



Board of Zoning Appeals

Chairperson
Brett Blomme

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

May 2, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 2, 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.

Approval of the April 4, 2019 Minutes of the Board of Zoning Appeals.

Litigation report by Assistant City Attorney Julie P. Wilson.

The Board of Zoning Appeals may convene into closed session on May 2, 2019 in Room 301-A, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation into open session for the regular agenda.

| <u>Item No.</u> | <u>Ald Dist.</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|-----------------|------------------|---|--|------------------------|
| <u>1</u> | 14 | BZZA-19-00031 Use Variance <i>Dismissal</i> | Regional Finance Corporation of WI, Lessee Request to occupy a portion of the premises as an installment loan agency | 2260 S Kinnickinnic Av |
| <u>2</u> | 14 | BZAP-19-00001 Appeal of Determination <i>Dismissal</i> | Regional Finance Corporation of WI, Lessee Request to appeal a determination by the Development Center that the proposed use is an installment loan agency | 2260 S Kinnickinnic Av |



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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.

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| <u>3</u> | 15 | BZZA-18-00285 Special Use <i>Dismissal</i> | Totally Kids, LLC, Property Owner Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight | 2712 N 15Th 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.

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| <u>4</u> | 5 | BZZA-19-00093 Special Use | ACME Enterprises, LLC, Other Request to continue occupying the premises as a fast-food/carry-out restaurant with arcade games and a drive-through facility (permitted) (this is a new operator) | 11313 W Silver Spring Dr |
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| <u>5</u> | 6 | BZZA-19-00085 Use Variance | All Faith Solid Foundation Church, Lessee Request to continue occupying the premises as a religious assembly hall | 4127 N Richards St |
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| <u>6</u> | 6 | BZZA-19-00098 Special Use | Milwaukee Fortress, LLC, Property Owner Request to allow a wall sign that is not attached to a flat, opaque wall surface | 100 E Pleasant St AKA 1726 N 1St St |
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Board of Zoning Appeals, Hearing on Thursday, May 2, 2019

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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>7</u> | 10 | BZZA-19-00040 Special Use | Christian Life in Faith Ministry, Lessee Request to occupy a portion of the premises as a religious assembly hall | 3510 W St Paul Av |
| <u>8</u> | 10 | BZZA-19-00092 Special Use | ACME Enterprises, LLC, Other Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator) | 6409 W Blue Mound Rd |
| <u>9</u> | 12 | BZZA-19-00090 Special Use | Durango Cashing Checks Inc., Property Owner Request to continue occupying the premises as a currency exchange facility | 1112 W Lincoln Av |
| <u>10</u> | 13 | BZZA-19-00087 Dimensional Variance | ARS Acquisition, LLC, Property Owner Request to continue to allow an existing building that does not meet the minimum required setback, a fence that does not meet the minimum required buffer depth and exceeds the maximum allowed height | 4350 S 13Th St |
| <u>11</u> | 13 | BZZA-19-00088 Use Variance | Rivcrete Ready Mix, LLC, Lessee Request to continue occupying a portion of the premises as a heavy manufacturing facility (concrete plant) (this is a new operator) | 4350 S 13Th St |

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

Items Scheduled for approval on the Consent Agenda.

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*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>12</u> | 14 | BZZA-19-00101 Special Use | F10 Restaurants, Inc., Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator) | 3902 S Whitnall Av |
| <u>13</u> | 15 | BZZA-19-00072 Special Use | Laddi, LLC dba Chahal Citgo, Lessee Request to continue occupying the premises as a motor vehicle filling station | 3308 W Vliet St |
| <u>14</u> | 15 | BZZA-19-00084 Special Use | Arial's Learning Cave, LLC, Lessee Request to increase the ages of children from infant - 12 years of age to infant - 14 years of age and continue occupying the premises as a day care center for 50 children per shift, operating Monday - Sunday 6:00 a.m. to midnight | 4517 W North Av |
| <u>15</u> | 15 | BZZA-19-00083 Special Use | A.J.J. Petroleum, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station | 905 W Center St |
| <u>16</u> | 1 | BZZA-19-00099 Special Use | Life & Liberty Church, Property Owner Request to continue occupying the premises as a religious assembly hall | 2009 W Hampton 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>17</u> | 2 | BZAP-19-00002 Extension of Time | Let the Children Come Learning Academy, LLC, Lessee Request for an extension of time to comply with the conditions of BZZA-18-00074 | 4700 N 76Th St |
| <u>18</u> | 4 | BZZA-19-00091 Special Use | Old National Bank, Lessee Request to allow a wall sign that is not attached to a flat, opaque wall surface | 788 N Jefferson St |
| <u>19</u> | 4 | BZZA-19-00096 Special Use | 252, LLC, Property Owner Request to increase the number of occupants from 350 to 385 for the Board-approved dormitory | 252 E Menomonee 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.

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| <u>20</u> | 5 | BZZA-19-00103 Dimensional Variance | Pinelawn Memorial Park, LLC, Property Owner Request to construct a new crematorium (permitted) that exceeds the maximum allowed front and side street setbacks, does not meet the minimum height requirement, does not meet the minimum build-out requirement for primary street frontage, and does not meet the minimum required glazing for the primary street frontage | 10700 W Capitol Dr |
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4:15 p.m. Public Hearings (continued)

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| <u>21</u> | 6 | BZZA-19-00111 Special Use | Glow 414 Inc., Property Owner Request to occupy the premises as a social service facility | 2300 W Hopkins St |
| <u>22</u> | 7 | BZZA-19-00019 Special Use | God's Hands God's Will Outreach Mission & Ministries, Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall | 5444 W Fond Du Lac Av |
| <u>23</u> | 7 | BZZA-18-00474 Special Use | Safety First Learning Center, Lessee Request to occupy a portion of the premises as a day care center for 72 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight | 3380 N 35Th St |
| <u>24</u> | 7 | BZZA-19-00054 Special Use | Bundles of Joyz Childcare Center, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift 3 - 12 years of age, operating Monday - Friday 6:00 a.m. to 8:00 p.m. | 4913 W Fond Du Lac Av |
| <u>25</u> | 8 | BZZA-19-00003 Special Use | Peladitos Centro de Cuidado Infantil, LLC, Lessee Request to occupy the premises as a day care center for 30 children per shift, infant - 12 years of age, operating Monday - Friday from 5:30 a.m. - 10:00 p.m. | 2220 W National Av |

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

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| <u>26</u> | 8 | BZZA-19-00073 Special Use | Feeding His Flock, Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall and social service facility | 2925 W Lincoln Av |
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5:15 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>27</u> | 9 | BZZA-19-00097 Dimensional Variance | Mohindra, Inc. dba Vince's Beer & Liquor, Property Owner Request to allow an intensification of the existing (non-conforming) freestanding sign that exceeds the maximum allowed height | 7141 N 43Rd St |
| <u>28</u> | 9 | BZZA-19-00059 Special Use | Guardian Angels Adult Day Services II, LLC, Lessee Request to occupy the premises as an adult day care center | 6814 W Brown Deer Rd |
| <u>29</u> | 10 | BZZA-19-00053 Special Use | Logan's Detail & C.A.R. Services, LLC, Lessee Request to continue occupying a portion of the premises as a car wash (this is a new operator) | 2571 N 55Th St |
| <u>30</u> | 10 | BZZA-19-00002 Special Use | A-Team Automotive, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility | 5518 W Lisbon Av |

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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.
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| <u>31</u> | 12 | BZZA-19-00018 Special Use | Campion Learning Center, Lessee Request to occupy the premises as a day care center for 9 children per shift infant - 13 years of age, operating Sunday - Saturday 6:00 a.m. to midnight | 1534 W Rogers St |
| <u>32</u> | 12 | BZZA-18-00401 Use Variance | Palko Energies, LLC, Property Owner Request to occupy the premises as a material reclamation facility | 1038 W National Av |
| <u>33</u> | 13 | BZZA-19-00081 Special Use | 6231 LLC dba Scrub-A-Dub, Property Owner Request to construct an addition to the Board-approved car wash | 6231 S Howell Av |
| <u>34</u> | 13 | BZZA-19-00108 Dimensional Variance | Matt Talbot Recovery Services, Inc., Property Owner Request to divide the parcel into two lots that does not meet the minimum required lot width | 429 W Uncas Av |
| <u>35</u> | 13 | BZZA-19-00079 Special Use | PLS Financial Solutions of Wisconsin, Inc. dba PLS Check Cashers, Lessee Request to occupy the premises as a currency exchange facility and payday loan agency | 3904 S 27Th St |

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>36</u> | 14 | BZZA-19-00071 Special Use | Columbia St. Mary's Hospital Milwaukee, Inc., Property Owner Request to continue occupying the premises as a health clinic | 3056 S Kinnickinnic 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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| <u>6:15 p.m. Public Hearings (continued)</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> | 1 | BZZA-19-00080 Special Use | Put God 1st Enrichment Center, LLC, Lessee Request to occupy the premises as a daycare center for 19 children infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight | 4202 W Silver Spring Dr |
| <u>38</u> | 1 | BZZA-19-00077 Special Use, Dimensional Variance | Square Business Automotive, Prospective Buyer Request to occupy the premises as a light motor vehicle sales facility without the minimum required landscaping | 4152 N 35Th St |
| <u>39</u> | 2 | BZZA-19-00030 Special Use, Dimensional Variance | Uptop Motoring, LLC, Prospective Buyer Request to add a motor vehicle sales facility to the existing (non-conforming) repair facility without the minimum required landscaping | 9921 W Carmen Av |
| <u>40</u> | 3 | BZZA-19-00102 Special Use | Ogden Midwest Funding V, LLC, Property Owner Request to occupy a portion of the premises as a community living arrangement for 65 occupants | 1442 N Farwell Av |

Board of Zoning Appeals, Hearing on Thursday, May 2, 2019

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.

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| <u>41</u> | 3 | BZZA-18-00460 Special Use, Dimensional Variance | One Outdoor, LLC, Property Owner Request to allow an off-premise freestanding sign that exceeds the maximum display area, maximum allowed height, does not meet the required distance to a residential district, the required distance between 2 off-premise freestanding signs, and the minimum required lot line setback | 621 E Brady St |
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| <u>42</u> | 4 | BZZA-19-00076 Dimensional Variance | J. Jeffers & Co., Property Owner Request to construct an 11 story office building that exceeds the maximum allowed building area | 511 N Broadway |
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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>43</u> | 10 | BZZA-19-00068 Dimensional Variance | Brent and Pamela Fraser, Property Owner Request to allow landscaping that exceeds the maximum allowed height for objects located within the vision triangle | 5037 W Washington Bl |
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