



Board of Zoning Appeals

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AGENDA May 22, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 22, 2025, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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/4472643324612197720>

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 (415) 930-5321 Access Code: 920-737-375 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 April 3, 2025 Minutes of the Board of Zoning Appeals

Approval of the May 1, 2025 Minutes of the Board of Zoning Appeals

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	1	BZZA-20-00232 Dimensional Variance, Special Use <i>Dismissal</i>	C4SIMS Auto. LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping and screening	4225 W Mill Rd

2	2	BZZA-25-00151	Four Hearts Child Care 1, LLC, Lessee Special Use <i>Dismissal</i>	Request to reduce the number of children per shift from 49 to 25, to increase the age of children from infant - 12 years of age to infant - 13, to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center operating Monday - Friday	7110 W Fond Du Lac Av
3	7	BZZA-25-00145	Albright United Methodist Church, Property Dimensional Variance <i>Dismissal</i>	Owner Request to erect an off-premise sign	5555 W Capitol Dr
4	12	BZZA-25-00125	Milwaukee Metropolitan Sewerage District Dimensional Variance <i>Dismissal</i>	(MMSD), Other Request to install a freestanding sign that exceeds the maximum height allowed	1201 S 2Nd 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>
5	1	BZZA-25-00023 Special Use	Anthony & Friends Learning Center, LLC, Lessee Request to increase the age of children from infant - 13 years to infant - 14 years, and to continue occupying the premises as a day care center for 36 children per shift, operating Monday - Saturday from 6:00 a.m. - midnight (this is a new operator)	4893 N Green Bay Av
6	1	BZZA-25-00146 Special Use	Vasic Investments, LLC dba Soft Touch Car Wash, Property Owner Request to continue occupying the premises as a car wash	5630 N Teutonia Av

7	2	BZZA-25-00149	Baby Fever Childcare, LLC, Lessee Special Use	7625 W Mill Rd
			Request to reduce the number of children from 70 per shift to 50 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age operating Monday - Friday from 6:00 a.m. - midnight	
8	5	BZZA-25-00074	GP3 Petroleum, LLC dba GP3, Property Owner Special Use	11131 W Hampton Av
			Request to continue occupying the premises as a motor vehicle filling station	
9	8	BZZA-25-00157	Martinez Appliances, LLC, Lessee Use Variance	3911 W Greenfield Av
			Request to continue occupying the premises as a general retail establishment and secondhand store	
10	9	BZZA-25-00153	Institute of Technology and Academics, Inc., Lessee Special Use	8940 N 85Th St
			Request to increase the hours of operation from Monday - Friday from 7:30 a.m. - 5:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m. to Monday - Friday from 5:00 a.m. - 7:30 p.m. and Saturday 10:00 a.m. - 4:00 p.m. and to continue occupying the premises as a school for 250 students grades K4 - 8	
11	9	BZZA-25-00158	Ross Innovation Employment Solutions Corp., Lessee Special Use	7800 W Brown Deer Rd 200
			Request to continue occupying a portion of the premises as a social service facility	
12	13	BZZA-24-00521	Kindercare Learning Centers, LLC, Lessee Special Use	4854 S 27Th St
			Request to continue occupying the premises as a day care center for 120 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. to 6:00 p.m. (this is a new operator)	
13	13	BZZA-25-00161	Janet Petroleum, DBA Airport Petroleum, Lessee Special Use	5979 S Howell Av
			Request to continue occupying the premises as a motor vehicle filling station and car wash	

14	15	BZZA-24-00437 Special Use	Victory Missionary Baptist Church, Inc., Property Owner	2661 N Teutonia Av
			Request to continue occupying a portion of the premises as a religious assembly hall	
15	15	BZZA-25-00136 Dimensional Variance	Milwaukee County, Property Owner	1230 W Cherry St
			Request to install a wall sign that exceeds the maximum display area allowed	

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>
16	2	BZZA-25-00132 Special Use	Nuno's Auto Service, LLC, Lessee	9105 W Fond Du Lac Av
			Request to add a light motor vehicle sales facility to the continuous nonconforming repair facility and light motor vehicle repair and wholesale facility (permitted) (this is a new operator)	
17	2	BZZA-25-00164 Special Use	Bright Little Learners, LLC, Prospective Buyer	8116 W Glen Av
			Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 14 years of age operating Monday - Sunday	
18	4	BZZA-25-00022 Special Use	Power Parking, LLC, Lessee	741 N Jackson St
			Request to occupy the premises as a principal use parking lot	
19	6	BZZA-25-00159 Special Use, Use Variance	TMA Grocery, LLC, Lessee	3251 N 9Th St
			Request to add a tobacco or e-cigarette retailer and to continue occupying the premises as a general retail establishment (this is a new operator)	
20	7	BZZA-25-00140 Special Use	All Scrap Metal Recycling, Inc., Lessee	3310 W Fond Du Lac Av
			Request to continue occupying the premises as an outdoor salvage operation	

21	9	BZZA-25-00121	Zignego Company Inc., Property Owner Special Use	9168 N 124Th St
			Request to continue occupying a portion of the premises as a temporary concrete/batch plant (concrete production for repaving project)	
22	9	BZZA-25-00133	Nash Auto Services, LLC, Lessee Special Use	8045 N 76Th St
			Request to occupy a portion of the premises as a light motor vehicle repair facility (this is a new operator)	

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>
23	11	BZZA-25-00108 Special Use	Doras Angels Academy, LLC, Prospective Buyer Request to occupy the premises as a day care center for 35 children per shift infant - 5 years of age operating Monday - Friday from 7:00 a.m. - 5:30 p.m.	3056 S 49Th St
24	11	BZZA-25-00139 Dimensional Variance	Luis Garcia-Garcia, Property Owner Request to allow a 6 ft. solid fence in the front yard that exceeds the maximum height allowed	5504 W Stack Dr
25	12	BZZA-25-00131 Special Use	Sanchez Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	502 W Greenfield Av
26	12	BZZA-25-00144 Special Use	Elite Motors Group, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	1605 W Forest Home Av

27	12	BZZA-25-00114	United Community Center, Property Owner Special Use	624 W Scott St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 630 W Scott, 1114, 1122, 1124, 1126, and 1134 S. 7th St.)
28	12	BZZA-25-00115	United Community Center, Property Owner Special Use	630 W Scott St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 W Scott, 1114, 1122, 1124, 1126, and 1134 S. 7th St.)
29	12	BZZA-25-00116	United Community Center, Property Owner Special Use	1122 S 7Th St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1124, 1126, and 1134 S. 7th St.)
30	12	BZZA-25-00117	United Community Center, Property Owner Special Use	1114 S 7Th St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1122, 1124, 1126, and 1134 S. 7th St.)
31	12	BZZA-25-00118	United Community Center, Property Owner Special Use	1124 S 7Th St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1126, and 1134 S. 7th St.)

32	12	BZZA-25-00119	United Community Center, Property Owner Special Use	1126 S 7Th St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1124, and 1134 S. 7th St.)
33	12	BZZA-25-00120	United Community Center, Property Owner Special Use	1134 S 7Th St Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1124, and 1126 S. 7th St.)
34	13	BZZA-25-00135	Al Wadi Coffee House, LLC, Lessee Special Use	200 W Layton Av Request to occupy the premises as a restaurant with drive-through facility
35	13	BZZA-25-00138	Old Dominion Freight Line, Inc., Property Owner Special Use	401 W Layton Av Request to add a heavy motor vehicle outdoor storage and to continue occupying the premises as a truck freight terminal
36	14	BZZA-25-00127	Gregg Pawelski, Property Owner Dimensional Variance	436 E Smith St Request to construct a garage that exceeds the maximum lot coverage allowed and does not meet the minimum required side setback and garage door setback

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>
37	15	BZZA-25-00052 Use Variance	CFL Tires, LLC, Lessee Request to occupy the premises as a heavy motor vehicle outdoor storage	1809 W North Av

38	15	BZZA-25-00058	Kiddie Oasis Daycare, LLC, Lessee Use Variance	2115 W North Av
			Request to reduce the number of children per shift from 76 to 58 and to continue occupying the premises as a day care center for ages infant - 13 years, operating Sunday - Saturday from 6:00 a.m. - 10:00 p.m.	
39	15	BZZA-25-00154	Sandra Dercole, Property Owner Dimensional Variance	2371 N Sherman Bl
			Request to allow a 7 ft. solid vinyl fence in the side yard and a 7 ft. chain-link fence in the rear yard that exceeds the maximum height allowed	
40	1	BZZA-24-00123	Whip Game Auto & Tire, LLC, Lessee Special Use	5614 W Hampton Av
			Request to occupy the premises as a light motor vehicle sales facility, light motor vehicle repair facility, car wash (car detailing), and outdoor storage (U-Haul storage container)	
41	1	BZZA-25-00033	Helping Humble Hearts Learning and Use Variance	5454 N 36Th St
			Development Center, LLC, 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 6:00 a.m. - 6:00 p.m.	
42	1	BZZA-25-00137	Learning Through Play Child Development Use Variance	3432 W Villard Av
			Center, LLC, Lessee Request to occupy the premises as a day care center for 23 children per shift infant - 13 years of age operating Monday - Saturday from 5:00 a.m. - midnight	
43	1	BZZA-25-00147	Rob's Auto Sales and Rentals, LLC, Lessee Special Use	6151 N Teutonia Av
			Request to occupy a portion of the premises as a light motor vehicle rental (permitted), sales, repair, and outdoor storage facility	
44	1	BZZA-25-00160	BLRS, LLC, Lessee Special Use	6310 N Sherman Bl
			Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	

45	1	BZZA-25-00162	MJ'S Exquisite Vape & Smoke Shop, LLC Special Use, Use Variance	3531 W Silver Spring Dr dba The Perfect Prints, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer
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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>
46	3	BZZA-24-00292 Use Variance	2 Sweet & International D, LLC dba Alreem Hookah Lounge & Restaurant, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer	2122 E Locust St