



Board of Zoning Appeals

Chairperson
Brett Blomme

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

February 6, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 6, 2020, 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. 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. 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 January 16, 2020 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>	14	BZZA-19-00468 Special Use	K&A LLC dba Petro Mart, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	702 W Oklahoma Av
<u>2</u>	1	BZZA-19-00465 Special Use	Kidazzle Child Care, Lessee Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. to midnight (this is a new operator)	4861 N Teutonia Av



Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>	3	BZZA-19-00475 Use Variance	TAG 1, LLC, Property Owner Request to occupy a portion of the premises as a food processing facility	1818 N Farwell Av
<u>4</u>	5	BZZA-19-00469 Special Use	Harmony Social Services, CPA, Inc., Lessee Request to continue occupying the premises as a social service facility	8430 W Capitol Dr
<u>5</u>	6	BZZA-19-00474 Special Use	Cave Enterprises Operations, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (this is a new operator)	2862 N Martin L King Jr Dr
<u>6</u>	6	BZZA-19-00487 Special Use	Gracefully Caring 4 Kidz, LLC, Lessee Request to continue occupying the premises as a day care center for 60 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	3414 N Port Washington Av
<u>7</u>	9	BZZA-19-00490 Special Use	Ross IES, Lessee Request to occupy a portion of the premises as a social service facility	7800 W Brown Deer Rd 200

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	-----------------	-------------	-------------------------	-----------------

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>8</u>	9	BZZA-19-00489 Dimensional Variance	Ball Metalpack, Property Owner Request to allow two wall signs that exceed the maximum allowed display area	8500 W Tower Av
<u>9</u>	12	BZZA-19-00479 Special Use	Right Turn II, Property Owner Request to continue occupying the premises as a group home for 7 occupants	2479 S 11Th St
<u>10</u>	12	BZZA-19-00482 Use Variance	Little Angeles Day Care Center, LLC, Property Owner Request to increase the number of children from 40 to 45 per shift and continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Friday 5:00 a.m. to 7:00 p.m.	1631 W Mitchell St
<u>11</u>	13	BZZA-19-00473 Special Use	Cave Enterprises Operations, LLC, Lessee Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive through facility (this is a new operator)	175 W Layton Av
<u>12</u>	13	BZZA-19-00488 Special Use	Islamic Foundation of Greater Milwaukee, Inc. dba Islamic Society of Milwaukee and Salam School, Property Owner Request to continue occupying a portion of the premises as an elementary and secondary school	801 W Layton Av

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 p.m. Public Hearings.</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>13</u>	14	BZZA-19-00437 Use Variance	Gina Christo dba Chakra's By Sable, Lessee Request to continue occupying the premises as a personal service facility	3397 S Howell Av
<u>14</u>	14	BZZA-19-00481 Use Variance	La Causa, Inc., Prospective Buyer Request to occupy the premises as a day care center for 110 children infant - 12 years of age, operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	3860 S Howell Av
<u>15</u>	15	BZZA-19-00494 Special Use	The Benedict Center, Lessee Request to occupy the premises as a social service facility	2347 W Fond Du Lac Av
<u>16</u>	15	BZZA-19-00478 Special Use	A N T Child Development Center, Property Owner Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant - 12 years of age, operating Monday - Sunday	2464 N 34Th St
<u>17</u>	1	BZZA-19-00466 Dimensional Variance	Linda Gorka, Property Owner Request to allow a 6 foot high solid wood fence along a side street that is not located at least 5 feet from the sidewalk and that is located within the vision triangle	3733 W Florist Av

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

4:15 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.

<u>18</u>	1	BZZA-19-00306 Special Use	Bodies Event, LLC, Lessee Request to occupy the premises as an assembly hall	5235 N 35Th St
<u>19</u>	1	BZZA-19-00463 Special Use	No Limit Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	3841 W Villard Av
<u>20</u>	1	BZZA-19-00357 Special Use, Use Variance	Off the 10 Customs, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility and an indoor salvage operation	3406 W Villard Av
<u>21</u>	2	BZZA-19-00411 Use Variance	Short Term Financial, LLC dba AmeriCash Loans, Lessee Request to occupy a portion of the premises as an installment loan agency	5821 W Silver Spring Dr
<u>22</u>	3	BZZA-19-00464 Use Variance, Dimensional Variance	Green Catch Properties, LLC, Property Owner Request to occupy the premises as a multi-family dwelling that exceeds the maximum allowed number of units and does not meet the minimum required lot area	1659 N Van Buren 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>23</u>	4	BZZA-19-00410 Use Variance	Detail Doctors, LLC., Lessee Request to occupy the premises as a car wash	1334 N Van Buren St
-----------	---	-------------------------------	--	---------------------

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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.

<u>24</u>	4	BZZA-19-00449 Special Use	SKG Parking, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	300 N Van Buren St
<u>25</u>	4	BZZA-19-00386 Special Use	Interstate Parking Co., LLC, Lessee Request to occupy the premises as a principal use parking lot	792 N Broadway
<u>26</u>	4	BZZA-19-00492 Special Use	Planet to Plate, Inc. c/o MKE SEED HOLDINGS, LLC, Prospective Buyer Request to occupy the premises as a plant, nursery or greenhouse	2734 W Wells St
<u>27</u>	4	BZZA-19-00491 Special Use	Planet to Plate, Inc. c/o MKE SEED HOLDINGS, LLC, Prospective Buyer Request to occupy the premises as a commercial farming enterprise	817 N 27Th St
<u>28</u>	4	BZZA-19-00417 Special Use	A Promise of Hope, Lessee Request to occupy the premises as a day care center for 85 children per shift infant – 13 years of age, operating Monday – Sunday 5:30 a.m. to 8:00 p.m.	535 N 27Th St
<u>29</u>	4	BZZA-19-00486 Special Use, Dimensional Variance	Verizon Wireless, Lessee Request to construct and occupy a portion of the premises as outdoor substation/distribution equipment that does not meet the minimum required landscaping	3000 W Wisconsin Av

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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.

<u>30</u>	5	BZZA-19-00334 Special Use	Auto Source, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	7704 W Appleton Av
<u>31</u>	6	BZAP-19-00003 Appeal of Order	Earl Grunewald, Property Owner Request to appeal an order from the Department of Neighborhood Services stating that all areas used for the parking of motor vehicles or trailers or light or heavy motor vehicle storage shall have paved or approved surfaces and that the premises is being occupied as an outdoor salvage operation	4117 N Richards St
<u>32</u>	7	BZZA-19-00455 Special Use	Kings and Queens World Child Development Center, LLC, Lessee Request to occupy a portion of the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 11:00 p.m.	3725 N Sherman Bl
<u>33</u>	7	BZZA-19-00480 Special Use	Revive Transitional Living Center II, Property Owner Request to continue occupying the premises as a group home for 5 occupants	2825 N 46Th St

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>34</u>	7	BZZA-19-00461 Special Use	Reflections Youth Facility, LLC, Lessee Request to occupy the premises as a group foster home for 5 occupants	2904 N 23Rd St
<u>35</u>	7	BZZA-19-00493 Special Use, Use Variance	MKG Logistics, LLC, Property Owner Request to occupy the premises as a light motor vehicle sales and repair facility, ground transportation service, and an indoor salvage operation	2715 W Townsend St
<u>36</u>	8	BZZA-19-00484 Use Variance	BrewCity CrossFit, Lessee Request to expand the Board-approved health club (into tenant space 1539 W St. Paul Av.)	1601 W St Paul Av
<u>37</u>	8	BZZA-19-00477 Special Use	Happy Hearts Childcare Center, LLC, Lessee Request to increase the number of children from 8 to 30 1st shift and 20 children 2nd shift, decrease the hours of operation from Monday - Sunday 6:00 a.m. - midnight to Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m., and continue occupying the premises as a day care center	2201 S 20Th St

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

6:15 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.

<u>38</u>	10	BZZA-19-00445 Special Use	Stepping Milestone's Baby House, Lessee Request to occupy the premises as a day care center for 40 children per shift infant - 12 years of age, operating Sunday - Saturday 5:30 a.m. to 11:30 p.m.	5304 W Burleigh St
<u>39</u>	10	BZZA-19-00446 Special Use	Stepping Milestone's Learning Academy, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 5:30 a.m. - 11:30 p.m. and continue occupying the premises as a day care center for 104 children per shift infant - 12 years of age, operating Sunday - Saturday	5312 W Burleigh St
<u>40</u>	12	BZZA-19-00394 Use Variance	Nancy Schmitz, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storage container)	2637 S 15Th Pl
<u>41</u>	12	BZZA-19-00448 Special Use, Dimensional Variance	Cream City Photo Video, LLC dba Cream City Weddings, Lessee Request to occupy the premises as an assembly hall without the minimum required parking	908 S 5Th St
<u>42</u>	12	BZZA-18-00177 Special Use	Maria Espinoza, Lessee Request to occupy a portion of the premises as a general retail establishment and personal instruction school	1835 S 7Th St

Board of Zoning Appeals, Hearing on Thursday, February 6, 2020

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

6:15 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.

<u>43</u>	12	BZZA-19-00483 Dimensional Variance	Jose Avila, Property Owner Request to allow parking in the front yard	1212 W Orchard St
<u>44</u>	13	BZZA-19-00471 Dimensional Variance	Four Keys, LLC, Lessee Request to not meet the minimum required landscaping	3804 S 27Th St