



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

September 12, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 12, 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 May 30, 2019 Minutes of the Board of Zoning Appeals.

Approval of the July 25, 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>	13	BZZA-18-00465 Special Use, Dimensional Variance <i>Dismissal</i>	Import Minded, Inc., Property Owner Request to add a light motor vehicle sales facility that does not meet the minimum landscaping requirements to the existing non-conforming light motor vehicle repair facility	4200 S 27Th St
<u>2</u>	13	BZZA-19-00108 Dimensional Variance <i>Dismissal</i>	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



Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

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

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>3</u>	15	BZZA-18-00464 Special Use, Dimensional Variance <i>Dismissal</i>	KP Real Estate Holding, Inc., Property Owner Request to add an addition to the general retail establishment (permitted) that exceeds the side street setback and does not meet the required side street glazing and to occupy the premises as a principal use parking lot(applicant is combining lot with 1600 N. 35th St.)	1606 N 35Th St
----------	----	---	---	----------------

<u>4</u>	8	BZZA-19-00024 Special Use <i>Dismissal</i>	Andy Kochanski, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storage for wood pile for a wood burning boiler)	1920 S 37Th St
----------	---	--	---	----------------

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>5</u>	10	BZZA-19-00204 Special Use	Brenda's Learning Center, LLC, Lessee Request to increase the hours and days of operation from 6:00 a.m. - 10:00 p.m. Monday - Friday to 6:00 a.m. - 11:30 p.m. Monday - Sunday, and continue occupying the premises as a day care center for 30 children per shift infant - 13 years of age	5512 W Center St
----------	----	------------------------------	---	------------------

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>4:00 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>6</u>	10	BZZA-19-00228 Special Use	Balloon Decorations, LLC, Property Owner Request to occupy a portion of the premises as two assembly halls	3510 W St Paul Av
<u>7</u>	10	BZZA-19-00219 Special Use, Dimensional Variance	Hamdan Corporation dba First Rate Auto, Property Owner Request to add a light motor vehicle sales facility and continue occupying the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	5424 W State St
<u>8</u>	10	BZZA-19-00220 Special Use, Dimensional Variance	Hamdan Corporation dba First Rate Auto, Property Owner Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	5428 W State St
<u>9</u>	11	BZZA-19-00215 Special Use	Oklahoma Petro Mart, LLC, Prospective Buyer Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	3434 W Oklahoma Av
<u>10</u>	12	BZZA-19-00235 Dimensional Variance	Jose and Enriqueta Garcia, Property Owner Request to allow a carport that exceeds the maximum allowed lot coverage	2359 S 8Th St

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	-----------------	-------------	-------------------------	-----------------

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.
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>11</u>	12	BZZA-19-00265	Special Use	Iglesia de Dios Pentecostal M.I. dba Redemption Church, Property Owner Request to continue occupying the premises as a religious assembly hall	1662 S 8Th St
<u>12</u>	12	BZZA-19-00273	Special Use	Alina Petroleum, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	1801 W Greenfield Av
<u>13</u>	14	BZZA-19-00256	Special Use	R. Vintage N More, LLC, Lessee Request to continue occupying the premises as a second-hand sales facility	2653 S Kinnickinnic Av
<u>14</u>	14	BZZA-19-00211	Special Use	SIEMAG TECBERG, Inc., Lessee Request to continue occupying a portion of the premises as a general office	2969 S Chase Av
<u>15</u>	15	BZZA-19-00244	Special Use	Joyce's House, LLC, Lessee Request to continue occupying the premises as a transitional housing facility for 8 occupants (this is a new operator)	2811 W North Av
<u>16</u>	15	BZZA-19-00248	Special Use	Allen Ebenezer CME Church, Property Owner Request to continue occupying the premises as a religious assembly hall	2669 N 19Th St

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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.
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>17</u>	15	BZZA-19-00242 Special Use	Safe Haven II, LLC, Lessee Request to occupy the premises as a day care center for 36 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. to midnight	4415 W North Av
<u>18</u>	12	BZZA-19-00259 Special Use	Melvin Torres DBA Melvin's Quality Auto II, Lessee Request to continue occupying the premises as a motor vehicle repair facility and car wash	521 W Mineral St
<u>19</u>	1	BZZA-19-00252 Special Use	Tomorrow's Future Academy, LLC, Lessee Request to continue occupying the premises as a day care center for 31 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	4730 N Teutonia Av
<u>20</u>	1	BZZA-19-00231 Special Use	Alphonse Djomaha, Lessee Request to continue occupying the premises as a general retail establishment (grocery store)	5050 N Hopkins St
<u>21</u>	2	BZZA-19-00176 Special Use	Abdul Motlani, Property Owner Request to construct an addition and to continue occupying the premises as a light motor vehicle repair facility	7540 W Fond Du Lac Av

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 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>				
<u>22</u>	4	BZZA-19-00245 Use Variance	JJ's Bread & Butter, LLC, Lessee Request to occupy a portion of the premises as a catering service (food truck base kitchen)	628 N Water St
<u>23</u>	4	BZZA-19-00223 Special Use	Milwaukee Turners, Inc., Property Owner Request to erect a projecting wall sign that exceeds the maximum allowed display area	1030 N 4Th St
<u>24</u>	4	BZZA-19-00207 Special Use	Marshall & Wells, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot	807 N Marshall St
<u>25</u>	5	BZZA-19-00222 Special Use	SASC INC. dba Providence Court, Property Owner Request to continue occupying the premises as a community living arrangement for 55 occupants	3820 N 92Nd St
<u>26</u>	5	BZZA-19-00261 Use Variance	JJK Legacy Group, LLC, Property Owner Request to occupy the premises as a broadcasting and/or recording studio	7831 W Burleigh St

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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.
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>27</u>	6	BZZA-19-00209 Use Variance	Pathfinder Milwaukee, Inc., Lessee Request to continue occupying a portion of the premises as an elementary school for 80 students grades 6th - 8th, operating Monday - Friday 7:30 a.m. to 4:30 p.m.	4200 N Holton St Suite 400
<u>28</u>	6	BZZA-19-00206 Special Use	Lil Milga Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 42 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	2500 N Holton St
<u>29</u>	7	BZZA-19-00224 Special Use	Bug's Life Learning Center 2, LLC, Lessee Request to increase the ages of children from infant - 12 years of age to infant - 13 years of age, and continue occupying the premises as a day care center for 50 children per shift operating Monday - Sunday 5:00 a.m. - midnight	4335 N 35Th St
<u>30</u>	7	BZZA-19-00177 Special Use	Wee Care Day Care Nursery Center, Inc., Lessee Request to occupy a portion of the premises as a social service facility	5825 W Capitol Dr

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

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

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.
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>31</u>	8	BZZA-19-00247 Special Use	Abdelal, LLC dba Grant Market, Lessee Request to continue occupying the premises as a general retail establishment (grocery store)	2100 W Grant St
<u>32</u>	8	BZZA-19-00241 Special Use	Journey House, Property Owner Request to occupy a portion of the premises as a fast-food/carry-out restaurant	2033 W Scott 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>33</u>	9	BZZA-19-00034 Special Use	LJ Auto Repair and Services, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility	7928 W Clinton Av
<u>34</u>	9	BZZA-19-00179 Special Use	Mr. Robert's Adult Daycare, LLC, Lessee Request to continue occupying a portion of the premises as a an adult day care center for 45 clients	9183 N 76Th St

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>35</u>	9	BZZA-19-00195 Special Use	Maria Aparicio, Prospective Buyer Request to occupy the premises as a day care center for 35 children per shift infant to 13 years of age, operating Monday - Friday, 5:30 a.m. to 7:00 p.m.	9903 W Brown Deer Rd
<u>36</u>	9	BZZA-19-00182 Special Use	Bodies Event, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	8225 W Brown Deer Rd
<u>37</u>	10	BZZA-19-00127 Special Use	Donta Davis, LLC, Lessee Request to occupy the premises as a ground transportation and light motor vehicle repair facility	7202 W Appleton Av
<u>38</u>	10	BZZA-19-00251 Use Variance	Kids Creative Corner Childcare, Inc., Lessee Request to occupy the premises as a day care center for 40 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. to 7:00 p.m.	5629 W North Av
<u>39</u>	12	BZZA-19-00007 Special Use	Efren Ramos, Lessee Request to occupy the premises as a motor vehicle sales facility, repair facility, and body shop	1666 S Cesar E Chavez Dr

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<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 (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>40</u>	12	BZZA-19-00175 Use Variance	MG Multiservicios Milwaukee Corp., Lessee Request to continue occupying a portion of the premises as a currency exchange facility	925 S Cesar E Chavez Dr
<u>41</u>	12	BZZA-19-00226 Dimensional Variance	Alliance Total Care LLC, Lessee Request to allow a permanent banner sign that exceeds the maximum allowed area	1311 W Lincoln Av
<u>42</u>	12	BZZA-19-00170 Dimensional Variance	Miller Compressing Company, Property Owner Request to continue occupying the premises as a outdoor storage facility (permitted) with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening or landscaping width	900 S Water St
<u>43</u>	12	BZZA-19-00246 Dimensional Variance	Dieter Wegner, Property Owner Request to allow a fence that exceeds the maximum allowed height and located within the vision triangle	726 S 6Th St
<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>44</u>	12	BZZA-19-00260 Special Use, Dimensional Variance	American Motor Group, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales facility that does not meet the minimum landscaping requirements (this is a new operator)	1715 W Pierce St
<u>45</u>	12	BZZA-19-00240 Dimensional Variance	George Duarte, Property Owner Request to allow a parking space in the front yard	1227 S 17Th St

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>46</u>	12	BZZA-19-00192 Special Use	CleanSlate Medical Group of Wisconsin, SC, Lessee Request to occupy a portion of the premises as a social service facility	1111 S 6Th St
<u>47</u>	13	BZZA-19-00079 Use Variance	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
<u>48</u>	13	BZZA-19-00201 Dimensional Variance	One Outdoor, LLC, Other Request to erect an off-premise sign that does not meet the minimum required setback from a residential district from which the sign face is visible, does not meet the minimum required setback from a side lot line abutting a residential district, and does not meet the minimum required distance from another off-premise sign located on the same side of a freeway	4343 S 6Th St
<u>49</u>	14	BZZA-19-00174 Use Variance	Nestling House, LLC, Lessee Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. to 5:30 p.m.	2455 S Howell Av

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>50</u>	15	BZZA-19-00185 Special Use, Dimensional Variance	MacCanon Brown Homeless Sanctuary, Inc., Property Owner Request to occupy the premises as a community center and social service facility with wall signs that exceed the maximum allowed display area, without the required entrance door orientation, without the minimum required glazing, and without the minimum required landscaping	2461 W Center St
<u>51</u>	15	BZZA-19-00155 Use Variance, Dimensional Variance	Holy Cathedral Church of God in Christ, Property Owner Request to construct a principal use parking lot that does not meet the minimum required screening	2705 N 40Th St
<u>52</u>	15	BZZA-19-00156 Use Variance, Dimensional Variance	Holy Cathedral Church of God in Christ, Property Owner Request to construct a principal use parking lot that does not meet the minimum required landscaping	2709 N 40Th St
<u>53</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>54</u>	1	BZZA-19-00216 Special Use, Dimensional Variance	Best Towing, LLC, Prospective Buyer Request to occupy the premises as a ground transportation and outdoor motor vehicle storage facility that does not meet the minimum required screening	3231 W Vera Av

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:15 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>55</u>	2	BZZA-19-00258 Special Use	National Caretex, Inc., Lessee Request to increase the number of children per shift from 50 to 97, and continue occupying the premises as a day care center infant - 13 years of age operating Monday - Saturday 5:00 a.m. to 12:30 a.m.	6627 W Capitol Dr
<u>56</u>	3	BZZA-19-00250 Dimensional Variance	Josh's Fine Dining, LLC, Lessee Request to construct a fence that exceeds the maximum height allowed	615 E Brady St
<u>57</u>	4	BZZA-19-00236 Use Variance	SchwarkWells, LLC, Property Owner Request to erect a projecting sign	718 E Wells St
<u>58</u>	4	BZZA-19-00239 Dimensional Variance	HB Milwaukee, Inc., Lessee Request to allow a projecting sign that does not meet the minimum required height above grade	1011 N Old World Third St
<u>59</u>	5	BZZA-19-00078 Dimensional Variance	48Forty Solutions, LLC, Lessee Request to allow an outdoor storage facility (permitted) with stockpiles without the minimum required screening	11144 W Silver Spring Dr

Board of Zoning Appeals, Hearing on Thursday, September 12, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:15 p.m. Public Hearings (continued)</u>				
Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>60</u>	5	BZZA-19-00243 Use Variance	Future Rising Stars Child Care, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift 2 1/2 - 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	8006 W Appleton Av
<u>61</u>	7	BZZA-19-00249 Special Use	Paradigm Enrichment Services, Inc., Lessee Request to continue occupying a portion of the premises as a medical service facility	4222 W Capitol Dr
<u>62</u>	7	BZZA-19-00148 Special Use	24/7 Auto Body, LLC, Lessee Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility and body shop	3801 N 35Th St
<u>63</u>	8	BZZA-19-00160 Dimensional Variance	Josephine Adams, Lessee Request to allow a wall sign that exceeds the maximum allowed display area and a permanent window sign that exceeds the maximum allowed glazing	3327 W National Av
<u>64</u>	8	BZZA-19-00213 Dimensional Variance, Special Use	Juan Diaz, Property Owner Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	2911 W Burnham St