	True Vine MB Church, Property Owner  Request to continue occupying the premises as a religious assembly hall and to allow a wall sign that exceeds the maximum allowed area	5820 W Burleigh St

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

Items Scheduled for approval on the Consent Agenda.

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<u>27</u>	10	BZZA-17-00338 Special Use	Soka Gakkai International USA, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	319 N 76Th St
<u>28</u>	10	BZZA-17-00344 Dimensional Variance	Jessica Bahr, Property Owner  Request to allow an air-condition condenser that does not meet the minimum required distance from the property line (required 15 ft. / proposed 12 ft. 3 in.)	5701 W Washington Bl
<u>29</u>	10	BZZA-17-00345 Special Use	Nana & Papa's House Childcare Center LLC, Lessee  Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - 10:00 p.m. to Monday - Sunday 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for 24 children per shift infant through 12 years of age (this is a new operator)	5317 W Center St
<u>30</u>	10	BZZA-17-00339 Special Use	Snapper, LLC, Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant	6016 W Lisbon Av
<u>31</u>	12	BZZA-17-00308 Special Use	Clarissa Flowers, Lessee  Request to occupy the premises as a day care center for 45 children per shift infant through 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	1711 S 11Th St

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<b><u>4:00 p.m. Consent Agenda (continued)</u></b>				
<b><u>Items Scheduled for approval on the Consent Agenda.</u></b>				
<b><u>No oral testimony will be taken on these items.</u></b>				
<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>				
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<u>32</u>	12	BZZA-17-00367 Special Use	Daniel Arteaga, Lessee  Request to continue occupying a portion of the premises as an assembly hall (this is a new operator)	1561 W Greenfield Av
<u>33</u>	12	BZZA-17-00369 Special Use	27 MRY Inc, Lessee  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	605 W Lapham Bl
<u>34</u>	12	BZZA-17-00370 Use Variance	Milwaukee Habitat for Humanity, Lessee  Request to continue occupying a portion of the premises as a second-hand sales facility	420 S 1St St
<u>35</u>	13	BZZA-17-00363 Special Use	Four Keys, LLC, Lessee  Request to occupy the premises as a motor vehicle sales facility	5819 S 27Th St
<u>36</u>	13	BZZA-17-00365 Use Variance	Select Recovery Agents, Inc., Lessee  Request to continue occupying the premises as a motor vehicle outdoor storage facility	4810 S 13Th St
<u>37</u>	15	BZZA-17-00343 Special Use	Dawn Boland, Property Owner  Request to continue occupying the premises as an indoor storage facility	1525 N 13Th St
<u>38</u>	15	BZZA-17-00340 Special Use	Mohammad Shafi, Property Owner  Request to continue occupy the premises as a principal use parking lot	1919 W Monroe St

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

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<u>39</u>	15	BZZA-17-00352 Dimensional Variance	Tunya King, Property Owner  Request to construct a garage that does not meet the minimum required setback	1924 W Cherry 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.

<u>40</u>	4	BZCM-17-00002 Condition Modification	ORP Real Estate Holdings LLC, Property Owner  Request to modify condition #17 of case #BZZA-16-00510 stating that "this Special use is granted for a period of ten (10) years, commencing with the date hereof."	2801 W Wisconsin Av
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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.

<u>41</u>	1	BZZA-16-00381 Dimensional Variance	Desiree Loduha, Lessee  Request to allow window signs that exceed the maximum allowed area	3622 W Silver Spring Dr
<u>42</u>	1	BZZA-16-00456 Use Variance	Tommy Honeycutt, Property Owner  Request to continue occupying the premises as an assembly hall	4940 N 32Nd St

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<b><u>4:30 p.m. Public Hearings (continued)</u></b>				
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>43</u>	1	BZZA-17-00032 Special Use	John Sams Jr., Lessee  Request to occupy the premises as a motor vehicle sales and repair facility with light motor vehicle outdoor storage	3841 W Villard Av
<u>44</u>	2	BZZA-17-00264 Dimensional Variance, Special Use	Vincent Parr, Lessee  Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	6826 W Capitol Dr
<u>45</u>	5	BZZA-17-00279 Use Variance	Steven & Cynthia Johnson, Lessee  Request to occupy a portion of the premises as an outdoor storage facility	6158 N 114Th St
<u>46</u>	5	BZZA-17-00292 Dimensional Variance	William Ryan Homes, Property Owner  Request to construct a single-family dwelling that exceeds the maximum allowed lot coverage (allowed 30% / proposed 35.7%)	7322 N Beau Av
<u>47</u>	5	BZZA-17-00291 Dimensional Variance	William Ryan Homes, Property Owner  Request to construct a single-family dwelling that exceeds the maximum allowed lot coverage and does not meet the minimum required combined side setbacks	7252 N Beau Av
<u>48</u>	5	BZZA-17-00372 Dimensional Variance	DSH Enterprises, Property Owner  Request to erect a freestanding sign that exceeds the maximum allowed area for the Board-approved motor vehicle filling station	11728 W Hampton Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>5:30 p.m. Public Hearings.</u></b>				
<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>49</u>	6	BZZA-17-00351 Dimensional Variance	The Community Warehouse, Property Owner  Request to erect two wall signs that exceed the maximum allowed area	324 W North Av
<u>50</u>	7	BZZA-17-00267 Dimensional Variance, Special Use	Belal Abushaqra, Lessee  Request to occupy the premises as a motor vehicle sales and repair facility that does not meet the minimum required landscaping	4246 W Capitol Dr
<u>51</u>	8	BZZA-17-00167 Special Use, Use Variance	Damaris Payano, Property Owner  Request to occupy a portion of the premises as a currency exchange and general office	1901 S 26Th St
<u>52</u>	8	BZZA-17-00307 Dimensional Variance, Special Use	Millennium Motor Sales, Inc., Property Owner  Request to occupy the premises as an outdoor motor vehicle storage facility that does not meet the minimum required landscaping	2209 W Grant St
<u>53</u>	8	BZZA-17-00298 Special Use	REO Motors, Inc., Lessee  Request to occupy the premises as a light motor vehicle repair facility	2725 S 29Th St
<u>54</u>	9	BZZA-17-00320 Use Variance	Browndeer Childcare Center LLC, Lessee  Request to occupy a portion of the premises as a day care center for 70 children per shift infant through 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	6922 W Brown Deer Rd

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<b><u>6:30 p.m. Public Hearings.</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
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<u>55</u>	9	BZZA-17-00252 Special Use	Beautiful & Strong Safe Home for Teens Girls LLC, Lessee  Request to occupy the premises as a group home for 5 occupants	6746 N 54Th St
<u>56</u>	9	BZZA-17-00265 Special Use	Jon Petrie, Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility, body shop, and car wash	8025 N 76Th St
<u>57</u>	9	BZZA-17-00277 Dimensional Variance	Randy Miller, Property Owner  Request to occupy the premises as a permitted contractor's yard that does not meet the minimum required landscaping	6433 N Industrial Rd
<u>58</u>	10	BZZA-17-00290 Special Use	Joudeh Hamed, Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a new operator)	5602 W Vliet St
<u>59</u>	10	BZZA-17-00375 Special Use	Jami LLC, Prospective Buyer  Request to continue occupying the premises as a sit-down restaurant (this is a new operator)	4110 W Martin Dr
<u>60</u>	11	BZZA-17-00045 Dimensional Variance, Use Variance	Salim Shelleh, Lessee  Request to continue occupying the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping	2741 S 34Th St

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**6:30 p.m. Public Hearings (continued)**

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<u>61</u>	12	BZZA-17-00347 Dimensional Variance	Link Media Wisconsin LLC, Lessee  Request to erect an off-premise sign that exceeds the maximum allowed height, display area, and does not meet the minimum required setback	1966 S 4Th St
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**7:30 p.m. Public Hearings.**

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<u>62</u>	13	BZZA-17-00303 Special Use	United Motors, LLC, Prospective Buyer  Request to occupy the premises as a motor vehicle sales facility	600 E Layton Av
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<u>63</u>	13	BZZA-17-00348 Special Use	Avis Budget Car Rental LLC, Property Owner  Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
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<u>64</u>	14	BZZA-17-00293 Special Use	U.S. Venture, Inc., Lessee  Request to expand the Board-approved hazardous materials storage facility	1626 S Harbor Dr
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<u>65</u>	14	BZZA-17-00329 Special Use, Use Variance	Jeff Binkert, Prospective Buyer  Request to occupy the premises as a light motor vehicle sales facility and general retail establishment	2842 S 5Th Ct
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<u>66</u>	14	BZZA-17-00366 Special Use	Hernan Gonzalez, Lessee  Request to occupy a portion of the premises as a hand car wash	2806 S 13Th St
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<u>67</u>	14	BZZA-17-00328 Dimensional Variance	Tanya Tate, Property Owner  Request to allow a sign that exceeds the maximum allowed area	3116 S Kinnickinnic Av
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**Board of Zoning Appeals, Hearing on Thursday, October 12, 2017**

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

**7:30 p.m. Public Hearings (continued)**

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<u>68</u>	15	BZZA-17-00337 Special Use	Town Bank, Prospective Buyer  Request to raze the existing structure and to occupy the premises as a principal use parking lot	2330 N 48Th St
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