



Board of Zoning Appeals

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Jennifer Current
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AGENDA

December 8, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 8, 2016, commencing at 2:00 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.

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.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	14	BZCM-16-00008 Extension of Time	Joshua Smith, Property Owner Request for an extension of time to comply with the conditions of case #33953	202 E Smith St

2:00 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>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2</u>	6	BZZA-16-00465 Dimensional Variance	Jamison Klinkner, Property Owner Request to construct an attached garage in the back yard that does not meet the allowed rear set back. (required 15 ft. / proposed 3 ft./ shortage 12 ft.)	217 W Reservoir Av



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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>3</u>	6	BZZA-16-00493 Special Use	Tina Brumfield, Lessee Request to occupy the premises as a day care center for 51 children per shift, infant - 12 years of age, operating Monday - Sunday 6am - midnight	519 W Brown St
<u>4</u>	6	BZZA-16-00433 Dimensional Variance, Special Use	Milwaukee Public Schools, Property Owner Request to continue occupying the premises as a parking lot without the minimum required landscaping	2770 N 5Th St
<u>5</u>	6	BZZA-16-00471 Special Use	Jovinia Gilbert, Lessee Request to increase the hours of operation from Monday – Friday 6:00 am – 5:30 pm to Monday through Friday 6 am to midnight and continue to occupying the premises as a day care center for 23 children per shift infant through 12 years of age	1026 W Atkinson Av
<u>6</u>	7	BZZA-16-00496 Special Use	Shannon Bufford, Lessee Request to occupy the premises as a religious assembly hall	3707 W Fond Du Lac Av
<u>7</u>	8	BZZA-16-00461 Special Use	Playworks Wisconsin, Lessee Request to occupy the premises as a general office	3600 W Pierce St
<u>8</u>	10	BZZA-16-00483 Use Variance	Grateful Girls Inc., Lessee Request to occupy the premises as a large group shelter facility	5131 W Center 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.
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<u>9</u>	10	BZZA-16-00435	Special Use	LaSandra Walton, Lessee Request to continue occupying the premises as a daycare center for 60 children per shift, infant through 12 years of age, operating Monday - Friday 6:00 a.m. – 8:00 p.m.	7261 W Appleton Av
<u>10</u>	10	BZZA-16-00439	Special Use	Thomas Dunham, Lessee Request to continue occupying the premises as a motor vehicle repair facility	5101 W North Av
<u>11</u>	11	BZZA-16-00425	Dimensional Variance	Susan Mahuta, Property Owner Request to construct an deck in the front yard that does not meet the allowed front set back. (required 20 ft. / proposed 17 ft./ shortage 3ft.)	3644 S 78Th St
<u>12</u>	11	BZZA-16-00466	Dimensional Variance	WE Energies, Property Owner Request to continue to occupy the premises as an outdoor substation/distribution equipment facility with a masonry wall (fence) within 25 ft. of a street lot line and over the maximum allowed height for the existing substation/distribution equipment facility	5018 W Forest Home Av
<u>13</u>	12	BZZA-16-00487	Dimensional Variance	Arts At Large, Inc., Other Request to construct an amphitheater in a park that does not meet the required rear set back (required 25 ft. / proposed 20 ft. 3 in) or south setback (required 25 ft. / proposed 20 ft. 1 in).	901 S 3Rd St

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2:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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<u>14</u>	13	BZZA-16-00432 Special Use	KC Petroleum, Inc., Property Owner Request to continue occupying the premise as a motor vehicle filling station	1301 W Morgan Av
<u>15</u>	13	BZZA-16-00477 Special Use	Sergio Villagran, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1909 W Oklahoma Av
<u>16</u>	14	BZZA-16-00473 Use Variance	Democratic Party of Milwaukee County, Lessee Request to occupy the premises as a general office	2999 S Delaware Av
<u>17</u>	15	BZZA-16-00449 Special Use	Capuchin Community Services, Property Owner Request to continue to occupy the premises as a community center	1702 W Walnut St
<u>18</u>	1	BZZA-16-00436 Dimensional Variance	Edward Grober, Property Owner Request to continue occupying the premises as a permitted contractor's yard without the minimum required landscaping	6579 N Teutonia Av
<u>19</u>	1	BZZA-16-00462 Dimensional Variance	Eastbrook Chruch Inc, Property Owner Request to erect a freestanding sign that exceeds the allowed amount (allowed 1, proposed 2, excess 1)	5345 N Green Bay Av

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2:00 p.m. Consent Agenda (continued)

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<u>20</u>	2	BZZA-16-00431 Special Use	Silco LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	9040 W Silver Spring Dr
<u>21</u>	2	BZZA-16-00455 Special Use	Als Wheels & Deals, LLC, Lessee Request to continue occupying the premises as a motor vehicle repair and sales facility	4270 N 76Th St
<u>22</u>	3	BZZA-16-00489 Dimensional Variance	Jan Serr, Property Owner Request to construct an addition above the garage that does not meet the minimum required setback (required 15 ft. / proposed 0.2 ft.)	3017 N Marietta Av
<u>23</u>	3	BZZA-16-00497 Dimensional Variance	Robert Pledl, Property Owner Request to allow a parking space to be located in the front yard	2825 N Maryland Av
<u>24</u>	3	BZZA-16-00448 Special Use	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
<u>25</u>	4	BZZA-16-00443 Special Use	Children's Dyslexia Center - Milwaukee, Lessee Request to occupy a portion of the premises as a social service facility	3000 W Wisconsin Av

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2:00 p.m. Consent Agenda (continued)

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<u>26</u>	5	BZZA-16-00444 Special Use	Bridgeman Foods II, Inc., Lessee Request to continue occupying the premises as a fast-food/carryout restaurant with a drive through facility	11201 W Silver Spring Dr
<u>27</u>	5	BZZA-16-00417 Special Use	Emilie Jauquet, Property Owner Request to occupy the premises as an animal boarding facility	9308 W Capitol Dr

2:15 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>28</u>	6	BZZA-16-00401 Use Variance	Running Rebels Community Organization, Prospective Buyer Request to occupy the premises as a community center and secondary school for 155 students grades 9 - 12, operating Monday - Friday 7:30 a.m. - 4:00 p.m.	225 W Capitol Dr
<u>29</u>	6	BZZA-16-00454 Special Use	Reginald McNealey, Lessee Request to occupy a portion of the premises as a hand car wash	504 E Townsend St
<u>30</u>	7	BZZA-16-00277 Special Use	Glenda Hampton, Lessee Request to occupy the premises as a transitional living facility for 23 occupants	4821 W Burleigh St

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2:15 p.m. Public Hearings (continued)

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<u>31</u>	8	BZZA-16-00452	Special Use	Daniel Mora, Prospective Buyer Request to occupy the premises as a motor vehicle repair facility	2624 W Greenfield Av
<u>32</u>	8	BZZA-16-00364	Special Use	Luis Padilla, Lessee Request to continue occupying the premises as a motor vehicle sales facility	4104 W Orchard St
<u>33</u>	8	BZZA-16-00365	Dimensional Variance, Special Use	Eder Mendez, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop with a sign that exceeds the maximum allowed area	2016 W National Av
<u>34</u>	10	BZZA-16-00383	Special Use	Dana Evans, Lessee Request to increase the hours of operation from 6:00 a.m. - 8:00 p.m. Monday - Friday to 6:00 a.m. - midnight Monday - Sunday, increase the number of children from 35 to 49, and continue occupying the premises as a day care center for children infant through 12 years of age	4702 W Vliet St
<u>35</u>	12	BZZA-16-00370	Special Use	William Ouimet, Property Owner Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	2704 S 16Th St

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3:15 p.m. Public Hearings.

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<u>36</u>	14	BZZA-16-00299 Dimensional Variance	Hugo Del Portillo, Property Owner Request to construct an addition of a third floor and an attached garage to the existing dwelling that exceeds the maximum allowed floor area and does not meet the minimum required rear setback, combined side setback, and garage door setback (existing detached garage to be razed)	1425 E Manitoba St
<u>37</u>	14	BZZA-16-00258 Use Variance	St. Anthony School, Lessee Request to occupy a portion of the premises as an assembly hall	2156 S 4Th St
<u>38</u>	14	BZZA-16-00412 Special Use	Jose Hernandez, Lessee Request to continue occupying the premises as a motor vehicle sales facility and body shop	4030 S Pine Av
<u>39</u>	15	BZZA-16-00363 Special Use	Tasha Walker, Lessee Request to occupy the premises as a group home for 8 occupants	2351 N Sherman Bl
<u>40</u>	15	BZZA-16-00237 Dimensional Variance, Special Use	Abdul Moltani, Property Owner Request to occupy a portion of the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	1900 W North Av
<u>41</u>	15	BZZA-16-00358 Special Use	Yvette Child Care Center, Lessee Request to occupy a portion of the premises as a day care center for 60 children per shift infant through 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	3829 W North Av

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3:15 p.m. Public Hearings (continued)

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<u>42</u>	15	BZZA-16-00340 Special Use	Samih Musaitif, Property Owner Request to occupy a portion of the premises as a general retail establishment	2101 W Brown St
<u>43</u>	15	BZZA-16-00236 Special Use	Alexcis Coleman, Lessee Request to occupy a portion of the premises as a day care center for 150 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2235 N 47Th St

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>44</u>	1	BZZA-16-00430 Dimensional Variance, Special Use	Patricia Metcalf, Lessee Request to continue occupying the premises as an indoor recreation facility and a second-hand sales facility that does not meet the minimum window glazing opacity	5140 N Teutonia Av
<u>45</u>	1	BZZA-16-00338 Special Use	Grace Christian Learning Academy, Lessee Request to occupy a portion of the premises as an elementary school for 75 students grades K3 – 6 th grade, operating Monday - Friday 8:00 a.m. - 2:30 p.m	5000 W Villard Av
<u>46</u>	1	BZZA-16-00421 Special Use	Bentley Kienbaum, Property Owner Request to continue occupying the premises as an outdoor salvage operation	3800 W Mill Rd

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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>47</u>	2	BZZA-16-00351 Special Use	Believers in Christ, Property Owner Request to construct a building and occupy the premises as a day care center for 54 children per shift infant - 3 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m	5325 N 84Th St
<u>48</u>	3	BZZA-16-00500 Use Variance	Ryan Rosmann, Property Owner Request to occupy the premises as a recording studio	3276 N Weil St
<u>49</u>	4	BZZA-16-00426 Special Use	Who's Milwaukee LLC, Lessee Request to allow a wall sign that exceeds the maximum allowed area	1007 N Old World Third St
<u>50</u>	5	BZZA-16-00229 Use Variance	Umenia White, Lessee Request to occupy the premises as a community center	8424 W Center St