



Board of Zoning Appeals

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Henry Szymanski

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Jennifer Current
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Alternates
Karen D. Dardy
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Secretary
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AGENDA

November 10, 2016

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 10, 2016, 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>	8	BZZA-16-00159 Special Use <i>Dismissal</i>	School Sisters of St. Francis of St. Joseph's Convent, Milwaukee, Wisconsin, Inc., Property Owner Request to occupy the premises as a transitional living facility for 6 occupants	3710 W Maple St
<u>2</u>	9	BZZA-16-00283 Dimensional Variance <i>Dismissal</i>	Jesus Soul Saving Traveling Mission Church, Property Owner Request to construct a building that does not meet the minimum required number of parking spaces (required 50 / proposed 0)	9416 W Allyn St



Board of Zoning Appeals, Hearing on Thursday, November 10, 2016

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-16-00129 Dimensional Variance, Special Use <i>Dismissal</i>	Bobby Dupree, Property Owner Request to occupy the premises as an outdoor motor vehicle storage and salvage facility that does not meet the minimum required landscaping	2675 N 8Th 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.*

<u>4</u>		BZZA-16-00391 Dimensional Variance, Use Variance	James Franzen Jr., Property Owner Request to construct a single-family dwelling that exceeds the maximum allowed front setback and does not meet the minimum required garage door setback, and to allow two principal buildings on a lot	237 S 59Th St
<u>5</u>	6	BZZA-16-00398 Special Use	Hawk Chang Chu, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant	2373 N Martin L King Jr Dr
<u>6</u>	6	BZZA-16-00394 Special Use	Crossing Jordan Ministries, Lessee Request to occupy the premises as a social service facility	606 W Concordia Av

Board of Zoning Appeals, Hearing on Thursday, November 10, 2016

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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.

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<u>7</u>	7	BZZA-16-00390	Special Use	Jessica Sykes, Lessee Request to increase the number of children from 65 to 94 per shift and increase the days of operation from Monday - Friday 6:00 a.m. - 11:30 p.m. to Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m., and to continue occupying the premises as a day care center for children infant through 13 years of age	4345 W Fond Du Lac Av
<u>8</u>	7	BZZA-16-00395	Special Use	Jacqueline Brown, Property Owner Request to increase the number of children from 25 to 28 per shift, and to continue occupying the premises as a day care center for children infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4006 W Burleigh St
<u>9</u>	8	BZZA-16-00413	Special Use	Seeds of Health Inc., Property Owner Request to continue occupying a portion of the premises as a social service facility	1445 S 32Nd St
<u>10</u>	8	BZZA-16-00406	Special Use	REO Motors, Inc., Lessee Request to continue occupying the premises as a motor vehicle repair facility	2738 S 29Th St
<u>11</u>	10	BZZA-16-00424	Special Use	ABC Daycare Inc., Lessee Request to continue occupying the premises as a day care center for 91 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. to 11:30 p.m	5920 W Center St

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<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>12</u>	10	BZZA-16-00441	Special Use	<p>Bryant Adams, Prospective Buyer</p> <p>Request to occupy the premises as a second hand sales facility (video games, action figures and general electronics)</p>	5431 W Lisbon Av
<u>13</u>	10	BZZA-16-00083	Special Use	<p>Joye Peterson, Property Owner</p> <p>Request to continue occupying a portion of the premises as a day care center for 49 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday 6:30 a.m. - 6:00 p.m</p>	7127 W Lisbon Av
<u>14</u>	10	BZZA-16-00367	Special Use	<p>Brenda Jackson, Lessee</p> <p>Request to continue occupying a portion of the premises as a 24 hour day care center for 95 children per shift infant through 12 years of age, operating Monday - Sunday</p>	5836 W Appleton Av
<u>15</u>	10	BZZA-16-00383	Special Use	<p>Dana Evans, Lessee</p> <p>Request to increase the hours of operation from 6:00 a.m. - 8:00 p.m. Monday - Friday to 6:00 a.m. - midnight Monday - Sunday, increase the number of children from 35 to 49, and continue occupying the premises as a day care center for children infant through 12 years of age</p>	4702 W Vliet St
<u>16</u>	12	BZZA-16-00370	Special Use	<p>William Ouimet, Property Owner</p> <p>Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)</p>	2704 S 16Th St

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

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<u>17</u>	12	BZZA-16-00427	Special Use	Victor Colon, Jr., Lessee Request to occupy the premises as a second-hand sales facility	701 W Historic Mitchell St
<u>18</u>	13	BZZA-16-00356	Dimensional Variance	Ralos LLC, Property Owner Request to occupy a portion of the premises as a permitted contractor's yard that does not meet the minimum required landscaping	5375 S 9Th St
<u>19</u>	13	BZZA-16-00200	Special Use	Nafez Al-Debbeh, Property Owner Request to continue occupying the premises as a motor vehicle sales facility	3821 S 27Th St
<u>20</u>	14	BZZA-16-00299	Dimensional Variance	Hugo Del Portillo, Property Owner Request to construct an addition of a third floor and an attached garage to the existing dwelling that exceeds the maximum allowed floor area and does not meet the minimum required rear setback, combined side setback, and garage door setback (existing detached garage to be razed)	1425 E Manitoba St
<u>21</u>	14	BZZA-16-00397	Special Use	Daphine Lathan, Lessee Request to increase the ages of children from 2 - 12 to infant through 12 years of age and increase the hours of operation from 6:00 a.m. - 1:00 a.m. Monday - Saturday to 5:45 a.m. - 11:45 p.m. Monday - Sunday, and to continue occupying the premises as a day care center for 24 children per shift (this is a new operator)	2490 S 10Th St

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

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<u>22</u>	14	BZZA-16-00396 Use Variance	Daphine Lathan, Lessee Request to continue occupying the premises as a day care center for 24 children per shift infant through 12 years of age, operating Monday - Sunday 5:45 a.m. - midnight (this is a new operator)	2400 S 9Th Pl
<u>23</u>	15	BZZA-16-00422 Dimensional Variance, Special Use	Adrian Woods, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 17 / proposed 4, shortage 13)	2415 W Fond Du Lac Av
<u>24</u>	15	BZZA-16-00415 Special Use	Revive Youth & Family, Lessee Request to continue occupying the premise as a group home for 5 occupants	2536 N 22Nd St
<u>25</u>	15	BZZA-16-00428 Special Use	Joga Gill, Lessee Request to continue occupying the premises as a motor vehicle filling station	2905 W Fond Du Lac Av
<u>26</u>	15	BZZA-16-00359 Special Use	Anthony James, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility (this is a new operator)	3230 W Lisbon Av
<u>27</u>	15	BZZA-16-00404 Special Use	Running Rebels Community Organization, Property Owner Request to continue occupying the premises as a community center	1300 W Fond Du Lac Av

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

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<u>28</u>	1	BZZA-16-00407 Special Use	About Our Kidz, Lessee Request to continue occupying the premises as a day care center for 75 children per shift infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	6125 N Teutonia Av
<u>29</u>	2	BZZA-16-00409 Special Use	Khahra 1 LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	6325 N 76Th St
<u>30</u>	2	BZZA-16-00385 Dimensional Variance, Special Use	Next Door Foundation, Property Owner Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping	4038 N 53Rd St
<u>31</u>	2	BZZA-16-00344 Special Use	Jeanie Carr, Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift 2 through 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	6427 W Capitol Dr
<u>32</u>	4	BZZA-16-00222 Dimensional Variance, Special Use	Dulce Trejo, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility that does not meet the minimum required landscaping	3329 W Vliet 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.

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<u>33</u>	5	BZZA-15-0034088-H	Jeji Family Inc. Jaskaran Singh Jeji, Special Use	Property Owner	8712 W Lisbon Av
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Request to continue occupying the premises as a motor vehicle filling station, repair facility and sales facility (to increase the number of display vehicles from 1 to 2)

<u>34</u>	5	BZZA-16-00229	Umenia White, Lessee	Use Variance	8424 W Center St
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Request to occupy the premises as a community center

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-16-00403	Starmoneekia Evans, Lessee	Special Use	3414 N Port Washington Av
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Request to increase the number of children from 54 to 60 per shift, and to continue occupying the premises as a day care center for children infant through 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)

<u>36</u>	6	BZZA-16-00127	Daniel Wilson, Property Owner	Use Variance	3241 N Holton St
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Request to occupy a portion of the premises as an outdoor storage facility

<u>37</u>	6	BZZA-16-00380	Kamal Kaur, Lessee	Special Use	808 W Atkinson Av
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Request to continue occupying the premises as a motor vehicle filling station

Board of Zoning Appeals, Hearing on Thursday, November 10, 2016

<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>38</u>	7	BZZA-16-00405 Special Use	The McLaurin House LLC, Jerilyn Nelson, Lessee Request to occupy a portion of the premises as a community living arrangement for 6 occupants	4734 N 39Th St
<u>39</u>	8	BZZA-16-00109 Special Use	South Ave Foods Inc., Lessee Request to continue occupying the premises as a general retail establishment (this is a new operator)	2108 S 25Th St 2
<u>40</u>	10	BZZA-16-00369 Use Variance	Yaser Snobar, Lessee Request to occupy a portion of the premises as a cash-for-gold business	5520 W North Av
<u>41</u>	11	BZZA-16-00231 Use Variance	Leeds Place LLC, Property Owner Request to continue occupying the premises as a material reclamation facility	3430 W Leeds Pl
<u>42</u>	12	BZZA-16-00475 Special Use	Mojo Dojo Comedy LLC, Lessee Request to occupy the premises as a tavern (this is a rehearing of case BZZA-16-00250)	1501 S 3Rd St
<u>43</u>	12	BZZA-16-00276 Dimensional Variance	Ramon Morales, Property Owner Request to allow parking in the front yard	1309 W Scott St
<u>44</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

Board of Zoning Appeals, Hearing on Thursday, November 10, 2016

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<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>45</u>	12	BZZA-16-00325 Dimensional Variance	Alfredo Gonzalez, Property Owner Request to allow a parking space in the front yard	2483 S 12Th St
<u>46</u>	13	BZZA-16-00151 Special Use	Silver Lining Health Center LLC, Prabhu (Patrick) Kasthurirangaian, Property Owner Request to occupy the premises as a community living arrangement for 52 occupants	1716 W Layton Av
<u>47</u>	13	BZZA-16-00294 Special Use	Dan Binder, Lessee Request to occupy a portion of the premises as a hand car wash	5311 S 9Th St
<u>48</u>	14	BZZA-16-00360 Use Variance	Nestling House, LLC, Lessee Request to occupy the premises as a day care center for 30 children per shift infant through 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m	405 E Euclid Av
<u>49</u>	15	BZZA-16-00377 Dimensional Variance, Special Use	Tommie Jones, Lessee Request to occupy the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	3611 W State St
<u>50</u>	15	BZZA-16-00389 Special Use	Butterflies Home for Teen Moms, Lessee Request to occupy the premises as a group home for 5 occupants	2440 N 12Th St

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

<u>51</u>	15	BZZA-16-00319	Dimensional Variance, Special Use	Yasir Arabiyat, Property Owner Request to occupy a portion of the premises as a contractor's yard that does not meet the minimum required landscaping	3711 W Lisbon Av
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<u>52</u>	1	BZZA-16-00327	Dimensional Variance	Beverly Johnson, Property Owner Request to allow a porch in the side setback	6415 N 42Nd St
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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.

<u>53</u>	2	BZZA-16-00437	Special Use	Ramidu Mirissage, Lessee Request to occupy the premises as a motor vehicle sales and repair facility	4212 N 76Th St
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<u>54</u>	2	BZZA-16-00102	Special Use	Greater New Birth Church, Property Owner Request to expand into adjacent units and to continue occupying the premises as a religious assembly hall	8237 W Silver Spring Dr
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<u>55</u>	4	BZZA-16-00410	Special Use	Pritzlaff Redevelopment, LLC, Property Owner Request to construct an accessory use parking structure	315 N Plankinton 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>56</u>	4	BZZA-16-00459 Dimensional Variance	Marquette University, Property Owner Request to construct and occupy the premises as a dormitory that does not meet the required amount of parking (required 38 / proposed 0 / shortage 38) Exceeds the maximum Institutional building height (required 85 feet / proposed 116 feet 6 inches / excess 31 feet 6 inches) Does not meet required minimum setback (required 3', proposed 9', shortage 6')	721 N 17Th St
<u>57</u>	4	BZZA-16-00450 Dimensional Variance, Special Use	City of Milwaukee Department of Public Works, Lessee Request to construct and occupy a streetcar operations and maintenance facility on the premises	450 N 5Th St
<u>58</u>	5	BZZA-16-00316 Special Use	Nigerian Community In Milwaukee, Inc., Property Owner Request to continue occupying the premises as a community center	8028 W Appleton Av

7:00 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.

<u>59</u>	9	BZZA-16-00165 Special Use	Continental AI Corp, Property Owner Request to construct a new building and to occupy the premises as a motor vehicle filling station	6418 W Mill Rd
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