



Board of Zoning Appeals

Chairperson
Eric Lowenberg

Vice Chairman
Henry Szymanski

Members
Jennifer Current
Terry Witkowski
Marjorie Rucker

Alternates
Lindsey St. Arnold Bell
Kevin Kuschel

Secretary
India Gaar

AGENDA
September 12, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 12, 2024, 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.

Please follow the link for computer access: <https://attendee.gotowebinar.com/register/2228545584347267673>
TO USE YOUR TELEPHONE: If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (631) 992-3221 Access Code: 795-481-811 Audio PIN: (Shown after joining the webinar)

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 July 25, 2024 Minutes of the Board of Zoning Appeals

<u>Item No.</u>	<u>Ald.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	1	BZCM-24-00006	StorSafe of Silver Spring, LLC, Property Extension of Time Owner		5525 N 27Th St

Request for an extension of time to comply with the conditions of BZZA-23-00098

2	2	BZZA-24-00314	Joycelyn Gavin, Property Owner Dimensional Variance <i>Dismissal</i>	Request to install a 6 ft. solid wood fence along the side street that exceeds the maximum height allowed	5102 N 65Th St
3	2	BZZA-24-00335	Preschool Academy, LLC, Lessee Use Variance <i>Dismissal</i>	Request to occupy the premises as a day care center for 50 children per shift infant - 5 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday - Sunday from 8:00 a.m. - 5:00 p.m.	4162 N 56Th St
4	6	BZCM-24-00009	Historic Haymarket Milwaukee, Inc., Extension of Time Property Owner	Request for an extension of time to comply with the conditions of BZZA-22-00211	1310 N 6Th St
5	7	BZCM-24-00008	David Beyer, Property Owner Extension of Time	Request for an extension of time to comply with the conditions of BZZA-22-00264	3136 N 51St Bl
6	8	BZZA-24-00253	R&E Auto Repair, LLC DBA R&E Auto Use Variance <i>Dismissal</i>	Detailing, Lessee Request to occupy the premises as a light motor vehicle repair facility and car wash	3111 W National Av
7	10	BZZA-24-00216	Big Mama Is In God's Hands Family Child Special Use <i>Dismissal</i>	Care, LLC, Lessee Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	2478 N 55Th St
8	15	BZCM-24-00007	VWSS Lloyd, LLC, Property Owner Extension of Time	Request for an extension of time to comply with the conditions of BZZA-22-00215	2320 N 11Th St
9	15	BZZA-24-00227	Better Hope for the Future, LLC, Lessee Use Variance <i>Dismissal</i>	Request to occupy a portion of the premises as a health clinic	1710 N 33Rd 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
10	1	BZZA-24-00273 Dimensional Variance	CH Mason Health Clinic, Inc., Lessee Request to install a wall sign that exceeds the maximum number of signs allowed per street frontage and the maximum display area	4858 N Mother Daniels Wa
11	1	BZZA-24-00302 Special Use	Rube Burgos Remodeling, LLC, Prospective Buyer Request to occupy the premises as a contractor's yard	7289 N Teutonia Av
12	1	BZZA-24-00313 Use Variance	The Infinite Church, Inc., Lessee Request to continue occupying a portion of the premises as a religious assembly hall	6750 N 43Rd St
13	2	BZZA-24-00269 Special Use	Pacific Bells, LLC, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	5751 W Fond Du Lac Av
14	2	BZZA-24-00296 Special Use	Tomorrow's Future, LLC dba Tomorrow's Future Phase 2, Lessee Request to continue occupying the premises as a group home for 5 occupants	6301 W Congress St
15	2	BZZA-24-00321 Special Use	Aurora Health Care, Inc., Lessee Request to continue occupying the premises as a health clinic	5818 W Capitol Dr
16	3	BZZA-24-00316 Special Use	Jonathan Moberg, Property Owner Request to continue occupying the premises as a contractor's yard	3477 N Weil St
17	4	BZZA-24-00281 Special Use	St. Paul's Episcopal Church dba St. Paul's Thrift Shop, Property Owner Request to occupy the premises as a secondhand store	1324 N Marshall St

18	4	BZZA-24-00282 Special Use	Milwaukee Center Management, LLC., Property Owner Request to erect a wall sign that does not meet the mounting requirements	111 E Kilbourn Av
19	4	BZZA-24-00286 Special Use	Juneau Village Shopping Center, LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot	1029 N Jackson St
20	4	BZZA-24-00295 Special Use	Refresh Vintage, LLC, Lessee Request to occupy the premises as a secondhand store	921 E Ogden Av
21	4	BZZA-24-00303 Special Use	Tunya Brown Child Care, Lessee Request to continue occupying the premises as a day care center for 35 children per shift infant - 13 years of age, operating Monday - Friday 7:00 a.m. - 10:00 p.m. (this is a new operator)	3410 W Mc Kinley Bl
22	4	BZZA-24-00320 Dimensional Variance,Special Use	Marshall Building, LLC, Property Owner Request to erect a type B projecting sign that exceeds the maximum projection allowed	207 E Buffalo St
23	5	BZZA-24-00215 Special Use	Lakshya Inc. DBA Lovers Lane Mart, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	5401 N Lovers Lane Rd
24	5	BZZA-24-00246 Special Use	Kids R Just Kids II, LLC, Lessee Request to continue occupying the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m	8593 W Appleton Av
25	5	BZZA-24-00264 Use Variance	Funland Day Care, LLC, Lessee Request to occupy the premises as a 24-hr day care center for 80 children per shift, infant - 13 years of age, operating Sunday - Saturday	5345 N Lovers Lane Rd

26	6	BZZA-24-00288	New C.H.O.I.C.E.S., LLC, Lessee Special Use Request to continue occupying the premises as a social service facility	3565 N Martin L King Jr Dr
27	6	BZZA-24-00289	S.M.I.L.E., Inc., Lessee Special Use Request to occupy a portion of the premises as a social service facility	1915 N Martin L King Jr Dr
28	6	BZZA-24-00307	RCW Enterprises, LLC, Lessee Special Use Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	807 W Atkinson Av
29	8	BZZA-24-00222	SheWolf MKE, LLC dba SheWolf Women's Use Variance Boxing & Fitness, Lessee Request to occupy a portion of the premises as a health club	3600 W Pierce St
30	8	BZZA-24-00235	NC Auto Diagnostics and Car Care, LLC, Special Use Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility (this is a new operator)	2912 W Burnham St
31	8	BZZA-24-00290	Bridgeman Foods II, Inc. dba Wendy's Old Special Use Fashioned Hamburgers, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	2310 S 43Rd St
32	10	BZZA-24-00270	Pacific Bells, LLC, Lessee Special Use Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	5630 W North Av
33	10	BZZA-24-00294	Ignite Child Development Services, LLC, Special Use Lessee Request to occupy a portion of the premises as a health clinic	2327 N 52Nd St
34	11	BZZA-24-00268	Pacific Bells, LLC, Lessee Special Use Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	3191 S 76Th St

35	11	BZZA-24-00284	St. John's Evangelical Lutheran Church, Dimensional Variance	Property Owner	4001 S 68Th St aka 6802 W Forest Home Av
				Request to replace an existing sign with a double-sided automatic changeable message freestanding sign that exceeds the maximum display area allowed	
36	11	BZZA-24-00305	Yaj Enterprises, LLC, Lessee	Use Variance	5335 W Oklahoma Av
				Request to occupy a portion of the premises as a catering service	
37	12	BZZA-24-00234	GTD, LLC, Lessee	Special Use	646 S 2Nd St
				Request to occupy a portion of the premises as a car wash	
38	12	BZZA-24-00241	Diamond Auto Sales, LLC dba Diamond	Special Use	1801 W Forest Home Av
				Auto Sales, Lessee	
				Request to continue occupying the premises as a light motor vehicle sales facility and car wash	
39	12	BZZA-24-00283	Speedway, LLC, Property Owner	Special Use	959 W Lincoln Av
				Request to continue occupying the premises as a motor vehicle filling station	
40	12	BZZA-24-00285	America's Auto Shop, LLC, Lessee	Special Use	1058 W Windlake Av
				Request to continue occupying the premises as a light motor vehicle repair facility	
41	12	BZZA-24-00322	St. Anthony Congregation dba St. Anthony	Special Use	1644 S 9Th St
				K3 Preschool & Day Care, Property Owner	
				Request to increase the number of children from 120 to 141 per shift and to continue occupying the premises as a day care center for children 2 - 5 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m	
42	15	BZZA-24-00237	Milwaukee County DHHS Behavioral	Special Use	1919 W North Av
				Health Services dba Milwaukee Mental Health Clinic, Lessee	
				Request to continue occupying the premises as a health clinic (this is a request for an increase in hours for an existing Board-approved operation)	

4:15 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
43	1	BZZA-24-00061 Special Use	GB Realty Acquisitions, LLC, Property Owner Request to occupy the premises as a self-service storage facility	4722 N 28Th St

4:30 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
44	9	BZZA-24-00220 Special Use	Providers Help & Community Praise Out Reach and Crisis Center, Lessee Request to occupy the premises as a social service facility	6433 N Industrial Rd
45	10	BZZA-24-00218 Dimensional Variance,Special Use	Brett's Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility that does not meet the minimum required screening	6205 W Blue Mound Rd
46	10	BZZA-24-00260 Special Use	Inversion MKE, LLC, Lessee Request to occupy the premises as an indoor recreation facility	615 S 89Th St
47	10	BZZA-24-00274 Use Variance	Wisconsin International Academy, Inc., Lessee Request to occupy the premises as a dormitory for 26 occupants (20 students, 6 guardians)	145 S 76Th St

48	10	BZZA-24-00279	Bright Minds Learning Academy II, Inc., Use Variance	Lessee	5330 W Lisbon Av
				Request to increase the number of children per shift from 70 to 150, the age of children from infant - 12 to infant -13 and to continue occupying the premises as a day care center operating Monday - Friday from 6:00 a.m. to midnight	
49	10	BZZA-24-00304	LCM Funds 67 State Street, LLC, Property Special Use, Use Variance	Owner	5151 W State St
				Request to occupy the premises as a self-service storage facility that is located in a floodplain	
50	10	BZZA-24-00309	L&V Real Estate Investments, LLC, Dimensional Variance	Property Owner	528 N 28Th St
				Request to install a 6 ft. solid fence in the front and side yards that exceeds the maximum height allowed	
51	12	BZZA-23-00457	MKE Towing & Recovery LLC, Property Special Use	Owner	1430 S Muskego Av
				Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	
52	13	BZZA-24-00280	Cathy and Scott Swanson, Property Dimensional Variance	Owner	3330 S 19Th St
				Request to erect a six-foot solid vinyl fence in the side yard	
53	14	BZZA-24-00311	N&S Dream Properties, LLC, Property Dimensional Variance	Owner	327 E Holt Av
				Request to construct a single-family dwelling that does not meet the minimum required front setback	
54	15	BZZA-24-00096	Catherine Early Childhood Development Special Use	Center, LLC, Lessee	2709 N 32Nd St
				Request to occupy the premises as a day care center for 100 children first shift, 40 children second shift, infant to 12 years of age, operating Monday to Friday 6:00 a.m. to 6:00 p.m., and Saturday 8:00 a.m. to 4:30 p.m.	

55	15	BZZA-24-00315 Special Use	Washington Heights Learning Center Inc., Lessee	4212 W Highland Bl
Request to continue occupying the premises as a day care center for 100 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m. (this is a new operator)				

5:30 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
56	1	BZZA-24-00256 Special Use	STNJ Enterprises, LLC dba Adams Bar & Grill, Lessee Request to occupy the premises as a tavern	3300 W Cameron Av
57	1	BZZA-24-00257 Use Variance	YBOBGO, LLC dba Michelle Family Daycare, Property Owner Request to occupy the premises as a day care center for 40 children per shift infant - 13 years of age operating Monday - Saturday from 7:00 a.m. - midnight	4416 N 27Th St
58	1	BZZA-24-00263 Dimensional Variance	Sajjad Jafrey, Property Owner Request to occupy the premises as a two-family dwelling that does not meet the required lot area per dwelling unit	4133 W Good Hope Rd
59	2	BZZA-24-00211 Use Variance	Claw Frenzy, LLC, Lessee Request to occupy the premises as an indoor recreation facility	7400 W Silver Spring Dr
60	2	BZZA-24-00308 Dimensional Variance	Rosemary Madlock, Property Owner Request to allow a 6 ft. solid fence in the side yard that exceeds the maximum height allowed	4436 N 69Th St

61	4	BZZA-24-00209	SP PLUS CORPORATION, Lessee Dimensional Variance,Special Use	Request to continue occupying the premises as a principal use parking lot without the minimum required landscaping and screening (this is a new operator)	300 N Van Buren St
62	4	BZZA-24-00255	Veolia North America, LLC, Lessee Special Use	Request to install a wall sign that does not meet the mounting requirements	648 N Plankinton Av
63	5	BZZA-24-00170	76th Fuel, LLC, dba 76th Fuel, Lessee Special Use	Request to continue occupying the premises as a motor vehicle filling station	7609 W Capitol Dr
64	5	BZZA-24-00317	Keya Boston, Property Owner Dimensional Variance	Request to construct a single-family dwelling that exceeds the maximum front setback allowed and a garage that is located in the front yard and does not meet the minimum required front setback	9825 W Lisbon Av
65	6	BZZA-24-00212	Empowerment Youth & Family Services, Special Use LLC, Lessee	Request to occupy the premises as a group home for 5 occupants	2974 N 19Th St
66	6	BZZA-24-00259	Milwaukee Health Service Systems, LLC Special Use dba River's Shore, Lessee	Request to continue occupying the premises as a medical service facility	3707 N Richards St
67	7	BZZA-24-00163	Babydears Precious Family Childcare Special Use Center, LLC, Lessee	Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Sunday - Saturday	3731 N 36Th St
68	7	BZZA-24-00198	Circle of Friends Adult Day Services, LLC, Special Use Lessee	Request to occupy the premises as an adult day care for 60 adults per shift operating Monday - Friday from 8:00 a.m. - 4:00 p.m.	5412 W Burleigh St

69	7	BZZA-24-00277 Special Use	Best Hand Car Wash, LLC, Lessee Request to add a light motor vehicle repair facility and to continue occupying the premises as a hand car wash	2053 W Hopkins St
70	7	BZZA-24-00278 Use Variance	56 Burleigh Beer & Food, LLC, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer	5602 W Burleigh St

6:30 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
71	8	BZZA-24-00035 Dimensional Variance	Nunziante Frias, Property Owner Request to allow an 18 ft. wide decorative gate that exceeds the maximum allowed width and is located within the vision triangle	1203 S Layton Bl
72	8	BZZA-24-00195 Special Use	El Jalisciense Auto Sales, Inc. dba El Jalisciense Auto Service, Property Owner Request to occupy the premises as a light motor vehicle repair facility, hand car wash, and ground transportation service	2624 W Greenfield Av
73	8	BZZA-24-00102 Special Use	Ericksondo Auto Shop and Repair Collision, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle body shop	1516 W National Av
74	8	BZZA-24-00196 Special Use	Taller Mora, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair and an indoor storage facility	1516 W National Av
75	8	BZZA-24-00219 Special Use	Cano Auto Repair, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle facility	1516 W National Av
76	8	BZZA-24-00262 Special Use	Cosmic Motors, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	2617 S 31St St

77	8	BZZA-24-00287	Fun For Kids Bilingual Academy Three, Special Use LLC, Lessee	2339 W Greenfield Av
----	---	---------------	--	----------------------

Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday from 5:30 a.m. - midnight

7:15 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
78	4	BZZA-24-00247	VK Food Mart, Inc., Lessee Dimensional Variance, Special Use	1254 N 35Th St
			Request to occupy the premises as a motor vehicle filling station and convenience store that exceeds the maximum allowed side street setback	