



**Board of Zoning Appeals**

Chairperson  
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Secretary  
**Jeffrey Thomas**

**AGENDA**

**February 10, 2022**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 10, 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/3392260973724576780> 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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Access Code: 113-771-878

(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 [adaordinator@milwaukee.gov](mailto:adaordinator@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 20, 2022 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>	9	BZZA-21-00177 Dimensional Variance <i>Dismissal</i>	POZAC Rentals, LLC, Property Owner  Request to construct an 8 foot chain link fence with barbed wire at the property line around the entire site	8260 W Northridge Mall Rd
<u>2</u>	1	BZZA-20-00228 Special Use <i>Dismissal</i>	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



Board of Zoning Appeals, Hearing on Thursday, February 10, 2022

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

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

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<u>3</u>	6	BZZA-21-00340 Special Use <i>Dismissal</i>	Nova Testing Facilities, LLC, Lessee  Request to occupy a portion of the premises as a non-restaurant drive-through facility	3745 N Richards St
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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>4</u>	8	BZZA-21-00433 Special Use	Rafa's Shop Auto Body, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility and body shop	3910 W Orchard St
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<u>5</u>	10	BZZA-21-00425 Special Use	Procure Medical Group, Lessee  Request to continue occupying the premises as a health clinic (this is a new operator)	3727 W Wisconsin Av
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<u>6</u>	11	BZZA-21-00434 Special Use	Lifting Individuals Forward Everyday, LLC DBA LIFE Wellness and Counseling Services, Lessee  Request to occupy a portion of the premises as a social service facility	9401 W Beloit Rd Suite 201
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**Board of Zoning Appeals, Hearing on Thursday, February 10, 2022**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
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**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.  
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<u>7</u>	14	BZZA-21-00388	Use Variance	Nestling House LLC, Lessee	3200 S Howell Av
				Request to increase the number of children from 30 to 33 per shift and continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 5:30 p.m.	
<u>8</u>	14	BZZA-21-00401	Special Use	Bridgeman Foods II, Inc., Lessee	3050 S Chase Av
				Request to continue occupying the premises as a restaurant with a drive-through facility	
<u>9</u>	1	BZZA-21-00448	Special Use	The Word of Life Ministries C.O.G.I.C., Property Owner	4165 N Green Bay Av
				Request to continue occupying the premises as a religious assembly hall	
<u>10</u>	2	BZZA-21-00417	Special Use	Roberson Family Daycare, Inc., Property Owner	6260 N 76Th St
				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. - midnight, and continue occupying the premises as a day care center for 146 children per shift	

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**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.  
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<u>11</u>	3	BZZA-21-00265 Use Variance	Medwasser, LLC, Property Owner  Request to continue occupying the premises as a general office	1637 N Van Buren St
<u>12</u>	4	BZZA-21-00280 Special Use	ESG Properties, LLC, Property Owner  Request to continue occupying the premises as a general office	800 N Marshall St
<u>13</u>	5	BZZA-21-00373 Special Use	The Aemelian Preschool, Inc., Lessee  Request to occupy the premises as a day care center for 120 children per shift 2 - 11 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.	5300 N 118Th Ct
<u>14</u>	5	BZZA-21-00415 Special Use	Tomica's Greatest Love of All Child Care, LLC, Lessee  Request to increase the days of operation from Monday - Friday to Sunday - Saturday and continue occupying the premises as a day care center for 46 children per shift infant - 12 years of age, operating from 6:00 a.m. - 10:00 p.m.	7970 W Appleton Av

Board of Zoning Appeals, Hearing on Thursday, February 10, 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.*

15      6      BZZA-21-00343      Early Steps Child Development Center,      3866 N Teutonia Av  
Special Use      LLC, Lessee

Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Saturday 5:30 a.m. - 7:30 p.m.

16      7      BZZA-21-00418      Lighthouse Of Love Childcare Center,      4351 N 35Th St  
Special Use      LLC, Lessee

Request to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 2:00 p.m., and continue occupying the premises as a day care center for 40 children per shift infant to 13 years of age (this is a new operator)

**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.

17      8      BZZA-21-00412      JL Milwaukee 1397, LLC,      3600 W Lincoln Av  
Special Use      Property Owner

Request to construct a paved vehicular access path for the existing Board-approved light motor vehicle repair facility located at 3604 W. Lincoln Av.

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**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>	8	BZZA-21-00413 Special Use	JL Milwaukee 1397, LLC, Property Owner  Request to construct a paved vehicular access path on 3600 W. Lincoln Av. for the existing Board-approved light motor vehicle repair facility at 3604 W. Lincoln Av. (intensification of existing Special Use)	3604 W Lincoln Av
<u>19</u>	11	BZZA-20-00049 Special Use	Autoplex MKE, LLC, Property Owner  Request to add a ground transportation service to the Board-approved light motor vehicle repair and sales facility	5130 W Forest Home Av
<u>20</u>	11	BZZA-21-00337 Dimensional Variance	Cave Enterprises Operations, LLC, Prospective Buyer  Request to allow an off-premise freestanding sign that does not meet the minimum required distance away from another off-premise freestanding sign	7501 W Oklahoma Av
<u>21</u>	11	BZZA-21-00356 Special Use	Cave Enterprises Operations, LLC, Prospective Buyer  Request to continue occupying the premises as a restaurant with a drive-through facility	7501 W Oklahoma Av

**5:00 p.m. Public Hearings.**

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<u>22</u>	12	BZZA-21-00179 Special Use, Use Variance	Lilia Martinez Garcia, Property Owner  Request to occupy the premises as a catering service with accessory heavy motor vehicle parking (food truck)	1933 W Windlake Av
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Board of Zoning Appeals, Hearing on Thursday, February 10, 2022

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

**5:00 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>23</u>	14	BZZA-21-00424 Dimensional Variance	Andrew Otis, Property Owner  Request to allow a 6 foot solid wood fence in the side yard	1827 E Nock St
<u>24</u>	14	BZZA-21-00442 Dimensional Variance	Skyline Property Ventures, LLC, Property Owner  Request to construct a porch that exceeds the maximum allowed setback	3149 S Howell Av
<u>25</u>	1	BZZA-21-00155 Special Use, Dimensional Variance	Carter's Christian Academy, Inc., Property Owner  Request to construct an indoor recreation facility that does not meet the minimum required glazing and the minimum number of required parking spaces	5261 N 35Th St

**5:45 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.

<u>26</u>	1	BZZA-21-00201 Special Use	Simple Steps, LLC dba Cesame Street Child Development Center, Property Owner  Request to continue occupying the premises as a day care center for 80 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight (this is a new operator)	4861 N Teutonia Av
<u>27</u>	1	BZZA-21-00437 Special Use	Gleason Redi Mix, LLC, Prospective Buyer  Request to occupy the premises as a heavy manufacturing facility	4111 W Mill Rd

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**5:45 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>28</u>	2	BZZA-21-00354 Special Use	Providers Help & Community Praise Out Reach and Crisis Center, Lessee  Request to occupy a portion of the premises as a social service facility	7420 W Hampton Av
<u>29</u>	4	BZZA-21-00313 Special Use	Milwaukee School of Engineering, Property Owner  Request to renovate the existing accessory use parking lot	1040 N Broadway
<u>30</u>	4	BZZA-21-00439 Special Use	Milwaukee School of Engineering, Property Owner  Request to erect a freestanding sign	1040 N Broadway

**6:30 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.

<u>31</u>	4	BZZA-21-00355 Dimensional Variance	Pathways High Inc., Property Owner  Request to erect a freestanding sign that exceeds the maximum allowed height and maximum allowed display area	3022 W Wisconsin Av
<u>32</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>33</u>	4	BZZA-21-00320 Special Use	898 MU, LLC, Property Owner  Request to occupy the premises as a rooming house for 15 occupants	839 N 11Th St



Board of Zoning Appeals, Hearing on Thursday, February 10, 2022

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

**6:30 p.m. Public Hearings (continued)**

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>34</u>	5	BZZA-21-00249 Special Use	GP 5 Petroleum, LLC, Property Owner  Request to raze the existing structure and construct a motor vehicle filling station	9208 W Capitol Dr
<u>35</u>	5	BZZA-21-00429 Special Use	Pauline's Learning Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 5:30 a.m. - midnight (this is a new operator)	7980 W Appleton Av
<u>36</u>	7	BZZA-21-00139 Special Use	R & R Auto Repair Service, Property Owner  Request to continue occupying the premises as a light motor vehicle repair facility and car wash	3700 W Burleigh St