



Board of Zoning Appeals

Chairperson
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Jennifer Current
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Lindsey St Arnold Bell

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Jeffrey Thomas

AGENDA

March 3, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 3, 2022, commencing at 2:00 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/7020878044379302414> 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 (415) 655-0052

Access Code: 471-471-919

(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.

2:00 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 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>	10	BZZA-21-00435 Special Use	The Color Books Learning Academy, LLC, Lessee Request to continue occupying the premises as a daycare center for 60 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	7261 W Appleton Av
<u>2</u>	10	BZZA-21-00444 Special Use	Smiley Faces Childcare, LLC, Lessee Request to increase the age of children from infant - 12 to infant - 13 and continue occupying the premises as a day care center for 35 children per shift, operating Monday - Sunday 6:00 a.m. to midnight	4702 W Vliet St



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<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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2:00 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>	11	BZZA-21-00440	Dimensional Variance	Russ Delong dba Clean Clothes R Us, Property Owner	3149 S 76Th St
				Request to erect a hood sign that exceeds the maximum allowed display area	
<u>4</u>	12	BZZA-21-00456	Special Use	V & N Nash Real Estate Group, LLC, Prospective Buyer	802 S 3Rd St
				Request to occupy the premises as a rooming house for 15 occupants	
<u>5</u>	13	BZZA-21-00046	Special Use	Four Keys, LLC dba Rosen Nissan, Lessee	5400 S 27Th St
				Request to continue occupying a portion of the premises as light motor vehicle outdoor storage	
<u>6</u>	13	BZZA-21-00452	Special Use	Enterprise Rent-A-Car Company of Wisconsin, LLC, Lessee	5131 S 3Rd St
				Request to continue occupying the premises as a light motor vehicle outdoor storage (permitted) and repair facility (this is a new operator)	
<u>7</u>	13	BZZA-22-00004	Special Use	National 1 Oil, LLC, Lessee	110 E Layton Av
				Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a new operator)	

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2:00 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>	15	BZZA-21-00449 Special Use	Autumn West Holdings, LLC c/o Community Advocates, Property Owner Request to continue occupying the premises as transitional housing for 21 occupants	3410 W Lisbon Av
<u>9</u>	1	BZZA-21-00450 Special Use	Kingdom Partners, Inc., Property Owner Request to occupy the premises as a social service facility	6091 N Teutonia Av
<u>10</u>	2	BZZA-21-00453 Special Use	A Passion for Kids, LLC, Property Owner Request to continue occupying the premises as a day care center for 64 children infant to 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	7526 W Fond Du Lac Av

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2:15 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>11</u>	9	BZZA-21-00420 Special Use	K&P Towing, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	7928 W Clinton Av
<u>12</u>	10	BZZA-21-00407 Dimensional Variance	John Burke, Property Owner Request to construct a garage that exceeds the maximum depth of the building and exceeds the maximum rear allowed setback	2024 N 51St St
<u>13</u>	12	BZZA-21-00241 Special Use	AJ's Celebration, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	1308 S Cesar E Chavez Dr A
<u>14</u>	15	BZZA-21-00210 Special Use	Lucky Sam II, LLC dba Lucky Sam Food Mart, Property Owner Request to continue occupying the premises as a general retail establishment	2401 N 21St St

3:00 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>15</u>	15	BZZA-21-00365 Dimensional Variance	Marrio Barnes, Property Owner Request to allow a solid wood fence in the side yard that exceeds the maximum allowed height and is located within the required 15 ft. vision triangle	1628 W Lloyd St
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3:00 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>16</u>	15	BZZA-22-00057 Use Variance, Dimensional Variance	Navdip Kaur, Property Owner Request to construct a new general retail establishment (grocery store) that does not meet minimum setback requirements, does not meet the minimum required building height, and exceeds the maximum allowed building depth	1819 N 12Th St
<u>17</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
<u>18</u>	1	BZZA-21-00301 Special Use	Reign, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	6115 N Teutonia Av

3:45 p.m. Public Hearings.

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<u>19</u>	1	BZZA-21-00431 Use Variance	Life Changing Ministries, Inc. Prospective Buyer Request to occupy a portion of the premises as an assembly hall	6737 N Teutonia Av
<u>20</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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3:45 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>21</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
<u>22</u>	4	BZZA-21-00451 Special Use, Use Variance	633 Holdings, LLC, Property Owner Request to erect an off-premise sign that exceeds the maximum allowed display area	633 W Wisconsin Av
<u>23</u>	6	BZZA-21-00176 Special Use	Hewanorra Corp., Lessee Request to occupy the premises as an assembly hall	2236 N Martin L King Jr Dr

4:00 p.m. Public Hearings.

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<u>24</u>	6	BZZA-21-00331 Special Use, Dimensional Variance	Burleigh Street Automotive, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility that does not meet the screening requirements	1032 W Burleigh St
<u>25</u>	6	BZZA-21-00447 Dimensional Variance	Diamond Vision Investments, LLC, Lessee Request to allow interior alterations to the existing building that will not meeting the minimum required glazing	432 E Center St
<u>26</u>	6	BZZA-22-00016 Special Use	DSK, LLC, Property Owner Request to construct a commercial building addition and occupy the premises as a general office and cultural institution	507 W North Av

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

4:00 p.m. Public Hearings (continued)

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<u>27</u>	6	BZZA-22-00017 Special Use	DSK, LLC, Property Owner Request to construct a commercial building addition and occupy the premises as a general office and cultural institution	517 W North Av
<u>28</u>	7	BZZA-21-00318 Special Use	Bright Minds Learning Academy, Inc., Lessee Request to occupy the premises as a day care center for 100 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. - midnight	4247 N 35Th St