



Board of Zoning Appeals

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AGENDA

March 9, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 9, 2017, commencing at 2:00 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.

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>	6	BZZA-17-00006 Dimensional Variance <i>Dismissal</i>	St. Matthew Church, Inc., Property Owner Request to construct a religious assembly hall that does not meet the minimum required bicycle parking spaces	2953 N 8Th St
<u>2</u>	8	BZZA-16-00402 Special Use <i>Dismissal</i>	2727 Properties LLP, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	2727 W Cleveland Av



Board of Zoning Appeals, Hearing on Thursday, March 9, 2017

<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.</u> <u>Items Scheduled for approval on the Consent Agenda.</u> No oral testimony will be taken on these items. <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>3</u>	10	BZZA-17-00018 Special Use	Jay and Cee Holdings, LLC, Property Owner Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	6610 W Lisbon Av
<u>4</u>	10	BZZA-16-00531 Special Use	Willie Davis, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift, infant - 12 years of age, 5 am to 12 am midnight, Monday - Sunday	2700 N 54Th St
<u>5</u>	12	BZZA-17-00038 Special Use	Ziat Nwilati, Lessee Request to continue occupying the premises as a principle use parking lot	1535 W Becher St
<u>6</u>	13	BZZA-17-00034 Dimensional Variance	David Church, Prospective Buyer Request to construct and occupy the premises as a sit-down restaurant that exceeds the maximum amount of allowed parking spaces and does not meet the minimum required landscaping	300 W Layton Av
<u>7</u>	14	BZZA-17-00021 Special Use	Mohammed Alawneh, Property Owner Request to continue occupying a portion of the premises as a general retail establishment	2420 S 6Th St
<u>8</u>	15	BZZA-17-00015 Special Use	Balwinder Singh, Property Owner Request to continue occupying the premises as a general retail establishment	2101 N 38Th 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.
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>9</u>	15	BZZA-16-00445	Special Use	Kalim Beg, Property Owner Request to construct an addition and to continue occupying the premises as a motor vehicle filling station	2624 W Lisbon Av
<u>10</u>	15	BZZA-17-00016	Special Use	Silver & North M. Sajan I LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	2242 N 12Th St
<u>11</u>	15	BZZA-17-00075	Dimensional Variance	Milwaukee Habitat for Humanity, Property Owner Request to construct a garage that does not meet the minimum side street setback (required 11 ft. / proposed 2 ft.)	2203 N 42Nd St
<u>12</u>	2	BZZA-17-00010	Dimensional Variance	Mohammad Amir, Property Owner Request to construct an addition to the permitted indoor wholesale and distribution facility that does not meet the minimum required residential buffer (addition occurring on the 7740 W. Florist St. parcel)	6001 N 77Th St
<u>13</u>	2	BZZA-17-00008	Special Use	Thomas Smith, Lessee Request to continue occupying a portion of the premises as an adult day care center for 50 occupants, operating Monday - Friday 8:00 a.m. - 3:00 p.m.	6623 W Mill Rd

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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>14</u>	3	BZZA-17-00035 Dimensional Variance	Gordon Goggin, Lessee Request to occupy the premises as a sit-down restaurant that does not meet the minimum required height, street frontage and window glazing	1652 N Water St
<u>15</u>	4	BZZA-17-00023 Special Use	Amanda Davis, Lessee Request to increase the number of children from 57 to 92 per shift, and continue occupying the premises as a day care center for children infant to 12 yrs. of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3030 W Highland Bl
<u>16</u>	5	BZZA-17-00020 Special Use	Jocelyn Hall, Lessee Request to continue occupying the premises as a social service facility	8430 W Capitol Dr
<u>17</u>	5	BZZA-17-00025 Special Use	Community Center For Milwaukee, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall and community center	3750 N 92Nd St
<u>18</u>	6	BZZA-16-00447 Special Use	Kalim Beg, Property Owner Request to construct an addition to the Board approved motor vehicle filling station	232 W Locust 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>19</u>	7	BZZA-17-00030 Special Use	Fabulous Adventures Child Care Center LLC, Lessee	4434 W Capitol Dr
			Request to increase the number of children from 48 to 50 per shift, and continue occupying the premises as a 24hrs. day care center for children infant to 12 yrs. of age, operating Monday - Sunday (this is a new operator)	
<u>20</u>	8	BZZA-17-00011 Special Use	D&J Real Estate Holdings, LLC, Property Owner	3109 W Burnham St
			Request to continue occupying the premises as a day care center for 65 children infant to 12yrs of age, operating 6:00 am-6:00 pm Monday - Friday	

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>21</u>	12	BZZA-16-00276 Dimensional Variance	Ramon Morales, Property Owner	1309 W Scott St
			Request to allow parking in the front yard	
<u>22</u>	13	BZZA-17-00033 Special Use	Howell Avenue Partners: Uishal Lal, Property Owner	5007 S Howell Av
			Request to occupy a portion of the premises as a medical service facility	

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

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<u>23</u>	13	BZZA-17-00019 Dimensional Variance, Special Use	Jorge Alvarez, Prospective Buyer Request to occupy the premises as a light motor vehicle storage facility that does not meet the minimum required landscaping	1500 W Oklahoma Av
<u>24</u>	15	BZZA-17-00013 Special Use	Chakoia Morehouse-Hardin, Property Owner Request to occupy the premises as a 24 hour family day care home for 8 children, infant through 12 years of age, operating Monday - Sunday	2014 N 28Th St
<u>25</u>	15	BZZA-16-00434 Special Use	Rauneet Liquor Inc., Property Owner Request to occupy the premises as a motor vehicle filling station	2812 W Fond Du Lac Av
<u>26</u>	15	BZZA-17-00017 Special Use	Kanwar Singh, Property Owner Request to occupy the premises as a motor vehicle filling station (operating in conjunction with 2812 W. Fond Du Lac Av.)	2816 W Fond Du Lac Av
<u>27</u>	1	BZZA-17-00009 Use Variance	Right Step, Inc., Prospective Buyer Request to occupy the premises as a secondary school for 200 students grades 5th – 12th, operating 8:15 am - 3:45 pm Monday through Friday	4040 N 34Th St
<u>28</u>	1	BZZA-16-00515 Special Use	Dennis Kuester, Property Owner Request to add an outdoor storage facility and continue occupying the premises as a religious assembly hall	2328 W Capitol Dr

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3:15 p.m. Public Hearings.

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<u>29</u>	1	BZZA-17-00001 Special Use	Donte Wilder, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	3101 W Cameron Av
<u>30</u>	2	BZZA-16-00527 Dimensional Variance	United States Cellular Operating Company LLC, Lessee Request to construct a transmission tower that exceeds the maximum allowed height (proposed 120 ft. / allowed 90 ft.) and does not meet the minimum required set back from the property line (proposed 53 ft. / required 120 ft.)	6773 N 91St St
<u>31</u>	3	BZZA-17-00039 Special Use	Roots Counseling Services, LLC, Lessee Request to occupy the premises as a social service facility	1681 N Prospect Av
<u>32</u>	4	BZZA-16-00350 Special Use	Wisconsin Avenue Jewelry and Loan LLC, Lessee Request to add an installment loan agency and to continue occupying the premises as a second-hand sales facility and pawn shop (this is a new operator)	715 W Wisconsin Av
<u>33</u>	4	BZZA-17-00031 Dimensional Variance	Plum Moving Media, Property Owner Request to occupy the premises as a permitted broadcasting or recording studio and a parking lot that does not meet interior parking lot landscaping requirements	1418 W St Paul Av

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

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<u>34</u>	4	BZZA-17-00053 Dimensional Variance	Marquette University, Property Owner Request to construct a permitted dormitory that exceeds the maximum allowed height and does not meet the minimum number of required parking spaces	721 N 17Th St
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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>35</u>	6	BZZA-17-00002 Special Use	The Community Warehouse, Property Owner Request to occupy the premises as a home improvement center	324 W North Av
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<u>36</u>	6	BZZA-17-00007 Dimensional Variance, Special Use	St. Matthew Church, Inc., Property Owner Request to construct a principle use parking lot and an accessory use structure (storage garage) without the minimum required landscaping	2944 N 9Th St
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<u>37</u>	6	BZZA-16-00529 Special Use	Verneadia Zollicoffer, Lessee Request to expand to the second floor and increase the number of children from 35 to 50 per shift, infant - 12 years of age and continue to occupy the premises as a day care center Monday - Friday 6 am - 10 pm and Saturday 6 am - 6 pm	1654 W Hopkins St
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<u>38</u>	7	BZZA-17-00012 Special Use	Bonnie Boseman, Property Owner Request to occupy the premises as a community living arrangement for 8 occupants	4760 N 42Nd St
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Item No. Ald Dist. Case No. Type Case Information Location

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>39</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>40</u>	8	BZZA-16-00536 Special Use	Ahmed Helal, Lessee Request to occupy the premises as a day care center for 150 children per shift infant through 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	2524 W Forest Home Av
<u>41</u>	8	BZZA-16-00048 Special Use	Fikri Alusevski, Property Owner Request to continue occupying the premises as a rooming house for 7 occupants	3528 W National Av