Board of Zoning Appeals

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AGENDA

January 14, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 14, 2021, 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://register.gotowebinar.com/register/1642683977257049615 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 (213) 929-4232
Access Code: 738-484-878
(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 December 3, 2020 Minutes of the Board of Zoning Appeals.

Item No.	Ald Dist.	Case No. Type	Case Information	Location
1	7	BZZA-20-00060 Special Use *Dismissal*	Mr. Carface Auto Detail, LLC, Lessee Request to continue occupying a portion the premises as a hand car wash (this is a new operator)	3427 N 35Th St
2	7	BZZA-20-00061 Special Use *Dismissal*	Mr. Carface, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	3427 N 35Th St

Board of Zoning Appeals, Hearing on Thursday, January 14, 2021

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			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.***	
3	12	BZZA-20-00264 Special Use	Drivince, LLC dba Tom's Auto Maintenance, Lessee Request to add a light motor vehicle sales facility to the existing (non-conforming) light motor vehicle repair facility	1570 W Lincoln Av
4	12	BZZA-20-00291 Special Use	Assembly of Pentecostal Church of Jesus Christ, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	2335 S 13Th St
5	13	BZZA-20-00292 Special Use	Nash Auto Repairs, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	5236 S 27Th St
6	15	BZZA-20-00246 Special Use	Empower Milwaukee, LLC, Prospective Buyer Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	1834 W Walnut St
7	2	BZZA-20-00275 Special Use	2 Helping Hands, LLC, Lessee Request to increase the ages of the children from infant - 12 years of age to infant - 13 years of age and continue occupying the premises as a day care center for 56 children per shift, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	6414 W Silver Spring Dr
8	2	BZZA-20-00315 Special Use	Anchorage Homes Adult Day Center, LLC, Property Owner Request to continue occupying the premises as an adult day care	6435 W Capitol Dr

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.

Item No.	Ald Dist.	Case No. Type	Case Information	Location
9	4	BZZA-20-00313 Use Variance	Dishup, LLC, Lessee Request to occupy the premises as a catering service	311 E Wisconsin Av
10	5	BZZA-20-00290 Use Variance	Northstar Management, Inc. dba North Star Loans, Lessee Request to continue occupying a portion of the premises as a payday loan agency	8333 W Appleton Av
11	6	BZZA-20-00294 Special Use	Zysotskiy Jackson dba Fresh Fades Barbershop, Lessee Request to occupy the premises as a personal service facility	100 W Center St
12	6	BZZA-20-00302 Special Use	Clark of Milwaukee, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	4751 N Santa Monica Bl
13	7	BZZA-20-00307 Special Use	Families First Child Care, LLC, Property Owner Request to increase the age of children from infant - 12 years of age to infant - 13 years of age and to continue occupying the premises as a 24-hour family day care home for 8 children per shift operating Monday - Sunday	4424 W Howie Pl

Board of Zoning Appeals, Hearing on Thursday, January 14, 2021

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			4:00 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.	
14	7	BZZA-20-00225 Special Use, Dimensional Variance	Milwaukee Materials, LLC c/o The MRD Group, Inc., Prospective Buyer Request to continue occupying the premises as a processing and recycling of mined materials and an outdoor material reclamation facility that does not meet the minimum required screening (this is a new operator)	3295 W Townsend 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.	
15	10	BZZA-20-00299 Special Use	Circle of Friends Adult Day Services, LLC., Request to occupy a portion of the premises as an adult day care center	5418 W Burleigh St
16	10	BZZA-20-00301 Special Use	Social Puff Hookah Station, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	5924 W North Av
17	10	BZZA-20-00314 Special Use	Nord Automotive, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle repair facility (this is a new operator)	7002 W Center St

Board of Zoning Appeals, Hearing on Thursday, January 14, 2021

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			4:30 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.	
18	12	BZZA-20-00261 Special Use	Lakeside Luxury Auto Group, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2072 S 6Th St
19	12	BZZA-20-00344 Special Use	Walker Street Café, LLC, Lessee Request to occupy a portion of the premises as a tavern and restaurant without a drive-through facility	123 E Walker 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.	
20	13	BZZA-20-00094 Special Use	Lyon Realty, LLC, Lessee Request to continue occupying the premises as a general office (real estate office)	3479 S 15Th Pl
21	13	BZZA-20-00274 Special Use	Point Loomis Station, LLC, Property Owner Request to construct a mixed-use building and occupy a portion of the premises as a restaurant with a drive-through facility	3701 S 27Th St
22	13	BZZA-20-00288 Special Use, Dimensional Variance	Cargo Force, Inc., Lessee Request to occupy the premises as a truck freight terminal that does not meet the minimum required landscaping and screening	430 W Grange Av

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			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.	
23	13	BZZA-20-00309 Special Use	Mian 254 Oil, LLC., Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	1300 W Layton Av
			6:00 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.	
24	14	BZZA-20-00330 Dimensional Variance	Charles Tollefsen, Property Owner Request to construct a two-family dwelling (permitted) that does not meet the minimum required combined side setback	2556 S Shore Dr
25	15	BZZA-20-00244 Special Use	33rd Center St. Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	3302 W Center St
26	15	BZZA-20-00245 Special Use	RV's Food & Liquor, LLC, Property Owner Request to continue occupying the premises as a general retail establishment (this is a new operator)	1556 N 33Rd St
27	15	BZZA-20-00318 Special Use	Wisconsin Community Services, Inc., Lessee Request to occupy the premises as a transitional housing facility for 24 occupants	2465 W Fond Du Lac Av

Board of Zoning Appeals, Hearing on Thursday, January 14, 2021

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			6:45 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.	
28	1	BZZA-20-00228 Special Use	Christina Kendricks, Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m. (this is a new operator)	2320 W Capitol Dr
29	2	BZZA-20-00306 Special Use	One Source Properties, LLC, Prospective Buyer Request to occupy the premises as a mixed-waste processing facility, heavy motor vehicle outdoor storage, and an indoor and outdoor storage facility (permitted)	8520 W Kaul Av
30	2	BZZA-20-00312 Special Use	Corine Daisy Alberta Jackson dba Rosie's Family Childcare Center, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift 1 - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m.	6416 W Capitol Dr
31	4	BZZA-20-00305 Special Use	WWB Development II, LLC Property Owner Request to allow a wall sign that exceeds the maximum allowed display area	770 N Water St

Item No.	Ald Dist.	Case No. Type	Case Information	Location
			7:30 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.	
32	4	BZZA-20-00256 Special Use	TNSH Landlord, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (use in conjunction with 749 N. 2nd St. and 738 N. Old World Third St.) (this is a new operator)	215 W Wells St
33	4	BZZA-20-00255 Special Use	TNSH Landlord, LLC, Lessee Request to continue occupying the premises as principal use parking lot (use in conjunction with 749 N. 2nd St. and 215 W. Wells St.) (this is a new operator)	738 N Old World Third St
34	4	BZZA-20-00317 Special Use	TNSH Landlord, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (use in conjunction with 215 W. Wells St. and 738 N. Old World Third St.) (this is a new operator)	749 N 2Nd St
35	4	BZZA-20-00350 Special Use, Dimensional Variance	J. Jeffers & Co., LLC, Property Owner Request to divide the parcel into 4 lots and to use one of the lots as a principal use parking lot that does not meet the minimum required side setbacks, does not meet the minimum required lot width, and does not meet the minimum required lot area	333 W State St AKA 925 N Old World Third St 918 N Vel Phillips Av 330 W Kilbourn Av
			8:15 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.	
36	5	BZZA-20-00310 Special Use	West North Ave Properties, LLC, Property Owner Request to allow an off-premise automatic changeable message sign	9000 W Burleigh St

8:15 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.

Item No.	Ald Dist.	Case No. Type	Case Information	Location
37	7	BZZA-20-00287 Special Use, Dimensional Variance	Dough Makers, LLC, Prospective Buyer Request to occupy the premises as a restaurant with a drive-through facility and allow a free-standing sign that exceeds the maximum allowed height and display area	3500 W Capitol Dr
38	8	BZZA-20-00257 Special Use	Fruta Y Raspados, LLC, Lessee Request to occupy a portion of the premises as a restaurant without a drive-through facility	2635 W Burnham St
39	8	BZZA-20-00308 Special Use	Just Miles II, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash	2021 W Forest Home Av
40	8	BZZA-20-00311 Special Use	AJ's Alley Cats, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	2636 S 32Nd St
41	9	BZZA-20-00161 Use Variance	Shalonda N. Myles dba Revenge Body Weight Loss and Wellness, Lessee Request to occupy the premises as a medical office	5816 W Hemlock St