



Board of Zoning Appeals

Chairperson
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Henry Szymanski

Members
Jewel Currie
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Alternates

Secretary
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AGENDA

March 4, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 4, 2021, 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/5081964047514054670> 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) 930-5321

Access Code: 853-122-215

(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. Administrative Consent Agenda.

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

Approval of the February 11, 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>	1	BZZA-21-00007 Special Use <i>Dismissal</i>	Devoted Hearts 1, LLC, Lessee Request to continue occupying the premises as a group home for 6 occupants	4238 N 19Th Pl
<u>2</u>	8	BZZA-20-00257 Special Use <i>Dismissal</i>	Fruta Y Raspados, LLC, Lessee Request to occupy a portion of the premises as a restaurant without a drive-through facility	2635 W Burnham St
<u>3</u>	10	BZZA-20-00301 Special Use <i>Dismissal</i>	Social Puff Hookah Station, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	5924 W North Av



Board of Zoning Appeals, Hearing on Thursday, March 4, 2021

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

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.*

<u>4</u>	15	BZZA-21-00015 Dimensional Variance	Wellness Commons, LLC, Property Owner Request to allow free-standing sign that exceeds the maximum allowed display area	1609 W North Av
<u>5</u>	15	BZZA-21-00016 Dimensional Variance	Milwaukee Rescue Mission, Property Owner Request to allow a wall sign that exceeds the maximum allowed number of wall signs per principal building	1530 W Center St
<u>6</u>	10	BZZA-21-00028 Special Use	Appleton Avenue Labs, LLC, Lessee Request to occupy the premises as a medical research laboratory	6914 W Appleton Av

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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>7</u>	1	BZZA-21-00006 Special Use	Community Relations- Social Development Commission, Property Owner Request to occupy the premises as a social service facility	6848 N Teutonia Av
<u>8</u>	3	BZZA-21-00001 Special Use	Jonathan Moberg, Property Owner Request to continue occupying the premises as a contractor's yard	3477 N Weil St
<u>9</u>	3	BZZA-21-00022 Dimensional Variance	Ted Loehrke and Sheila Hanson, Property Owner Request to construct an addition to the existing garage (non-conforming)	2331 E Newberry Bl
<u>10</u>	4	BZZA-21-00027 Dimensional Variance	Messmer Schools, Property Owner Request to erect a free-standing sign that exceeds the maximum allowed display area and maximum allowed height	514 N 31St St
<u>11</u>	5	BZZA-21-00026 Dimensional Variance	Rodney Ugent and Lori Nashban, Property Owner Request to erect a wall sign that exceeds the maximum allowed display area	8333 W Capitol Dr

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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>12</u>	6	BZZA-21-00023 Special Use	Riverworks Development Corporation, Property Owner Request to occupy a portion of the premises as a social service facility	518 E Concordia Av
<u>13</u>	6	BZZA-21-00024 Dimensional Variance	Milton and Sarah Hwang, Property Owner Request to construct a single-family dwelling that exceeds the maximum allowed front setback	2217 N Booth St
<u>14</u>	7	BZZA-21-00021 Special Use	Bridgeman Foods II, LLC, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	2725 W Capitol Dr
<u>15</u>	9	BZZA-21-00019 Special Use	Pomp's Tire Service, Inc., Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	10525 W Donges Ct

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>16</u>	12	BZZA-20-00326 Special Use, Dimensional Variance	Dominie Chiovari, Property Owner Request to construct a laundromat with an accessory use parking lot that is located between the street façade of a principal building and a street lot line, exceeds the maximum allowed number of parking spaces, exceeds the maximum allowed front setback, and exceeds the maximum allowed concrete block on the street-facing frontage	1931 S 14Th St
<u>17</u>	15	BZZA-20-00339 Use Variance	The Learning Playhouse, LLC, Lessee Request to occupy the premises as a 24 hour day care center for 27 children per shift infant - 12 years of age, operating Sunday - Saturday	1923 N 12Th St
<u>18</u>	15	BZZA-20-00351 Special Use	Courtney Peterson, Lessee Request to occupy a portion of the premises as a restaurant without a drive-through facility, and continue occupying the premises as a general retail establishment (this is a new operator)	2801 N 20Th St
<u>19</u>	15	BZZA-21-00005 Special Use	Love Play Learn, LLC, Lessee Request to occupy a portion of the premises as a 24 hour day care center for 27 children per shift infant to 12 years of age, operating Monday-Sunday	2222 N 14Th St

Board of Zoning Appeals, Hearing on Thursday, March 4, 2021

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>3:00 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>20</u>	2	BZZA-20-00325 Special Use	Michelle’s Motherly Hands Childcare, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 35 children per shift 2 years old to 5 years 11 months of age, operating Monday - Friday from 6:30 a.m. - 6:00 p.m. (this is a new operator)	6435 W Capitol Dr
<u>21</u>	2	BZZA-21-00003 Special Use	Sheryl Elliott-Lewis DBA Campion Learning Center, Lessee Request to increase the number of children per shift from 40 to 49, increase the days of operation from Monday - Friday to Sunday - Saturday, and continue occupying the premises as a day care center for children infant - 13 years of age operating 6:00 a.m. - midnight (this is a new operator)	7418 W Hampton Av
<u>22</u>	2	BZZA-21-00013 Special Use	TARUNPREET, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	6366 N 76Th St
<u>23</u>	4	BZZA-20-00255 Special Use	TNSH Landlord, LLC, 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

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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. 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-20-00256 Special Use	TNSH Landlord, LLC, 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
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<u>25</u>	4	BZZA-20-00317 Special Use	TNSH Landlord, LLC, 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
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3:45 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>	6	BZZA-20-00298 Special Use	Nstantly Towing, LLC, Lessee Request to occupy a portion of the premises as a ground transportation service	632 E Center St
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<u>27</u>	8	BZZA-20-00345 Special Use	Brian Bohmann dba Huebner Automotive, Property Owner Request to occupy a portion of the premises as a light motor vehicle repair facility	2514 S 30Th St
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<u>28</u>	8	BZZA-21-00012 Special Use	Direct Auto Sales, Inc., Lessee Request to add a light motor vehicle repair facility, and continue occupying the premises as a light motor vehicle sales facility	2831 W Burnham St
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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>29</u>	9	BZZA-21-00004 Use Variance	Open Sky Education, Inc., Prospective Buyer Request to occupy the premises as an elementary school	5840 N 60Th St
<u>30</u>	9	BZZA-21-00032 Use Variance	Harvir Kaur dba Little Stars Childcare Center, Lessee Request to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	6922 W Brown Deer Rd

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>31</u>	10	BZZA-21-00008 Special Use	Harvest Kids, 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 80 children per shift, operating Monday - Friday 5:30 a.m. - midnight	5934 W Appleton Av
<u>32</u>	10	BZZA-21-00014 Special Use	EKJUT, LLC, Lessee Request to construct an addition to the existing Board-approved motor vehicle filling station	7535 W Burleigh St
<u>33</u>	11	BZZA-20-00304 Special Use	Galaxy Motors, LLC, Lessee Request to occupy the premises as a light motor vehicle sales and repair facility	3459 W Forest Home Av