



**Board of Zoning Appeals**

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**Jeffrey Thomas**

**AGENDA**

**December 7, 2017**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 7, 2017, commencing at 2:00 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.

**2:00 p.m. Administrative Consent Agenda.**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<b><u>Item No.</u></b>	<b><u>Ald Dist.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
<u>1</u>	6	BZZA-16-00528 Special Use <i>Dismissal</i>	Gospel Mission Outreach Ministries, Lessee  Request to occupy the premises as a religious assembly hall	1808 W Atkinson Av
<u>2</u>	8	BZZA-17-00378 Special Use <i>Dismissal</i>	Carmen Coss y Leon, Lessee  Request to occupy the premises as a second-hand sales facility	2190 S Muskego 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>
<u>3</u>	1	BZZA-17-00447 Special Use	Venessia Miller, Lessee  Request to continue occupying the premises as a day care center for 61 children per shift (41 daytime, 20 evening) infant to 13 years of age, operating Monday - Friday, 6:00 a.m. to 11:00 p.m.	5204 N 36Th St aka 3532 W Villard Av
<u>4</u>	1	BZZA-17-00400 Special Use	Tyrone Sanford, Property Owner  Request to continue occupying the premises as a car wash	4911 N 31St St
<u>5</u>	3	BZZA-17-00405 Special Use	Walgreen Co., Property Owner  Request to continue occupying the premise as a 24 hrs. general retail establishment (drug/convenience store/pharmacy), a permitted medical office (not operating 24 hrs.) located within 150 ft. of a residential district	1400 E Brady St
<u>6</u>	4	BZZA-17-00440 Special Use	The Bon-Ton Department Stores Inc., Lessee  Request to occupy a portion of the premises as a general office	331 W Wisconsin Av 1
<u>7</u>	4	BZZA-17-00430 Special Use	Schulhof Property Management, Property Owner  Request to continue occupying the premises as a rooming house with 10 units (51 total occupants)	1722 W Wells St 1
<u>8</u>	4	BZZA-17-00409 Special Use	PCAM, LLC, Lessee  Request to continue occupying the premises as a principal use parking lot	746 N Old World Third St

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**2:00 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>9</u>	6	BZZA-17-00418 Special Use	West Hawkins, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	3752 N Teutonia Av
<u>10</u>	7	BZZA-17-00437 Special Use	Marilyn Barton, Lessee  Request to continue occupying the premises as a 24 hour day care center for 38 children per shift infant to 12 years of age, operating Monday - Sunday	4322 W Center St
<u>11</u>	8	BZZA-17-00403 Special Use	Amardeep Khehra, Lessee  Request to continue occupying the premises as a motor vehicle filling station with a convenience store	1901 S 35Th St
<u>12</u>	8	BZZA-17-00444 Special Use	Ana Rojas & Socorro Villalobos, Property Owner  Request to continue occupying the premises as a day care center for 28 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	1732 S Muskego Av
<u>13</u>	9	BZZA-17-00448 Special Use	Calumet Auto Salvage, Inc., Lessee  Request to continue occupying the premises as an outdoor auto salvage yard	8501 W Calumet Rd

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**2:00 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>14</u>	9	BZZA-17-00446 Special Use	Three-D Sac Self Storage Limited Partnership, Property Owner  Request to continue occupying the premises as a mini-storage facility, sales of propane gas, and rental facility (trucks and equipment)	8626 N Granville Rd
<u>15</u>	11	BZZA-17-00402 Use Variance	My Good Mourning Place, Lessee  Request to continue occupying the premises as a social service facility	4005 W Oklahoma Av
<u>16</u>	12	BZZA-17-00406 Special Use	Walgreen Co., Property Owner  Request to continue occupying the premises as a general retail establishment with a drive through facility without the minimum required queue lane distance and is located within 150 ft. of a residential use	1433 W Burnham St
<u>17</u>	12	BZZA-17-00432 Special Use	Noe Vera, Lessee  Request to occupy the premises as an assembly hall.	1550 W Mitchell St

**Board of Zoning Appeals, Hearing on Thursday, December 7, 2017**

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

**2:15 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>18</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
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**2:30 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>19</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
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<u>20</u>	4	BZZA-17-00453 Special Use	Dale Stenbroten, Prospective Buyer  Request to occupy the premises as a hotel	817 N Marshall St 5
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<u>21</u>	5	BZZA-17-00309 Dimensional Variance, Special Use	Isaac Woji, Lessee  Request to occupy a portion of the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	7833 W Capitol Dr
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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>2:30 p.m. Public Hearings (continued)</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>22</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 to 12 1/2 years of age, operating Monday - Friday 6:00 a.m. - midnight	8320 W Lisbon Av
<u>23</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
<u>24</u>	6	BZZA-17-00410 Use Variance	Ajit Singh, Property Owner  Request to construct an addition and to continue occupying the premises as a motor vehicle filling station	1545 W Hopkins St
<u>25</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>26</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
<u>27</u>	6	BZZA-17-00316 Dimensional Variance, Special Use	Boykin Blackmon, Lessee  Request to add an outdoor storage facility that does not meet the minimum required landscaping and continue occupying the premises as a car wash and motor vehicle repair facility	3854 N Teutonia 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>
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**3:30 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>28</u>	7	BZZA-17-00424 Special Use	Lashunda Moss, Lessee  Request to occupy 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
<u>29</u>	7	BZZA-17-00411 Special Use	Carnelius Russell, Property Owner  Request to occupy the premises as a group home for 8 occupants	4106 W Roosevelt Dr
<u>30</u>	8	BZZA-17-00441 Dimensional Variance	Eduardo Rivera Macias, Property Owner  Request to allow a shed in the front yard	3111 W Scott St
<u>31</u>	9	BZZA-17-00386 Special Use	Ndi Igbo in Wisconsin, Inc., Prospective Buyer  Request to occupy the premises as a community center	7259 N 76Th St
<u>32</u>	9	BZZA-17-00455 Special Use	Bradley's Children Academy Inc., Lessee  Request to occupy the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday- Sunday, 5:00 a.m. to midnight	8225 N 107Th St

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**3:30 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.

<u>33</u>	9	BZZA-17-00387 Special Use	Princeton Learning Center, Lessee  Request to occupy a portion of the premises as a day care center for 80 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m.	7429 W Bradley Rd
<u>34</u>	9	BZZA-17-00431 Use Variance	Kryctal Rouse, Lessee  Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	6812 W Brown Deer Rd
<u>35</u>	10	BZZA-17-00419 Special Use	Advance Stores Company Inc., Lessee  Request to continue occupying the premises as a general retail establishment (motor vehicle supply store) with an accessory use parking lot	5816 W North Av
<u>36</u>	10	BZZA-17-00449 Dimensional Variance, Special Use	All Fours Auto, LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	6815 W Capitol Dr 305
<u>37</u>	11	BZZA-17-00422 Special Use	Francisco Garcia, Lessee  Request to occupy a portion of the premises as a religious assembly hall	6726 W Morgan 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>4:30 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>38</u>	11	BZZA-17-00413 Use Variance	Matthew Mehring, Prospective Buyer  Request to occupy the premises as a self-service storage facility	6801 W Morgan Av
<u>39</u>	11	BZZA-17-00423 Dimensional Variance, Special Use	Foundation Capital Resources, Inc., Lessee  Request to occupy the premises as a principal use parking lot without the minimum required landscaping along the street edge	9931 W Oklahoma Av
<u>40</u>	12	BZZA-17-00456 Dimensional Variance	Seven04 Place LLC, Property Owner  Request to construct a Multi-family Dwelling that exceeds the maximum side street setback (allowed 5 ft. / proposed 22.4 ft.)	704 W National Av
<u>41</u>	12	BZZA-17-00347 Dimensional Variance	Link Media Wisconsin LLC, Lessee  Request to erect an off-premise electronic automatic changeable message board sign located within 400 ft. of a residential district, 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	1966 S 4Th St
<u>42</u>	13	BZZA-17-00275 Dimensional Variance	Daniel Gitzlaff, Property Owner  Request to erect fence in the front and side yard that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	2523 W Denis Av

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**4:30 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.

<u>43</u>	13	BZZA-17-00395 Special Use	Jennifer Betances, Property Owner  Request to occupy the premises as a principal use parking lot	4002 S Howell Av
<u>44</u>	14	BZZA-17-00451 Dimensional Variance	Adam Zeller & Sarah Switalski, Property Owner  Request to increase the height of the roof on the existing detached garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 13 ft. 5 in.)	2355 S Austin St
<u>45</u>	14	BZZA-17-00420 Special Use	Luis Mercado-Sandoval, Lessee  Request to occupy the premises as a motor vehicle repair, sales facility and body shop	4030 S Pine Av
<u>46</u>	14	BZZA-17-00412 Dimensional Variance	Joca Properties, Property Owner  Request to erect two wall signs that exceed the number of signs per lineal feet and are not attached to a flat, opaque wall surface	2535 S Kinnickinnic Av
<u>47</u>	15	BZZA-17-00450 Special Use	Dalanda Young, Lessee  Request to occupy the premises as a day care center for 65 children per shift, 4 weeks to 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight	2347 W Fond Du Lac Av

**Board of Zoning Appeals, Hearing on Thursday, December 7, 2017**

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

**4:30 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.

<u>48</u>	15	BZZA-17-00433 Special Use	Anthony Sephus, Property Owner  Request to increase the number of sales vehicles from 15 to 30 to the Board-approved motor vehicles sales and repair facility.	2405 W Center St
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**5:30 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>49</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
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