



Board of Zoning Appeals

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AGENDA
February 6, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 6, 2025, 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/5924751836546856789>
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.

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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 January 16, 2025 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	3	BZCM-25-00001	Extension of Time	Bancar, LLC, Property Owner Request for an extension of time to comply with the conditions of BZZA-23-00095	2642 N Frederick Av
2	6	BZZA-24-00493	Special Use Dismissal	Loving Angels Healing Arms Inc., Lessee Request to occupy a portion of the premises as a social service facility	1200 W Burleigh St

3	8	BZZA-24-00424	Grace Evangelical Lutheran Church, Dimensional Variance <i>Dismissal</i>	Property Owner Request to construct an access drive that exceeds the maximum width allowed	3030 W Oklahoma Av
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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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
4	1	BZZA-24-00539 Use Variance	Little Me Childcare, LLC, Lessee Request to increase the number of children per shift from 15 - 24 and the days and hours of operation from Monday - Friday from 6:00 a.m. - 6:00 p.m. to Sunday - Saturday from 6:00 a.m. - 10:00 p.m. and to continue occupying the premises as a day care center for children infant - 13 years of age	1925 W Hampton Av
5	2	BZZA-24-00527 Special Use	Little Academy Learning Center, LLC, Lessee Request to increase the age of children from infant - 12 years of age to infant - 13, to, reduce the number of children per shift from 41 to 39, and to continue occupying the premises as a 24-hr day care center Sunday - Saturday	7527 W Perkins Pl
6	2	BZZA-24-00540 Use Variance	Road To Greatness Childcare Center Inc., Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. – midnight	6014 W Congress St
7	2	BZZA-25-00018 Special Use	Roberson Family Day Care, Inc. DBA Roberson Kiddie Land, Property Owner Request to increase the ages of children from infant - 12 to infant - 15 years of age, increase the hours of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Friday 5:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center for 146 children per shift	6260 N 76Th St

8	5	BZZA-24-00511 Special Use	Kay's Klubhouse Early Childhood Learning, LLC, Lessee	4027 N 85Th St
			Request to continue occupying the premises as a 24-hr family day care home for 8 children per shift infant - 13 years of age operating Sunday - Saturday	
9	6	BZZA-24-00514 Special Use	S. Ross Investments, LLC, Lessee	2976 N Martin L King Jr Dr
			Request to occupy the premises as an indoor storage facility	
10	6	BZZA-25-00012 Special Use	Lil Dinks and Bubbles Learning Center, LLC, Lessee	531 E Burleigh St
			Request to increase the age of children from infant - 12 years of age to infant - 13 and to continue occupying the premises as a day care center for 109 children per shift operating Monday - Sunday from 5:00 a.m. - midnight	
11	6	BZZA-25-00014 Special Use	Literary Services of Wisconsin, Inc., Property Owner	1737 N Palmer St
			Request to occupy the premises as a social service facility	
12	7	BZZA-24-00531 Special Use	K I D S Academy Too, LLC, Lessee	3812 W Burleigh St
			Request to increase the age of children from infant - 12 years of age to infant - 14 and to continue occupying the premises as a 24-hour day care center for 100 children 1st and 2nd shift and 15 for 3rd shift operating Monday - Sunday	
13	7	BZZA-24-00538 Special Use	Division Works LLC, Property Owner	4604 W Burleigh St
			Request to continue occupying the premises as an assembly hall (this is a new operator)	
14	9	BZZA-24-00530 Special Use	African American Roundtable, Inc., Lessee	6918 W Brown Deer Rd
			Request to continue occupying a portion of the premises as a social service facility	

15	11	BZZA-25-00002 Special Use	Jay Bhole Real Estate, LLC dba Amoco, Prospective Buyer	9821 W Oklahoma Av
			Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
16	12	BZZA-25-00016 Dimensional Variance	Transfer, Inc., Lessee	101 W Mitchell St
			Request to install a second principal structure (restored bus) with metal walls that does not meet the minimum required distance from a street lot line, the minimum required height, and the minimum required glazing sill height and window height	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
17	14	BZZA-24-00505 Use Variance	Unity Evangelical Lutheran Church, Property Owner	1025 E Oklahoma Av
			Request to occupy a portion of the premises as an emergency residential shelter	
18	14	BZZA-24-00506 Dimensional Variance	Richard Thiede, Property Owner	1500 E Saveland Av
			Request to allow an open pavilion with vinyl walls that exceeds the maximum number of accessory structures allowed	
19	15	BZZA-24-00482 Use Variance	Amazing Smiles, LLC, Lessee	1210 W North Av
			Request to occupy a portion of the premises as a 24-hour day care center for 17 children per shift infant - 14 years of age operating Monday - Sunday	
20	15	BZZA-24-00490 Dimensional Variance, Special Use	Self-Made Towing, LLC, Lessee	3109 W Lisbon Av
			Request to occupy the premises as a light motor vehicle repair facility and an outdoor storage facility that does not meet the paving requirement	

21	15	BZZA-24-00512	Lstssolutions, LLC, Lessee Dimensional Variance	Request to allow a 10 ft. solid wood and metal fence that exceeds the maximum height allowed along the side and rear lot lines	2625 W North Av
22	15	BZZA-24-00526	Foundations for Freedom Inc., Prospective Special Use Buyer	Request to occupy the premises as a transitional housing for 5 adults and up to 10 children	2824 N 16Th St
23	1	BZZA-24-00318	Like New Auto, LLC, Lessee Special Use	Request to occupy the premises as a light motor vehicle repair facility and car wash	5504 W Hampton Av
24	1	BZZA-24-00510	The Children's Factory Learning Academy, Special Use LLC, Lessee	Request to occupy the premises as a 24-hr family day care home for 8 children per shift infant - 13 years of age operating Sunday - Saturday	4819 N 36Th St
25	1	BZZA-24-00515	Ida Mae Williams dba RMG Auto Repair & Special Use Used Tires, Lessee	Request to occupy the premises as a light motor vehicle repair facility	5206 N Hopkins St

5:15 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
26	2	BZZA-24-00516 Special Use	Faith & Friends Childcare, LLC, Lessee	4103 N 62Nd St
			Request to occupy the premises as a 24-hr family day care home for 8 children per shift, infant - 12 years of age operating Sunday - Saturday	
27	2	BZZA-24-00519 Special Use	Julian, Abraham & Bros., LLC dba Mexrican & Amigos Auto Sales, Lessee	7401 W Fond Du Lac Av
			Request to occupy the premises as a light motor vehicle sales and repair facility	

28	4	BZZA-24-00479	Shaan Real Estate Inc., Property Owner Use Variance	745 N 25Th St
			Request to occupy the premises as a rooming house for 9 occupants	
29	4	BZZA-24-00495	View Milwaukee, LLC, Lessee Special Use	509 W Wisconsin Av
			Request to erect an off-premise wall sign (permitted) that does not meet mounting requirements	
30	5	BZZA-24-00509	Sweet Deal Auto and More, LLC, Lessee Special Use	8144 W Appleton Av
			Request to add a light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
31	5	BZZA-24-00525	Yes Equipment & Services, Inc., Lessee Dimensional Variance	11715 W Silver Spring Rd
			Request to allow a freestanding sign that exceeds the maximum height and display area allowed	
32	6	BZZA-24-00444	Growing Love, LLC, Lessee Use Variance	2628 N Martin L King Jr Dr
			Request to occupy the premises as a day care center for 200 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m.	
33	6	BZZA-24-00477	Russ Klisch, LLC, Property Owner Dimensional Variance,Use Variance	1890 N Commerce St
			Request to occupy the premises as a heavy motor vehicle outdoor storage that does not meet the minimum screening required	
34	8	BZZA-24-00486	Menzel Enterprises Inc. dba Prairie Land Special Use	2101 S 37Th St
			Towing, Lessee	
			Request to continue occupying a portion of the premises as a ground transportation service	
35	8	BZZA-24-00503	Breeze Rental Services, LLC DBA Jump N Use Variance	2615 W Mineral St
			Jax, Lessee	
			Request to occupy the premises as an indoor storage facility	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
36	9	BZZA-24-00478 Dimensional Variance,Special Use	JSB Real Estate, LLC, Property Owner Request to erect a new double-sided off-premise automatic changeable message sign that exceeds the maximum distance allowed from the freeway and does not meet the minimum distance required from another ground sign and the minimum required set back from the street lot line	8075 N 76Th St
37	10	BZZA-24-00433 Special Use	MC Towing & Recovery, LLC, Lessee Request to add a light motor vehicle sales facility and outdoor storage, heavy motor vehicle rental facility, and a ground transportation service to the Board-approved light motor vehicle repair facility	7002 W Center St
38	10	BZZA-24-00487 Special Use	Mike & TJs Construction, Inc., Lessee Request to occupy the premises as a contractor's yard	5528 W Lisbon Av
39	12	BZZA-24-00494 Special Use	Ebenezer Child Care Centers, Inc., Request to occupy the premises as a day care center for 166 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	2156 S 4Th St
40	12	BZZA-24-00498 Dimensional Variance,Special Use,Use Variance	Jaime & Yasmin Sanchez, Property Owner Request to occupy the premises as a light and heavy motor vehicle outdoor storage that does not meet the minimum screening requirement	1510 W Mitchell St
41	13	BZZA-24-00497 Special Use	Triumvirate Environmental, Inc., Lessee Request to occupy the premises as a truck freight terminal	819 W Carpenter Av

42	13	BZZA-24-00520	Emanuel Nieves Verdejo, Property Owner	1901 W Morgan Av
		Dimensional Variance	Request to construct a detached garage that exceeds the maximum lot coverage and side wall height allowed metal fence that exceeds the maximum height allowed along the side and rear lot lines	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
43	4	BZZA-24-00458 Special Use,Use Variance	Capitol Outdoor, Inc., Lessee Request to erect an automatic changeable off-premise wall sign that exceeds the maximum allowed display area and distance from a freeway and does not meet the required distance from a residential use	606 W Wisconsin Av