



**Board of Zoning Appeals**

Chairperson  
**Roy Evans**

Vice Chairman  
**Henry Szymanski**

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**Jewel Currie**  
**Jennifer Current**  
**Eric Lowenberg**

Alternates

Secretary  
**Jeffrey Thomas**

**AGENDA**

**February 11, 2021**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 11, 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/1498363181906694923> TO USE YOUR TELEPHONE:

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United States: +1 (213) 929-4212

Access Code: 669-717-350

(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](mailto: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 January 14, 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>	2	BZZA-20-00306 Special Use <i>Dismissal</i>	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



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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>2</u>	12	BZZA-20-00316 Special Use	Like Home Learning Center, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 34 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 5:00 p.m.	1904 W Forest Home Av
<u>3</u>	15	BZZA-20-00346 Special Use	A Promise of Hope for Mothers, Lessee  Request to increase the number of occupants from 5 to 6 and continue occupying the premises as a group home	2223 N 36Th St
<u>4</u>	1	BZZA-21-00009 Special Use	Graham Family Restaurants - Yvette's Faith, Inc., Other  Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	5191 N Teutonia Av
<u>5</u>	2	BZZA-20-00348 Special Use	URANUSLTJR, LLC, Other  Request to continue occupying the premises as a restaurant with drive-through facility (this is a new operator)	5265 W Fond Du Lac Av

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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.  
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>6</u>	2	BZZA-21-00010 Special Use	Graham Family Restaurants - Brian's Faith, Inc., Other  Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	5739 W Silver Spring Dr
<u>7</u>	3	BZZA-20-00319 Dimensional Variance	Lorenzo Cataldo, Property Owner  Request to construct a single-family dwelling that does not meet the minimum required front setback	1639 N Warren Av
<u>8</u>	4	BZZA-20-00333 Special Use	PPC Building, LLC, Property Owner  Request to continue occupying the premises as a principal use parking lot	848 N 27Th St
<u>9</u>	4	BZZA-20-00340 Special Use	Milwaukee Symphony Orchestra, Property Owner  Request to erect a wall sign that is not attached to a flat, opaque wall surface	212 W Wisconsin Av
<u>10</u>	4	BZZA-20-00341 Use Variance	Riley's Good Dogs, LLC, Lessee  Request to occupy a portion of the premises as a catering service	720 N Water St
<u>11</u>	4	BZZA-20-00347 Use Variance	JUPITORLTJR LLC dba McDonald's, Other  Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	2455 W Wisconsin Av

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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.  
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>12</u>	6	BZZA-20-00349	Special Use	SATURNLTJR, LLC, Other	420 E Capitol Dr
				Request to continue occupying the premises as a restaurant with drive-through facility (this is a new operator)	

<u>13</u>	8	BZZA-20-00323	Special Use	Notre Dame School of Milwaukee, Property Owner	1418 S Layton Bl
				Request to occupy a portion of the premises as a day care center (K3) for 88 children first shift and 70 children second shift 3 - 12 yrs. of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	

**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.

<u>14</u>	7	BZZA-20-00225	Special Use, Dimensional Variance	Milwaukee Materials, LLC c/o The MRD Group, Inc., Prospective Buyer	3295 W Townsend St
				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)	

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**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.

<u>15</u>	11	BZZA-20-00304 Special Use	Galaxy Motors, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility	3459 W Forest Home Av
<u>16</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
<u>17</u>	12	BZZA-20-00327 Special Use, Dimensional Variance	I-Forest, LLC, Prospective Buyer  Request to occupy the premises as a health clinic without the primary entrance door on the front facade	1432 W Forest Home Av
<u>18</u>	12	BZZA-20-00338 Dimensional Variance	STIR, LLC, Lessee  Request to allow a wall sign that exceeds the maximum allowed display area and exceeds the maximum number of wall signs allowed within a 25 foot wall segment	140 S 1St St Suite 200
<u>19</u>	13	BZZA-20-00231 Special Use	Auto Depot, Lessee  Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	600 E Layton Av

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**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.  
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<u>20</u>	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
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**5:15 p.m. Public Hearings.**

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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>21</u>	15	BZZA-20-00303 Special Use	Somad's House, Lessee  Request to occupy the premises as a transitional living facility for 4 occupants	2875 N 23Rd St
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<u>22</u>	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
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<u>23</u>	1	BZZA-20-00320 Special Use	Sunset Auto Sales and Repair Shop, Lessee  Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2610 W Hampton Av
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<u>24</u>	2	BZZA-20-00329 Special Use	Kiddyland Palace Childcare, LLC., Lessee  Request to occupy the premises as a day care center for 19 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 11:00 p.m.	6400 W Capitol Dr Suite 103
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**5:15 p.m. Public Hearings (continued)**

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<u>25</u>	4	BZZA-20-00255 Special Use	TNSH Landlord, 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
<u>26</u>	4	BZZA-20-00256 Special Use	TNSH Landlord, 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
<u>27</u>	4	BZZA-20-00317 Special Use	TNSH Landlord, 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

**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.

<u>28</u>	6	BZZA-20-00298 Special Use	Nstantly Towing, LLC, Lessee  Request to occupy the premises as a ground transportation service	632 E Center St
<u>29</u>	6	BZZA-20-00331 Special Use	Anthony's Auto Garage, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	3950 N Holton St

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**6:00 p.m. Public Hearings (continued)**

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<u>30</u>	7	BZZA-20-00270 Special Use	All Scrap Metal Recycling Inc., Lessee  Request to continue occupying a portion of the premises as an outdoor salvage operation (this is a new operator)	3310 W Fond Du Lac Av
<u>31</u>	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
<u>32</u>	7	BZZA-20-00332 Dimensional Variance	Epikos Church, Property Owner  Request to allow a wall sign that is not attached to a flat, opaque wall surface	3737 N Sherman Bl

**6:45 p.m. Public Hearings.**

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<u>33</u>	8	BZZA-20-00271 Special Use	Precision Auto Body MKE, Lessee  Request to occupy a portion of the premises as a light motor vehicle body shop	2617 S 31St St Rear
<u>34</u>	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



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**6:45 p.m. Public Hearings (continued)**

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<u>35</u>	9	BZZA-20-00296 Use Variance	Rebel Realty, LLC, Property Owner  Request to occupy a portion of the premises as a storage facility (hazardous materials)	11225 W Heather Av
<u>36</u>	9	BZZA-20-00335 Special Use, Use Variance	BlueLinx Corporation, Lessee  Request to occupy the premises as an outdoor storage facility, indoor and outdoor wholesale and distribution facility, and a heavy manufacturing facility	8365 N 76Th St
<u>37</u>	9	BZZA-20-00337 Special Use, Use Variance	BlueLinx Corporation, Lessee  Request to occupy the premises as an outdoor storage facility, indoor and outdoor wholesale and distribution facility, and a heavy manufacturing facility	7655 W Dean Rd
<u>38</u>	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