



Board of Zoning Appeals

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AGENDA

May 30, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 30, 2019, 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. 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.

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.

Approval of the May 2, 2019 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	9	BZZA-18-00380 Special Use <i>Dismissal</i>	Calumet Motor Cars, Inc., Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	8425 W Calumet Rd
<u>2</u>	10	BZZA-19-00068 Dimensional Variance <i>Dismissal</i>	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



Board of Zoning Appeals, Hearing on Thursday, May 30, 2019

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

2:00 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>3</u>	14	BZZA-18-00318 Special Use <i>Dismissal</i>	Feeding His Flock Inc., Lessee Request to occupy the premises as a social service facility	500 W Lincoln Av
<u>4</u>	4	BZZA-19-00086 Dimensional Variance <i>Dismissal</i>	Josephine Santiago, Property Owner Request to construct an accessory structure (deck) that exceeds the maximum allowed lot coverage	1254 N 24Th St
<u>5</u>	5	BZZA-17-00323 Special Use <i>Dismissal</i>	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

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>6</u>	6	BZZA-19-00119 Special Use	Milwaukee Health Service Systems, LLC, Lessee Request to continue occupying the premises as a medical service facility	3707 N Richards St
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Board of Zoning Appeals, Hearing on Thursday, May 30, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 p.m. Consent Agenda (continued)</u> <u>Items Scheduled for approval on the Consent Agenda.</u> <u>No oral testimony will be taken on these items.</u> <i>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.</i> <i>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.</i></p>				
<u>7</u>	10	BZZA-19-00118 Special Use	KidsLIFE Family and Childcare Center, Inc., Lessee Request to continue occupying a portion of the premises as a day care center for 21 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	5114 W Center St
<u>8</u>	12	BZZA-19-00142 Dimensional Variance	Muros, LLC, Lessee Request to allow an off-premise wall sign (mural) that exceeds the maximum allowed display area	408 W Florida St
<u>9</u>	12	BZZA-19-00121 Special Use	America's Auto Shop, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	1058 W Windlake Av
<u>10</u>	12	BZZA-19-00116 Special Use	Realmex Corp., Property Owner Request to continue occupying the premises as a currency exchange facility	827 S Cesar E Chavez Dr AKA 825 S Cesar E Chavez Dr
<u>11</u>	12	BZZA-19-00129 Special Use	Lesa Ystad dba Salon Ystad, Prospective Buyer Request to occupy a portion of the premises as a personal service facility (salon)	1743 S 1St St
<u>12</u>	12	BZZA-19-00106 Special Use	The Universal Church, Lessee Request to continue occupying the premises as a religious assembly hall	1215 S Cesar E Chavez Dr

Board of Zoning Appeals, Hearing on Thursday, May 30, 2019

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

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>13</u>	1	BZZA-19-00128 Special Use	Deborah T. Washington Learning Center, LLC, Property Owner Request to increase the hours of operation from 5:00 a.m. - 9:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 120 children per shift infant - 13 years of age, operating Monday - Friday	3002 W Silver Spring Dr
<u>14</u>	2	BZZA-19-00130 Special Use	RLL Investments, LLC dba Auto Works & Collision Center, Lessee Request to continue occupying the premises as a light motor vehicle repair facility, sales facility, and body shop	7219 W Fond Du Lac Av
<u>15</u>	4	BZZA-19-00112 Use Variance	Top Shelf Apparel, LLC, Lessee Request to continue occupying the premises as an indoor wholesale and distribution facility	1051 E Ogden 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>16</u>	6	BZZA-19-00045 Use Variance	Carlos Uriona, Property Owner Request to occupy a portion of the premises as an outdoor storage facility	2420 N Booth St
<u>17</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
<u>18</u>	7	BZZA-18-00468 Use Variance	Mike's Kennel, Property Owner Request to occupy the premises as an animal boarding facility	3211 N 41St St
<u>19</u>	7	BZZA-19-00089 Special Use	S&O Exports, LLC dba Mr. Stereo II, Lessee Request to continue occupying the premises as light motor vehicle wholesale facility (permitted) and light motor vehicle repair facility	5735 W Hampton Av
<u>20</u>	8	BZZA-19-00074 Special Use	El Patio, LLC, Property Owner Request to occupy a portion of the premises (first floor) as an assembly hall	3126 W Pierce St AKA 3126 – 3132 W Pierce St
<u>21</u>	8	BZZA-19-00136 Use Variance	Liliana Sosa & Maria Reyes dba Fun Kids Daycare Center, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday 5:30 a.m. - 7:00 p.m.	3014 W Lincoln 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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2:15 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>22</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>23</u>	9	BZZA-19-00075 Special Use	GP Petroleum, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store	5990 W Good Hope Rd
<u>24</u>	9	BZZA-19-00152 Special Use	Spring Financial, LLC dba Pantry 41 #86, Lessee Request to occupy a portion of the premises as a motor vehicle filling station	8665 W Brown Deer Rd AKA 8601 – 8665 W Brown Deer Rd

3:15 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>25</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>26</u>	10	BZZA-19-00123 Special Use	Scrub-A-Dub Systems, Inc., Property Owner Request to continue occupying the premises as a car wash	7315 W Appleton Av

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3:15 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>27</u>	12	BZZA-19-00114	Dimensional Variance	Jorge & Guillermina Quiroz, Property Owner Request to construct a two-family dwelling that does not meet the lot area per dwelling unit, side setbacks, combined side setback, rear setbacks, and exceeds the interior lot coverage	1014 S 2Nd St
<u>28</u>	12	BZZA-19-00110	Special Use	Oscar Basurto dba Basurto's Shop, Property Owner Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility	1724 W Forest Home Av
<u>29</u>	14	BZZA-19-00137	Dimensional Variance	Michael Busateri, Property Owner Request to construct a garage that exceeds the maximum allowed height and sidewall height	2777 S Wentworth Av
<u>30</u>	14	BZZA-19-00115	Dimensional Variance	Stephen and Amy Bruns, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage	822 E Lincoln Av
<u>31</u>	15	BZZA-19-00105	Special Use	K Cal, Inc. dba Wink Auto Electric and Brake Service, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1834 W Walnut St
<u>32</u>	15	BZZA-19-00107	Use Variance	Butterflyz, LLC, Lessee Request to continue occupying the premises as a large group shelter care facility for 10 occupants	3628 W Wright 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>4:15 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>33</u>	15	BZZA-19-00122 Special Use	Darryl Ware dba Loves Tire, Lessee Request to add an outdoor motor vehicle storage facility and continue occupying a portion of the premises as a light motor vehicle repair facility	2028 N 31St St
<u>34</u>	1	BZZA-19-00133 Special Use	D + D Vehicles, Property Owner Request to occupy the premises as a light motor vehicle sales facility	1962 W Hampton Av
<u>35</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>36</u>	1	BZZA-19-00117 Use Variance	The Infinite Church, Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall	6750 N 43Rd St
<u>37</u>	1	BZZA-19-00094 Special Use	Action Towing LLC dba Action Auto and Towing, Lessee Request to continue occupying the premises as a ground transportation service (permitted) and light motor vehicle sales and repair facility	4453 N Green Bay Av
<u>38</u>	2	BZZA-19-00082 Special Use	KHALIL Organization, LLC, Property Owner Request to occupy the premises as an assembly hall	6228 W Capitol Dr

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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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>39</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
<u>40</u>	4	BZZA-19-00134 Dimensional Variance, Special Use	Wisconsin Conservatory of Music, Property Owner Request to construct an additional parking area in the rear lot that does not meet the minimum required setbacks and occupy the premises as a personal instruction school	1584 N Prospect Av
<u>41</u>	4	BZZA-19-00124 Special Use	Grand Avenue Club, Inc., Property Owner Request to continue occupying the premises as a community center	210 E Michigan St