



Board of Zoning Appeals

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Henry Szymanski

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Jennifer Current
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AGENDA

November 7, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 7, 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 2020 Hearing Calendar of the Board of Zoning Appeals.
Approval of the October 10, 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>	13	BZZA-19-00270 Special Use <i>Dismissal</i>	Early Start Daycare, LLC, Prospective Buyer Request to occupy the premises as a day care center 23 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3303 S 16Th St
<u>2</u>	14	BZZA-19-00267 Dimensional Variance <i>Dismissal</i>	Potter Avenue Row, LLC, Property Owner Request to construct three residential duplexes that do not meet the minimum glazing requirements and exceed the maximum allowed amount of stucco products on the street facades	925 E Potter Av



Board of Zoning Appeals, Hearing on Thursday, November 7, 2019

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.

3 1 BZZA-18-00398 Wrangler Towing, LLC, Lessee 4912 W Villard Av.
Special Use
Dismissal
Request to occupy the premises as a ground transportation service (this is a new operator)

4 15 BZCM-19-00001 Scott Crawford, Inc., Prospective Buyer 2748 N 32ND St
Extension of Time
Request for an extension of time to comply with the conditions of case #BZZA-18-00342

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.

5 11 BZZA-19-00321 Divine Covenant Church, Inc., Property Owner 9220 W Howard Av
Special Use
Request to continue occupying the premises as a religious assembly hall

6 11 BZZA-19-00327 Access Elevator, Inc., Lessee 4445 W Forest Home Av
Special Use,
Dimensional Variance Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping

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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.
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<u>7</u>	12	BZZA-19-00274 Special Use	Iglesia La Comunidad Cristiana, Property Owner Request to continue occupying the premises as a religious assembly hall	1573 W Becher St
<u>8</u>	12	BZZA-19-00330 Dimensional Variance	Urban Harvest Brewing Co., Lessee Request to allow a wall sign on the north wall that exceeds the maximum allowed display area and to allow six wall signs and two projecting signs on the west wall exceeding the maximum number of signs allowed in one 25 linear foot segment	1024 S 5Th St
<u>9</u>	15	BZZA-19-00325 Special Use	Maria's Creative Care Learning Center, Lessee Request to occupy the premises as a day care center for 65 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	1218 W Walnut St
<u>10</u>	15	BZZA-19-00345 Use Variance	Future Leaders Academy, LLC, Lessee Request to increase the age of children from infant - 12 to infant - 13 years of age, to increase the hours of operation from 6:00 a.m. - midnight to 5:00 a.m. - midnight, and to continue occupying the premises as a day care center for 100 children per shift Sunday - Saturday (this is a new operator)	1862 W Fond Du Lac Av

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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.
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<u>11</u>	2	BZZA-19-00272 Special Use	SBA Towers II, LLC, Lessee Request to continue to allow a 108 ft. tall transmission tower	9411 W Fond Du Lac Av
<u>12</u>	2	BZZA-19-00292 Dimensional Variance	Benjamin Tyler Thompson, Property Owner Request to construct an addition to the existing attached residential garage that does not meet the minimum required side yard setback	6655 N 94Th St
<u>13</u>	4	BZZA-19-00333 Special Use	Center for Veterans Issues, Ltd., Property Owner Request to occupy a portion of the premises as a social service facility	3400 W Wisconsin Av
<u>14</u>	4	BZZA-19-00343 Special Use	Eleven Pilates, Inc., Lessee Request to occupy a portion of the premises as a personal instruction school	717 N Milwaukee St
<u>15</u>	5	BZZA-19-00338 Special Use	Lakshya, Inc., Prospective Buyer Request to add a car wash to the Board-approved motor vehicle filling station	5401 N Lovers Lane Rd
<u>16</u>	5	BZZA-19-00317 Special Use	The Word Center, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	4713 N 76Th 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.*

<u>17</u>	8	BZZA-19-00318 Dimensional Variance	Vientiane Noodle Shop, Lessee Request to allow a wall sign and a projecting sign that exceeds the maximum number allowed	3422 W National Av
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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>18</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
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<u>19</u>	12	BZZA-19-00365 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
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<u>20</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
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4:15 p.m. Public Hearings (continued)

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<u>21</u>	12	BZZA-19-00328 Use Variance	Camila's Children's Daycare, Lessee Request to occupy a portion of the premises as a day care center for 25 children per shift infant to 5 years of age, operating Monday - Friday 5:30 a.m. - 7:00 p.m.	1133 W Lincoln Av
<u>22</u>	12	BZZA-19-00234 Special Use	A & J Motorz, LLC, Lessee Request to continue occupying a portion of the premises as a light motor sales facility (this is a new operator)	2485 S 13Th St
<u>23</u>	12	BZZA-19-00315 Special Use	Peter Mathews, Lessee Request to occupy the premises as an assembly hall	2690 S 13Th St A
<u>24</u>	12	BZZA-19-00331 Dimensional Variance	Susio, LLC, Property Owner Request to allow an accessory parking lot without the minimum required perimeter landscaping, allow an ornamental metal fence that exceeds the maximum allowed height, and allow a wall sign that exceeds that maximum allowed display area	600 S 6Th St
<u>25</u>	12	BZZA-19-00186 Use Variance	Jesus Painting, LLC, Lessee Request to occupy a portion of the premises as a contractor's shop	2564 S 11Th St

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5:15 p.m. Public Hearings.

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<u>26</u>	14	BZZA-19-00336 Special Use	Early Start Daycare, LLC, Prospective Buyer Request to occupy the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	803 W Oklahoma Av
<u>27</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>28</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>29</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 and does not meet the minimum required side street glazing (applicant is combining lot with 1600 N. 35th St.)	1606 N 35Th St

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

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<u>30</u>	15	BZZA-19-00351 Dimensional Variance	Master Lock Company, LLC, Property Owner Request to reconstruct and expand the light motor vehicle parking lots (permitted) that do not meet the minimum required landscaping	2600 N 32Nd St
<u>31</u>	15	BZZA-19-00349 Special Use	Kal Service, LLC, Property Owner Request to construct an addition and continue occupying the premises as a motor vehicle filling station and convenience store	2624 W Lisbon Av
<u>32</u>	15	BZZA-19-00347 Special Use	Dr. Howard Fuller Collegiate Academy, Prospective Buyer Request to occupy the premises as an elementary or secondary school	4115 N Teutonia Av
<u>33</u>	1	BZZA-19-00324 Dimensional Variance	Holy Temple Firstborn MBC, Inc., Property Owner Request to allow parking for a vehicle exceeding the maximum allowed length	4957 N 18Th St
<u>34</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

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

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<u>35</u>	1	BZZA-19-00184 Special Use, Dimensional Variance	Fresh Cars, Inc., Lessee Request to occupy the premises as a light motor vehicle sales and repair facility that does not meet the minimum required landscaping	3628 W Villard Av
<u>36</u>	1	BZZA-19-00322 Special Use, Dimensional Variance	Brothers Auto Care LLC, Lessee Request to add an outdoor storage (tires) that does not meet the minimum required screening and continue occupying the premises as a light motor vehicle sales and repair facility	5003 N Teutonia Av

6:15 p.m. Public Hearings.

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<u>37</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>38</u>	4	BZZA-19-00346 Special Use	Saint John's Communities, Inc. dba Saint John's on the Lake, Property Owner Request to occupy a portion of the premises as a community-based residential facility (third and fourth floor) for 60 occupants	1858 N Prospect Av
<u>39</u>	6	BZZA-19-00303 Special Use	Wisconsin Community Services (WCS), Lessee Request to occupy the premises as a transitional housing facility for 18 occupants	1728 W Atkinson Av

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

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<u>40</u>	6	BZZA-19-00323 Special Use	Holton Street Quick Mart Property, LLC, Property Owner Request to construct a motor vehicle filling station	426 E Burleigh St
<u>41</u>	6	BZZA-19-00350 Use Variance	Huettner Properties, LLC, Property Owner Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units	2105 N Booth St
<u>42</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>43</u>	7	BZZA-19-00277 Use Variance, Dimensional Variance	Greater West Side Gods Hands Outreach Mission, Prospective Buyer Request to allow a chain link and barbed-wire fence in the side and back yard of the premises	2602 W Auer Av
<u>44</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

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

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

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<u>45</u>	10	BZZA-19-00251 Use Variance	Kids Creative Corner Childcare, Inc., Lessee	5629 W North Av
			Request to occupy the premises as a day care center for 40 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. to 7:00 p.m.	