



Board of Zoning Appeals

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Henry Szymanski

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Jewel Currie
Jennifer Current
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Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

January 17, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 17, 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.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	1	BZZA-18-00290 Special Use <i>Dismissal</i>	Essential Services, LLC, Prospective Buyer Request to occupy the premises as a recycling collection facility	7500 N Teutonia Av
<u>2</u>	2	BZZA-18-00198 Special Use, Dimensional Variance <i>Dismissal</i>	Supreme Motors, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	7826 W Florist Av A



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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>	2	BZZA-18-00217 Special Use <i>Dismissal</i>	DK & M Enterprise, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales and repair facility	7826 W Florist Av
<u>4</u>	4	BZZA-18-00429 Special Use <i>Dismissal</i>	Towne Realty, Inc., Property Owner Request to occupy the premises as a principal use parking lot	610 N 8Th St
<u>5</u>	5	BZZA-17-00502 Special Use <i>Dismissal</i>	Jamie Patton, Lessee Request to continue occupying the premises as an indoor storage facility	3717 N 92Nd St
<u>6</u>	5	BZZA-18-00213 Special Use <i>Dismissal</i>	Community Medical Services, Lessee Request to occupy the premises as a medical service facility	7903 W Capitol Dr
<u>7</u>	6	BZZA-18-00137 Special Use <i>Dismissal</i>	Sacred Heart, LLC, Lessee Request to occupy the premises as a community living arrangement for 6 occupants	322 W Center St
<u>8</u>	7	BZZA-18-00147 Special Use <i>Dismissal</i>	MKE Community Resource Center Inc., Lessee Request to occupy the premises as a social service facility	4850 W Fond Du Lac Av

4:00 p.m. Administrative Consent Agenda (continued)
Items Scheduled for approval on the Administrative Consent Agenda.
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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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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>9</u>	9	BZZA-18-00221 Special Use <i>Dismissal</i>	Adrienne's Teeny Tot Learning Center, Lessee Request to occupy the premises as a day care center for 25 children infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to 10:30 p.m.	6922 W Good Hope Rd
<u>10</u>	9	BZZA-18-00220 Use Variance <i>Dismissal</i>	B' Unique Learning Center III, Lessee Request to occupy the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	6350 W Silver Spring Dr
<u>11</u>	10	BZZA-18-00403 Dimensional Variance <i>Dismissal</i>	Fairview Evangelical Lutheran Church, Property Owner Request to construct an addition that does not meet the minimum side street setback	137 N 66Th St
<u>12</u>	12	BZZA-18-00177 Special Use <i>Dismissal</i>	Maria Espinoza, Lessee Request to occupy a portion of the premises as a general retail establishment and personal instruction school	1835 S 7Th St
<u>13</u>	13	BZZA-18-00319 Special Use, Dimensional Variance <i>Dismissal</i>	Power Property Management, Prospective Buyer Request to occupy a portion of the premises as a rooming house that does not meet the minimum required number of parking spaces	3330 S 16Th St

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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>14</u>	15	BZZA-18-00288 Special Use <i>Dismissal</i>	Unique Auto Detailing and Glass, Lessee Request to occupy the premises as a light motor vehicle repair facility and a hand car wash (this is a new operator)	3535 W State St
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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.*

<u>15</u>	1	BZZA-18-00407 Use Variance	The Mommy Center, LLC, Lessee Request to occupy a portion of the premises as a day care center for 8 children per shift infant to 5 years of age, operating Monday - Sunday 6:00 a.m. to 11:00 p.m.	1927 W Hampton Av
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<u>16</u>	1	BZZA-18-00428 Special Use	Risen Savior the Resurrection Ministries, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	4236 N Teutonia Av
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<u>17</u>	3	BZZA-18-00431 Dimensional Variance	Farwell-Cramer, LLC, Property Owner Request to continue occupying the premises as a multi-family residential dwelling without the minimum required lot area per dwelling unit	2710 N Farwell Av
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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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<u>18</u>	3	BZZA-18-00412	Dimensional Variance	Milwaukee Nursing Realty, LLC, Property Owner	2115 E Woodstock Pl
				Request to allow a second freestanding sign that exceeds the maximum number of allowed signs on site and exceeds the maximum allowed display area	
<u>19</u>	4	BZZA-18-00443	Special Use	St. James Estates, LLC dba Tristan Estates, LLC, Property Owner	1720 W Kilbourn Av AKA 1720-1724 W Kilbourn Av
				Request to continue occupying the premises as a rooming house for 36 occupants	
<u>20</u>	4	BZZA-18-00396	Special Use	Towne Realty, Inc., Property Owner	105 W Michigan St
				Request to continue occupying the premises as a principal use parking lot	
<u>21</u>	5	BZZA-18-00424	Special Use	EYM Pizza of Wisconsin, LLC, Other	7604 W Burleigh St
				Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	
<u>22</u>	5	BZZA-18-00426	Special Use	MacPyles Corporation, Other	11313 W Silver Spring Dr
				Request to continue occupying the premises as a fast-food/carry-out restaurant with arcade games	

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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<u>23</u>	6	BZZA-18-00420 Special Use	Victory Garden Initiative, Inc., Property Owner Request to occupy the premises as a community center	3279 N Richards St
<u>24</u>	7	BZZA-18-00434 Special Use	Way of Life Learning Center, LLC, Lessee Request to increase the number of children from 30 to 33 per shift, increase the ages from infant - 12 years to infant -13 years, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to 11:00 p.m.	4313 W Fond Du Lac Av
<u>25</u>	7	BZZA-18-00394 Special Use	CowBurgers, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	3431 W Fond Fu Lac Av
<u>26</u>	7	BZZA-18-00439 Special Use	Gateway to Change, LLC, Lessee Request to continue occupying the premises as a transitional housing facility for 23 occupants	4821 W Burleigh St
<u>27</u>	8	BZZA-18-00423 Use Variance	Central Appliances Milwaukee, LLC, Lessee Request to occupy a portion of the premises as a general retail establishment (appliances)	3935 W Mitchell St Suite 400

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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.

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<u>28</u>	10	BZZA-18-00402 Special Use	United Child Care LLC, Lessee Request to continue occupying a portion of the premises as a 24 hour day care center for 60 children per shift infant - 13 years of age, operating Monday - Sunday	5806 W Burleigh St
<u>29</u>	10	BZZA-18-00409 Special Use, Dimensional Variance	Dough Makers, LLC, Property Owner Request to construct a fast-food/carry-out restaurant over the maximum allowed side street setback	7131 W Capitol Dr
<u>30</u>	14	BZZA-18-00425 Special Use	EYM Pizza of Wisconsin, 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.

<u>31</u>	1	BZZA-18-00343 Special Use, Dimensional Variance	Economy Tire Sales and Service Plus, Inc., Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	5712 N Teutonia Av D
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4:15 p.m. Public Hearings (continued)

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<u>32</u>	1	BZZA-18-00405 Special Use	Merit Residential Home, LLC, Lessee Request to occupy the premises as a group foster home for 6 occupants	5065 N 24Th St
<u>33</u>	2	BZZA-18-00316 Special Use, Dimensional Variance	S & Q Auto Group, Lessee Request to add a light motor vehicle sales facility that does not meet the minimum required landscaping to the Board-approved outdoor storage facility (used in conjunction with the existing non-conforming motor vehicle repair facility)	6333 W Fond Du Lac Av
<u>34</u>	2	BZZA-18-00286 Special Use	Schmied Incorporated Transitional Living and Family Services, Property Owner Request to occupy a portion of the premises as a group home for 8 occupants	7700 W Thurston Av
<u>35</u>	4	BZZA-18-00414 Special Use	Lululemon USA, Inc., Lessee Request to allow a wall sign that is not mounted on a flat, opaque wall surface	322 N Water St
<u>36</u>	5	BZZA-18-00438 Use Variance	Art of Weddings, LLC, Lessee Request to occupy the premises as a general office (event planning)	2877 N 76Th 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>
<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>37</u>	6	BZZA-18-00415 Special Use	Structured Living Concepts, LLC, Lessee Request to continue occupying a portion of the premises as a rooming house for 20 occupants	3385 N Martin L King Jr Dr
<u>38</u>	6	BZZA-18-00387 Special Use	David Nunez Cruz, Prospective Buyer Request to occupy a portion of the premises (upper level) as a rooming house for 6 occupants	423 E Garfield Av
<u>39</u>	6	BZZA-18-00307 Dimensional Variance	Pitts Mortuary, Property Owner Request to erect a second freestanding sign on the premises exceeding the maximum number of freestanding signs allowed per site	2031 W Capitol Dr
<u>40</u>	7	BZZA-18-00413 Special Use	Treat Um Like They're Mine FCC II, Lessee Request to occupy a portion of the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday - Sunday	3156 N 38Th St
<u>41</u>	7	BZZA-18-00416 Special Use	Namaste Group Home, LLC, Property Owner Request to occupy the premises as a group foster home for 8 occupants	2829 N 44Th St

Board of Zoning Appeals, Hearing on Thursday, January 17, 2019

Ald Dist. Case No. Type Case Information Location

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.

<u>42</u>	7	BZZA-18-00444 Special Use	Nurturing Nature Childcare, LLC, Lessee	5810 W Fond Du Lac Av
			Request to increase the number of children from 63 to 73 per shift, increase the hours and days of operation from Monday - Friday 6:00 a.m. - midnight to Monday - Sunday 5:30 a.m. to midnight, and continue occupying the premises as a day care center for children infant to 13 years of age	

<u>43</u>	8	BZZA-18-00267 Special Use, Dimensional Variance	MKE Junk Junkies, LLC, Lessee	2640 W Greves St AKA 2612 W Greves St
			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	

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>44</u>	9	BZZA-18-00408 Special Use	Divine Living Adult Day Center, Lessee	6843 W Brown Deer Rd
			Request to occupy a portion of the premises as an adult day care center for 50 occupants	

<u>45</u>	11	BZZA-18-00441 Dimensional Variance	El Rey Properties, LLC, Lessee	5200 W Oklahoma Av
			Request to allow an intensification of a continuous non-conforming sign that exceeds the maximum allowed height	

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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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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>46</u>	12	BZZA-18-00427 Special Use, Dimensional Variance	Pittsburgh Oregon, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot that does not meet the minimum required landscaping	120 E Oregon St
<u>47</u>	12	BZZA-18-00442 Use Variance	Doggy Office, LLC, Lessee Request to occupy the premises as an animal boarding facility and an animal grooming or training facility	125 E Greenfield Av
<u>48</u>	14	BZZA-18-00297 Special Use	A & F Real Estate, LLC, Property Owner Request to add a car wash to an existing non-conforming motor vehicle filling station	1227 W Oklahoma Av
<u>49</u>	14	BZZA-18-00389 Special Use, Dimensional Variance	PJR Properties, LLC, Property Owner Request to construct a multi-tenant commercial building (permitted) that does not meet the minimum required landscaping for the street frontage and to construct an accessory use parking lot that is located between the building and the street lot line	3259 S Chase Av AKA 3259-3267 S Chase Av
<u>50</u>	15	BZZA-18-00411 Dimensional Variance	Eden Niemela-Llanos, Property Owner Request to allow a 6 ft. wood fence in the side yard	2026 N 39Th St

Board of Zoning Appeals, Hearing on Thursday, January 17, 2019

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

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

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<u>51</u>	15	BZZA-18-00390 Special Use	Little Flowers Blossom, Lessee Request to occupy a portion of the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday - Sunday	1944 N 38Th St A
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