



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St Arnold Bell

Secretary
Jeffrey Thomas

AGENDA

January 20, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 20, 2022, 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/4871751725076508174> 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: 206-940-936

(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 adaordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

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.

Approval of the November 4, 2021 Minutes of the Board of Zoning Appeals.

Approval of the December 2, 2021 Minutes of the Board of Zoning Appeals.

<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-21-00353 Special Use	Wisconsin Muffler, Tire & Auto, LLC Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	3634 W Lincoln Av
<u>2</u>	9	BZZA-21-00217 Special Use	H Mahmoud, LLC dba Brown Deer Mobil, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	9425 W Brown Deer Rd



Board of Zoning Appeals, Hearing on Thursday, January 20, 2022

Item No. Ald Dist. Case No. Type Case Information Location

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.*

<u>3</u>	9	BZZA-21-00370 Use Variance	Incredible Mind Learning Center, LLC Lessee Request to continue occupying the premises as a day care center for 62 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	8615 W Brown Deer Rd
<u>4</u>	9	BZZA-21-00378 Use Variance	Young Stars Family Child Care, LLC Lessee Request to increase the age, number of children, and hours of operation from 50 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. to 75 children per shift infant - 13 years of age operating Monday - Saturday 5:30 a.m. - midnight (this is a new operator)	6922 W Brown Deer Rd
<u>5</u>	9	BZZA-21-00393 Special Use	Seeds of Greatness Learning Center, LLC, Lessee Request to increase the number of children from 40 to 60 per shift, increase the age of children from infant - 12 to infant - 13 years of age, and continue occupying the premises as a day care center operating Sunday - Saturday 5:00 a.m. - midnight (this is a new operator)	8225 N 107Th St

Board of Zoning Appeals, Hearing on Thursday, January 20, 2022

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

Items Scheduled for approval on the Consent Agenda.

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<u>6</u>	13	BZZA-21-00406 Special Use	Tier 1, LLC dba Tier 1 Gaming Lounge, Lessee Request to continue occupying the premises as an indoor recreation facility	4350 S 27Th St
<u>7</u>	14	BZZA-21-00360 Special Use	N & K, LLC and Bhimani, Inc. dba Quick Pick Food Mart, Property Owner Request to continue occupying the premises as a motor vehicle filling station with a convenience store and car wash (this is a new operator)	1200 E Howard Av
<u>8</u>	14	BZZA-21-00368 Dimensional Variance	Becher Development, LLC Property Owner Request to erect freestanding signs that exceed the maximum allowed number of signs	210 W Becher St
<u>9</u>	1	BZZA-21-00383 Special Use	About Our Kidz Development and Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 71 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	6125 N Teutonia Av

Board of Zoning Appeals, Hearing on Thursday, January 20, 2022

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

Items Scheduled for approval on the Consent Agenda.

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<u>10</u>	1	BZZA-21-00392 Special Use, Dimensional Variance	Muhammad Mosque 3, Inc., Property Owner Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces	4202 N Teutonia Av
<u>11</u>	2	BZZA-21-00366 Special Use	Magical Moments Enrichment Center, LLC, Lessee Request to continue occupying the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	6831 W Villard Av
<u>12</u>	4	BZZA-21-00320 Special Use	898, LLC, Property Owner Request to occupy the premises as a rooming house for 12 occupants	839 N 11Th St
<u>13</u>	4	BZZA-21-00367 Special Use	Marquee II Propco, LLC, Property Owner Request to continue occupying the premises as a rooming house for 7 occupants (this is a new operator)	1416 W Kilbourn Av
<u>14</u>	4	BZZA-21-00408 Special Use	Ovation Communities, Property Owner Request to occupy a portion of the premises as a community-based residential facility for 16 clients	1410 N Prospect Av

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

Items Scheduled for approval on the Consent Agenda.

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*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.
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<u>15</u>	6	BZZA-21-00340 Special Use	Nova Testing Facilities, LLC, Lessee Request to occupy a portion of the premises as a non-restaurant drive-through facility	3745 N Richards St
<u>16</u>	6	BZZA-21-00377 Special Use	The Family Tree Childcare 1, LLC Lessee Request to increase the age of children from infant - 12 to infant - 13 years of age, and continue occupying the premises as a day care center for 51 children per shift operating Monday - Sunday 6:00 a.m. to midnight	519 W Brown St
<u>17</u>	6	BZZA-21-00381 Special Use	Summit Wellness, Inc., Lessee Request to continue occupying a portion of the premises as a social service facility (this is a new operator and an expansion of the previously approved social service facility)	440 W Vliet St

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>18</u>	10	BZZA-21-00403 Dimensional Variance	Wiley Toston, Property Owner Request to allow an accessory structure (carport) in the side and rear yard that does not meet the minimum required setback	449 S 68Th St
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4:15 p.m. Public Hearings (continued)

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<u>19</u>	12	BZZA-21-00292 Use Variance	The Aranda Group, Inc., Lessee Request to occupy the premises as a currency exchange facility	1224 S Cesar E Chavez Dr
<u>20</u>	14	BZZA-21-00351 Dimensional Variance	Katie & Justin Mertz, Property Owner Request to construct a rear addition to a Single-Family dwelling that does not meet the minimum required rear setback	3063 S Shore Dr
<u>21</u>	14	BZZA-21-00379 Dimensional Variance	Roxanne Steffek, Property Owner Request to allow a 5 foot fence in the front yard	3652 S Brust Av
<u>22</u>	14	BZZA-21-00404 Special Use	2301 S. Logan Avenue, LLC Property Owner Request to construct a deck and continue occupying the premises as a Board-approved tavern	2301 S Logan Av

5:00 p.m. Public Hearings.

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<u>23</u>	15	BZZA-21-00221 Special Use	Raceway on Lisbon, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	3230 W Lisbon Av
<u>24</u>	1	BZZA-21-00300 Special Use	Silver Spring Petro Mart BP, Inc., Lessee Request to occupy the premises as a motor vehicle filling station and convenience store (permitted)	3606 W Silver Spring Dr

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5:00 p.m. Public Hearings (continued)

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<u>25</u>		1 BZZA-21-00405 Special Use, Use Variance	N & W 2018 Properties, LLC, Property Owner Request to continue occupying the premises as an indoor salvage operation, light motor vehicle sales facility, and second-hand store (used motor vehicle parts)	3901 W Rohr Av
<u>26</u>	2	BZZA-21-00346 Special Use	Mega Motors, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	4212 N 76Th St

5:45 p.m. Public Hearings.

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<u>27</u>	2	BZZA-21-00376 Special Use	Justice Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	6027 W Villard Av A
<u>28</u>	2	BZZA-21-00380 Special Use, Dimensional Variance	McDonald's Corporation, Lessee Request to allow five freestanding menu board signs and intensifying the previous Board approval	5739 W Silver Spring Dr
<u>29</u>	2	BZZA-21-00391 Special Use	Cindy Dilon dba Little Academy Learning Center, Lessee Request to occupy the premises as a 24 hour day care center for 41 children per shift infant - 12 years of age, operating Sunday - Saturday	7527 W Perkins Pl
<u>30</u>	2	BZZA-21-00409 Special Use	On-Kaul Auto Salvage, LLC Property Owner Request to occupy the premises as an indoor and outdoor salvage operation	8520 W Kaul Av

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6:30 p.m. Public Hearings.

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<u>31</u>	3	BZZA-21-00322 Dimensional Variance	GMI Assets 2, LLC, Property Owner Request to construct a pergola that exceeds the maximum allowed sidewall and overall height	2762 N Murray Av
<u>32</u>	3	BZZA-21-00374 Special Use	Leslie Montemurro, Property Owner Request to convert a portion of the existing detached garage into a Single-Family dwelling	1626 N Astor St
<u>33</u>	4	BZZA-21-00298 Special Use	Black Swan Enterprises, LLC, Prospective Buyer Request to construct an assembly hall	520 E Summerfest Pl
<u>34</u>	4	BZZA-21-00355 Dimensional Variance	Pathways High Inc., Property Owner Request to erect a freestanding sign that exceeds the maximum allowed height, maximum allowed display area, and a wall sign that is not attached to a flat, opaque wall surface	3022 W Wisconsin Av

7:15 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>	4	BZZA-21-00375 Special Use, Dimensional Variance	Three B Company, LLC, Prospective Buyer Request to construct three Two-Family dwellings that exceed the maximum allowed front setback, and exceeds the maximum allowed number of vehicles parked outdoors per lot	1703 W State St
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Board of Zoning Appeals, Hearing on Thursday, January 20, 2022

Item No. Ald Dist. Case No. Type Case Information Location

7:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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<u>36</u>	6	BZZA-21-00382 Special Use	Kompas Create, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	440 W Vliet St
<u>37</u>	6	BZZA-21-00398 Special Use	JLC Towing, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle outdoor storage facility and an outdoor salvage operation	3850 N Holton St