



**Board of Zoning Appeals**

Chairwoman  
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**Karen D. Dardy**  
**Erik Richardson**

Secretary  
**Jeffrey Thomas**

**AGENDA**

**November 9, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 9, 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>	4	BZZA-17-00306 Dimensional Variance <i>Dismissal</i>	National Rifle Association, Other  Request to erect a temporary banner sign that exceeds the maximum allowed area	800 N 4Th St
<u>2</u>	5	BZZA-17-00292 Dimensional Variance <i>Dismissal</i>	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>3</u>	12	BZZA-17-00260 Dimensional Variance <i>Dismissal</i>	Filipe Martinez, Property Owner  Request to erect a sign that does not meet the minimum required clearance between the grade and the bottom of the sign	815 W National Av



Board of Zoning Appeals, Hearing on Thursday, November 9, 2017

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.

<u>4</u>	13	BZZA-16-00047 Dimensional Variance <i>Dismissal</i>	Jeffrey Ellsworth, Property Owner  Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	621 W Waterford Av
<u>5</u>	15	BZZA-16-00341 Special Use <i>Dismissal</i>	V&J Foods, Inc., Property Owner  Request to raze the existing structure and to construct a fast-food/carry-out restaurant with a drive-through facility	1948 W Fond Du Lac Av
<u>6</u>	15	BZZA-17-00376 Special Use <i>Dismissal</i>	Wisconsin Community Services Inc., Lessee  Request to occupy a portion of the premises as a social service facility	2320 N 27Th St

**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.*

<u>7</u>	4	BZZA-17-00391 Special Use	Aloria Health of Milwaukee, Lessee  Request to modify the plan of operation to include adolescents for the Board-approved community living arrangement	312 E Wisconsin Av 300
<u>8</u>	6	BZZA-17-00384 Special Use	Run Into Your Destiny Center of Refuge, Lessee  Request to occupy a portion of the premises as a social service facility	2122 N Halyard 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>9</u>	7	BZZA-17-00382	Special Use	Alicia Sanders, Lessee  Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 5:30 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Saturday	4840 W Fond Du Lac Av
<u>10</u>	7	BZZA-17-00417	Special Use	Tarina Kazee, Lessee  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)	4122 W Fond Du Lac Av
<u>11</u>	7	BZZA-17-00397	Use Variance	Thomas Sanders, Property Owner  Request to continue occupying the premises as a hand car wash	3427 N 35Th St
<u>12</u>	7	BZZA-17-00392	Special Use	United Milwaukee Scrap, LLC, Lessee  Request to continue occupying a portion of the premises as an outdoor salvage operation	3310 W Fond Du Lac Av
<u>13</u>	9	BZZA-17-00394	Special Use	Arkadiy Tsirlin, Property Owner  Request to continue occupying the premises as a motor vehicle repair and sales facility	5200 W Mill Rd
<u>14</u>	9	BZZA-17-00407	Special Use	Milton Bond, Property Owner  Request to occupy the premises as a small group shelter care facility	9539 W Bradley Rd

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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>15</u>	9	BZZA-17-00393 Special Use	Milton Bond, Property Owner  Request to occupy the premises as a small group shelter care facility	9537 W Bradley Rd
<u>16</u>	12	BZZA-17-00379 Special Use	Siggenauk Center Food Pantry, Lessee  Request to occupy a portion of the premises as a social service facility	931 W Madison St
<u>17</u>	12	BZZA-17-00398 Special Use	Ziegler Bence Partners 5 LLC, Lessee  Request to occupy a portion of the premises as a general office	1301 W Canal St
<u>18</u>	14	BZZA-17-00383 Special Use	Lakhwinder Singh, Property Owner  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	2759 S Kinnickinnic Av
<u>19</u>	15	BZZA-17-00385 Special Use	Apple Tree Educational Services, LLC, Lessee  Request to continue occupying the premises as a day care center for 30 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	1726 W Lloyd St

Board of Zoning Appeals, Hearing on Thursday, November 9, 2017

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

**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>20</u>	1	BZZA-17-00389 Special Use	Larry Shaw, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	5226 W Hampton 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>21</u>	2	BZZA-17-00342 Dimensional Variance	Arker LLC, Lessee  Request to occupy a portion of the premises as a permitted contractor's yard that does not meet the minimum required landscaping and to erect a fence that exceeds the maximum allowed height	9636 W Flagg Av
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<u>22</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
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**4:15 p.m. Public Hearings (continued)**

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<u>23</u>	3	BZZA-17-00401 Dimensional Variance	Joshua Ivey, Property Owner  Request to construct an addition for a permitted sit-down restaurant that does not meet the minimum required glazing and the minimum required number of parking spaces	615 E Brady St
<u>24</u>	3	BZZA-17-00416 Dimensional Variance	Dan Mehail, Property Owner  Request to construct a garage in which the building sidewall exceeds the maximum allowed height	2424 N Humboldt Bl
<u>25</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>26</u>	4	BZZA-17-00361 Special Use	Hazel Miller, Property Owner  Request to occupy the premises as a group home for 8 occupants	2220 W Mc Kinley Av
<u>27</u>	4	BZZA-17-00336 Special Use	Marlon Paige, Property Owner  Request to occupy the premises as a group home for 7 occupants	1336 N 31St St
<u>28</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

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

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
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<u>29</u>	6	BZZA-17-00414 Dimensional Variance	Judy McLain, Lessee  Request to allow two awning signs that exceed the maximum allowed display area	130 W Keefe Av
<u>30</u>	6	BZZA-17-00381 Special Use	Linda Bonds, Lessee  Request to occupy the premises as a group home for 8 occupants	3002 N 9Th St

**5:15 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.

<u>31</u>	6	BZZA-17-00316 Dimensional Variance, Special Use	Boykin Blackmon, Lessee  Request to continue occupying the premises as a car wash and motor vehicle repair facility with an outdoor storage facility that does not meet the minimum required landscaping	3854 N Teutonia Av
<u>32</u>	6	BZZA-17-00310 Dimensional Variance	All Peoples Gathering Lutheran Church, Property Owner  Request to not meet the minimum required landscaping for the Board-approved parking lot	2576 N 2Nd St
<u>33</u>	6	BZZA-17-00341 Special Use	365! Auto Sales LLC, Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility with a hand car wash	1301 W Burleigh St
<u>34</u>	7	BZZA-17-00300 Special Use	Autumn McCloud, Lessee  Request to occupy the premises as a social service facility and day care center for 85 children per shift 2 1/2 through 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	3735 N 35Th St
<u>35</u>	7	BZZA-17-00415 Special Use	Kenya Hagans, Property Owner  Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant through 12 years of age, operating Monday - Sunday	4424 W Howie Pl

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

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<u>36</u>	7	BZZA-17-00267 Dimensional Variance, Special Use	Belal Abushaqla, 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>37</u>	8	BZZA-17-00380 Special Use	Miguel Herrera, Property Owner  Request to construct an addition and to add a motor vehicle repair facility and body shop to the Board-approved motor vehicle sales facility	2366 S 27Th St
<u>38</u>	8	BZZA-17-00377 Special Use	Jose Nungaray, Property Owner  Request to occupy the premises as a motor vehicle repair facility	2536 W Mitchell St
<u>39</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>40</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

**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.

<u>41</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, maximum allowed display area, and does not meet the minimum required street setback, minimum required freeway setback, and the minimum required spacing between off-premise signs	1930 - 1966 S 4Th 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>
<b><u>6:15 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>42</u>	12	BZZA-16-00158 Special Use	Tender Car Auto Sales, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility, body shop, and car wash	1825 S Kinnickinnic Av
<u>43</u>	12	BZZA-17-00106 Special Use	Jon Petrie, Property Owner  Request to occupy the premises as a motor vehicle sales and repair facility, body shop, and outdoor salvage operation	1803 S Kinnickinnic Av
<u>44</u>	12	BZZA-16-00523 Special Use	Jon Petrie, Property Owner  Request to add a motor vehicle body shop to the previously Board approved motor vehicle sales and repair facility	1800 S 1St St
<u>45</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>46</u>	14	BZZA-17-00408 Use Variance	Bounce Milwaukee LLC, Lessee  Request to expand the Board-approved indoor recreation facility	2759 S 5Th Ct
<u>47</u>	14	BZZA-17-00270 Dimensional Variance	Zackary Bell, Property Owner  Request to construct a garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 15 ft. 2 in.)	3003 S Superior St
<u>48</u>	15	BZZA-17-00390 Special Use	Martina McCloud, Property Owner  Request to occupy the premises as a group home for 5 occupants	2223 N 36Th St

**Board of Zoning Appeals, Hearing on Thursday, November 9, 2017**

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

**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.

<u>49</u>	15	BZZA-17-00404 Special Use	Deneta Harrington, Lessee  Request to occupy a portion of the premises as a day care center for 85 children per shift infant through 12 years of age, operating Monday - Friday 5:00 a.m. - midnight and Saturday 6:00 a.m. - midnight	1401 W Center St
<u>50</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

**7:30 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.

<u>51</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
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