



Board of Zoning Appeals

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AGENDA

April 6, 2017

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 6, 2017, 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.

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>	13	BZZA-16-00526 Special Use <i>Dismissal</i>	Right Step Inc., Property Owner Request to occupy the premises as a secondary school for 150 students grades 5 - 12 operating Monday - Friday 8:15 AM to 3:45 PM	3330 S 16Th St
<u>2</u>	14	BZZA-17-00078 Special Use <i>Dismissal</i>	Bahadurali Bhimani, Prospective Buyer Request to occupy the premises as a motor vehicle filling station	1203 E Oklahoma Av
<u>3</u>	15	BZZA-16-00236 Special Use <i>Dismissal</i>	Alexcis Coleman, Lessee Request to occupy a portion of the premises as a day care center for 150 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight	2235 N 47Th St



Board of Zoning Appeals, Hearing on Thursday, April 6, 2017

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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>4</u>	4	BZZA-17-00099 Dimensional Variance <i>Dismissal</i>	Cedar Square, LLC, Property Owner Request to continue occupying the premises as a permitted rooming house that does not meet the minimum required parking spaces (submitted in conjunction with 1414 W. Kilbourn Av.)	903 N 14Th St 100
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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>5</u>	10	BZZA-17-00044 Special Use	Rita Lee, Lessee Request to occupy the premises as a social service facility	7113 W Capitol Dr
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<u>6</u>	12	BZZA-17-00057 Dimensional Variance	Theodore Tsitiridis, Property Owner Request to allow a fence that exceeds the maximum allowed height and does not allow for the required vision triangle	1561 S Muskego Av
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<u>7</u>	14	BZZA-17-00060 Dimensional Variance	Dennis Blohowiak, Property Owner Request to construct an addition to the existing garage that exceeds the maximum allowed lot coverage (allowed 540 sq.ft./ proposed 728 sq.ft.)	2727 S Greeley St
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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. 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>8</u>	15	BZZA-17-00062 Special Use	Greater Galilee Missionary Baptist Church, Property Owner Request to construct an addition and occupy the premises as a religious assembly hall (permitted) community center, adult day care, and social service facility	2432 N Teutonia Av
<u>9</u>	15	BZZA-17-00052 Special Use	Child Development Resources and Management LLC, Lessee Request to increase hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Sunday 6:00 a.m. midnight and continue occupying the premises as a day care center for 25 children per shift infant - 12 yrs. of age	2101 N 48Th St
<u>10</u>	1	BZZA-17-00051 Special Use	Tameka Lockett, Lessee Request to continue occupying the premises as a fast-food / carry-out restaurant	2729 W Atkinson Av
<u>11</u>	1	BZZA-17-00054 Special Use	Rajmaninder Sangha, Property Owner Request to continue occupying the premises as a motor vehicle filling station	4928 W Villard Av
<u>12</u>	3	BZZA-17-00050 Special Use	Forman-Smyser Family LLC, Property Owner Request to continue occupying the premises as a bank with a drive-through	1930 E North 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>
<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>13</u>	3	BZZA-17-00027 Special Use	1815 Arlington LLC, Prospective Buyer Request to construct and occupy two principle residential buildings	1815 N Arlington Pl
<u>14</u>	4	BZZA-17-00063 Special Use	City of Milwaukee Business Improvement District #2, Lessee Request to continue occupying the premises as a principle use parking lot	444 N 3Rd St
<u>15</u>	4	BZZA-17-00047 Special Use	Qazex Investments LLC, Property Owner Request to continue occupying the premises as a general office	840 N Plankinton Av
<u>16</u>	4	BZZA-17-00058 Special Use	The Gathering of S.E. WI, Inc., Lessee Request to occupy a portion of the premises as a social service facility	1015 N 9Th St
<u>17</u>	4	BZZA-17-00070 Special Use	Fresenius Medical Care, Lessee Request to occupy a portion of the premises as a medical office (dialysis clinic)	275 W Wisconsin Av 1
<u>18</u>	6	BZZA-17-00042 Special Use	Megan Martin, Lessee Request to continue occupying the premises as a school for 36 students K4-K5 grades, operating Monday - Friday 7:35 a.m. - 2:45 p.m. and a day care center for 70 children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m (the 36 students will be part of that total)	2044 N Martin L King Jr Dr

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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.
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>19</u>	7	BZZA-17-00049 Special Use	Spiritual Warfare Ministries, Inc., Lessee Request to continue occupying a portion of the premises as a religious assembly hall	3500 N Sherman Bl
<u>20</u>	7	BZZA-17-00079 Special Use	Ansar Hasan, Property Owner Request to continue occupying the premises as a motor vehicle filling station	4301 W Fond Du Lac Av
<u>21</u>	7	BZZA-17-00064 Special Use	Bennie Allen, Sr., Property Owner Request to occupy a portion of the premises as a social service facility	2480 W Locust St
<u>22</u>	8	BZZA-17-00066 Special Use	David Samuel, Property Owner Request to continue occupying the premises as a motor vehicle repair facility and body shop	2128 W National Av
<u>23</u>	8	BZZA-17-00048 Use Variance	Israel Eligio, Property Owner Request to occupy the premises as a single family dwelling	3324 W Pabst Av
<u>24</u>	9	BZZA-17-00055 Special Use	John Befus, Prospective Buyer Request to occupy the premises as a freight truck terminal and a light motor vehicle sales facility	7720 N 81St St

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<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>25</u>	11	BZZA-17-00045 Dimensional Variance, Use Variance	Salim Shelleh, Lessee Request to continue occupying the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping	2741 S 34Th St
<u>26</u>	12	BZZA-16-00158 Special Use	Tender Car Auto Sales, LLC, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility, body shop, and car wash	1825 S Kinnickinnic Av
<u>27</u>	12	BZZA-17-00106 Special Use	Tender Car Auto Sales, LLC, Property Owner Request to occupy the premises as a motor vehicle sales and repair facility and body shop	1803 S Kinnickinnic Av
<u>28</u>	12	BZZA-16-00523 Special Use	Jon Petrie, Property Owner Request to add a motor vehicle body shop to the previously Board approved motor vehicle sales and repair facility	1800 S 1st St
<u>29</u>	12	BZZA-17-00004 Special Use	Cruz Acosta Gonzalez, Property Owner Request to occupy the premises as a motor vehicle repair facility	902 W Bruce St
<u>30</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

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

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<u>31</u>	15	BZZA-17-00073 Dimensional Variance, Special Use	MacCanon Brown Homeless Sanctuary, Inc., Property Owner	2461 W Center St
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Request to occupy the premises as a community center and social service facility with wall signs that exceed the maximum allowed area

<u>32</u>	15	BZZA-17-00013 Special Use	Chakoia Morehouse-Hardin, Property Owner	2014 N 28Th St
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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

<u>33</u>	15	BZZA-16-00340 Special Use	Samih Musaitif, Property Owner	2101 W Brown St
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Request to occupy a portion of the premises as a general retail establishment

5:15 p.m. Public Hearings.

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<u>34</u>	1	BZZA-17-00032 Special Use	John Sams Jr., Lessee	3841 W Villard Av
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Request to occupy the premises as a motor vehicle repair facility

<u>35</u>	2	BZZA-17-00010 Dimensional Variance	Mohammad Amir, Property Owner	6001 N 77Th St
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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)

<u>36</u>	2	BZZA-17-00036 Special Use	Ziad Kaid, Property Owner	6432 W Silver Spring Dr
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Request to occupy a portion of the premises as a day care center for 30 children per shift, operating Monday - Saturday 7:30 am - 3 pm

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<u>5:15 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>	2	BZZA-17-00071 Dimensional Variance	KJ Condor, LLC, Property Owner Request to construct a building with a parking lot and occupy the premises as a ground transportation service that does not meet the minimum required landscaping	7111 W Mill Rd
<u>38</u>	4	BZZA-17-00024 Dimensional Variance	Cedar Square, LLC, Property Owner Request to construct a sorority house that does not meet the required east side yard setback and minimum required parking	1414 W Kilbourn Av
<u>39</u>	4	BZZA-17-00072 Dimensional Variance	Wisconsin Center District, Property Owner Request to construct an addition to a previously Board approved sign	500 W Kilbourn Av
<u>40</u>	6	BZZA-17-00040 Use Variance	Wisconsin Community Services Inc., Lessee Request to occupy the premises as a large group shelter care facility for 12 occupants	3790 N 12Th St
<u>41</u>	6	BZZA-17-00046 Special Use	Merry Kyles, Property Owner Request to occupy the premises as a transitional living facility	2902 N 1St St
<u>42</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>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>43</u>	6	BZZA-17-00041 Special Use	Cleotha Adams, Property Owner Request to occupy a portion of the premises as a light motor vehicle outdoor storage facility	2719 N 5Th St
<u>44</u>	6	BZZA-17-00076 Special Use	MillerCoors LLC, Property Owner Request to construct an addition and continue occupying the premises as a large alcohol beverage facility that exceeds the allowed amount produced	1515 N 10Th St
<u>45</u>	7	BZZA-17-00059 Special Use	Lawana Berry, Lessee Request to occupy a portion of the premises as day care center for 50 children per shift, infant - 12 years of age operating Monday - Friday 7am - 11pm	2721 W Townsend St
<u>46</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
<u>47</u>	8	BZZA-17-00043 Dimensional Variance	Felipa Jimenez, Property Owner Request to exceed the maximum allowed fence height in the side and rear yards	1527 S 23rd St
<u>48</u>	8	BZZA-16-00536 Special Use	Ahmed Helal, Lessee Request to occupy the premises as a day care center for 99 children per shift infant through 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	2524 W Forest Home Av

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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>49</u>	8	BZZA-17-00028 Special Use	Miguel Villegas, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1773 S Muskego Av
<u>50</u>	8	BZZA-16-00491 Special Use	Miguel Villegas, Lessee Request to occupy a portion of the premises as a motor vehicle repair facility (used in conjunction with 1773 S. Muskego Av.)	1763 S Muskego Av
<u>51</u>	9	BZZA-16-00470 Dimensional Variance, Special Use	Public Storage, Property Owner Request to occupy the premises as a light and heavy motor vehicle outdoor storage facility that does not meet the minimum required landscaping and to allow a barbed-wire fence	7415 W Dean Rd