



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

November 8, 2018

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 8, 2018, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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> | 2 | BZZA-18-00279 Use Variance <i>Dismissal</i> | The Brickyard, Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall | 6671 W Mill Rd |
| <u>2</u> | 14 | BZZA-18-00294 Special Use <i>Dismissal</i> | Ascension Fellowship LLC, Property Owner Request to construct a general office building | 3352 S Clement Av |



Board of Zoning Appeals, Hearing on Thursday, November 8, 2018

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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>3</u> | 15 | BZZA-18-00340 Special Use, Dimensional Variance | Christ Community Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces | 3918 W Center St |
| <u>4</u> | 15 | BZZA-18-00357 Special Use | Little Lullabies Academy LLC, Lessee Request to continue occupying the premises as a day care center for 100 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator) | 1862 W Fond Du Lac Av |
| <u>5</u> | 1 | BZZA-18-00324 Special Use | Mitra Midwest Operations, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive- through facility | 7242 N Teutonia Av |
| <u>6</u> | 3 | BZZA-18-00376 Dimensional Variance | Bob Mikulay, Property Owner Request to construct a rooftop deck on the existing attached garage (non-conforming) | 2006 E Lafayette Pl |
| <u>7</u> | 3 | BZZA-18-00382 Special Use | Science and Fun, LLC, Lessee Request to occupy a portion of the premises as an indoor recreation facility | 1220 E Brady 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.
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| <u>8</u> | 4 | BZZA-18-00355 Special Use | SG Properties, LLC, Property Owner Request to continue occupying the premises as a rooming house for 6 occupants (structure located at the west end of the property) | 929 N 14Th St |
| <u>9</u> | 4 | BZZA-18-00356 Special Use | SC Properties, Property Owner Request to continue occupying the premises as a rooming house for 12 occupants (structure located at the east end of the property) | 931 N 14Th St |
| <u>10</u> | 4 | BZZA-18-00354 Dimensional Variance | MKE Catering, LLC. dba Freshii, Lessee Request to erect a wall sign that exceeds the maximum allowed display area | 250 E Wisconsin Av Suite 119 |
| <u>11</u> | 4 | BZZA-18-00315 Special Use | Travaux, Lessee Request to erect two wall signs that are not attached to a flat, opaque wall surface | 401 E Ogden Av |
| <u>12</u> | 4 | BZZA-18-00367 Special Use | University Investments 2020, LLC, Property Owner Request to continue occupying the premises as a rooming house for 9 occupants | 821 N 17Th St |
| <u>13</u> | 4 | BZZA-18-00368 Special Use | University Investments 2020, LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 occupants | 837 N 17Th 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.
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| <u>14</u> | 4 | BZZA-18-00370 Special Use | University Investments 2020, LLC, Property Owner Request to continue occupying the premises as a sorority | 853 N 17Th St |
| <u>15</u> | 5 | BZZA-18-00353 Special Use | Ivy Lane Corporation, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator) | 10014 W Silver Spring Dr |
| <u>16</u> | 6 | BZZA-18-00381 Dimensional Variance | Renata Bitoy Bunger, Property Owner Request to construct a detached garage that exceeds the maximum allowed height | 2045 N 2Nd St |
| <u>17</u> | 6 | BZZA-18-00317 Special Use | Siddhi Yoga, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school | 531 E Keefe Av |
| <u>18</u> | 7 | BZZA-18-00362 Special Use | Lashunda Moss, Lessee Request to continue occupying the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday – Sunday | 4143 N 40Th 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>19</u> | 7 | BZZA-18-00326 Special Use | Tomorrow's Future, LLC, Property Owner Request to continue occupying the premises as a group home for 5 occupants | 3282 N 46Th St |
| <u>20</u> | 8 | BZZA-18-00365 Special Use | Daniel Vizcaino, Lessee Request to continue occupying the premises as a general office (this is a new operator) | 3234 W Greenfield Av |
| <u>21</u> | 8 | BZZA-18-00360 Special Use | Best Friends Learning Center, LLC, Lessee Request to increase the hours of operation from 6:00 a.m. - 10:00 p.m. to 6:00 a.m. - midnight, increase the number of children per shift from 15 to 20, and continue occupying the premises as a day care center for children infant to 12 years of age, operating Monday - Friday | 2900 W Lapham St |
| <u>22</u> | 10 | BZZA-18-00338 Special Use | Little Peanut and Friends Child Care, LLC, Lessee Request to increase the ages of the children from 4 - 12 years of age to 2 1/2 - 12 years of age and continue occupying a portion of the premises as a day care center for 25 children per shift, operating Monday - Friday 6:00 a.m. – midnight (this is a new operator) | 5806 W Burleigh 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.
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| <u>23</u> | 12 | BZZA-18-00378 Special Use | Tangie’s Just Like Mommy Childcare Center, LLC, Lessee Request to increase the hours of operation from 6:00 a.m.-6:00 p.m. to 5:00 a.m.-9:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift, infant - 12 years of age, operating Monday - Friday | 809 W Burnham St |
| <u>24</u> | 14 | BZZA-18-00341 Special Use | PH Hospitality Group, LLC, Other Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator) | 3131 S Kinnickinnic Av |

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.

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| <u>25</u> | 15 | BZZA-18-00373 Special Use, Dimensional Variance | Wellness Commons, LLC, Property Owner Request to occupy the premises as a principal use parking lot that does not meet the minimum landscaping requirements | 2242 N 16Th St |
| <u>26</u> | 15 | BZZA-18-00328 Special Use | Next Chapter Living Center II, Inc., Property Owner Request to occupy the premises as a group foster home for 8 occupants | 2773 N 16Th St |

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

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| <u>27</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 |
| <u>28</u> | 1 | BZZA-18-00043 Special Use | New Hope & Destiny Home, Inc., Lessee Request to occupy the premises as a group home for 8 occupants | 4227 N 21St St |
| <u>29</u> | 2 | BZZA-18-00364 Special Use | Buford Adult Care Center, Lessee Request to occupy the premises as an adult day care center | 6661 W Mill Rd |
| <u>30</u> | 4 | BZZA-18-00349 Dimensional Variance | Josephine Santiago, Property Owner Request to construct a detached garage that exceeds the maximum allowed sidewall height | 1254 N 24Th St |
| <u>31</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 facility | 1220 N 35Th St |

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|--|------------------|---|--|----------------------|
| <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>32</u> | 4 | BZZA-18-00350 Special Use, Dimensional Variance | ABM Industry Groups, LLC, Lessee Request to continue occupying the premises as a principal use parking lot that does not meet the minimum required landscaping | 401 W Wisconsin Av |
| <u>33</u> | 7 | BZZA-18-00352 Use Variance | Sheila's Shining Stars, Property Owner Request to allow the installation of barbed wire on the existing 6 foot fence | 3651 N 27Th St |
| <u>34</u> | 7 | BZZA-18-00371 Dimensional Variance | TenderCare Christian Child Care Center, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area | 5229 W Capitol Dr |
| <u>35</u> | 8 | BZZA-18-00267 Special Use, Dimensional Variance | MKE Junk Junkies, LLC, Lessee Request to occupy a portion of the premises as a ground transportation service (permitted), motor vehicle outdoor storage (permitted), motor vehicle repair facility, motor vehicle sales facility, and an outdoor salvage operation without the minimum required landscaping | 2640 W Greves St |
| <u>36</u> | 9 | BZZA-18-00363 Special Use | Guardian Angels Adult Day Services, Lessee Request to occupy a portion of the premises as an adult day care center | 6816 W Brown Deer Rd |

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5:15 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>37</u> | 10 | BZZA-18-00348 Special Use | Evenement, LLC, Prospective Buyer Request to occupy the premises as an assembly hall | 407 N Hawley Rd |
| <u>38</u> | 10 | BZZA-18-00377 Special Use | Restoration of Hearts Love of Christ Ministry, Lessee Request to occupy a portion of the premises as a religious assembly hall | 5202 W Lisbon Av |

6:15 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.

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| <u>39</u> | 10 | BZZA-18-00366 Dimensional Variance | Amanda Smith, Property Owner Request to allow a fence in the side yard that exceeds the maximum allowed height | 3444 N 58Th St |
| <u>40</u> | 11 | BZZA-18-00358 Dimensional Variance | Global Power Components, Property Owner Request to erect a fence that exceeds the maximum allowed height | 2300 S 51St St |
| <u>41</u> | 12 | BZZA-18-00335 Use Variance | Brian Wurch, Property Owner Request to occupy the premises as a single family dwelling | 627 S 9Th St C |
| <u>42</u> | 12 | BZZA-18-00361 Special Use | Brian Wurch, Property Owner Request to continue occupying the premises as a rooming house for 10 occupants | 623 S 9Th St |

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|-----------------|------------------|----------------------|-------------------------|-----------------|
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6:15 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>43</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 to 3 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. | 3147 S 16Th St |
| <u>44</u> | 13 | BZZA-18-00372 Dimensional Variance | 4220 Garzon, LLC, Property Owner Request to refurbish the existing non-conforming freestanding sign by increasing the display area to a size that exceeds the maximum allowed display area and replacing the existing cabinets that exceed the maximum allowed height | 4220 S 27Th St |

7:15 p.m. Public Hearings (Contested).

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 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>45</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 |
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