



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

March 5, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 5, 2020, 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. 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 February 6, 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>	15	BZZA-20-00026 Special Use	Wisconsin Community Services, Inc. (WCS), Lessee Request to continue occupying the premises as a large group shelter care facility for 15 occupants	2511 W Vine St
<u>2</u>	15	BZZA-20-00010 Special Use	North Metro, LLC, Prospective Buyer Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	2242 N 12Th St



Board of Zoning Appeals, Hearing on Thursday, March 5, 2020

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2:00 p.m. Consent Agenda (continued)

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<u>3</u>	1	BZZA-20-00011 Special Use	God's Anointed Ones Childcare, Lessee Request to increase the ages from infant to 12 years of age to infant to 13 years of age and continue occupying the premises as a day care center for 60 children per shift, operating Monday - Sunday 6:00 a.m. to midnight	3311 W Villard Av
<u>4</u>	2	BZZA-20-00009 Special Use	Ambitious Minds Learning Center, Lessee Request to occupy a portion of the premises (units 8715 and 8717) as a day care center for 48 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - 7:00 p.m.	8715 W Fond Du Lac Av AKA 8717 W Fond Du Lac Av
<u>5</u>	2	BZZA-20-00031 Special Use	Gwaltney Evangelistic Association, Inc. dba Liberty Temple Church, Property Owner Request to continue occupying the premises as a religious assembly hall	6635 W Capitol Dr
<u>6</u>	4	BZZA-20-00023 Special Use	TNSH Landlord, Property Owner Request to allow a marquee sign that has a display area larger than 50 square feet and is illuminated by external lights	212 W Wisconsin Av

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2:00 p.m. Consent Agenda (continued)

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<u>7</u>	5	BZZA-20-00014	Special Use	Superior Service, LLC, Lessee Request continue occupying the premises as a light motor vehicle sales and repair facility	8302 W Lisbon Av
<u>8</u>	5	BZZA-20-00013	Special Use	Kasey's Fun-Land Childcare, LLC, Lessee Request to increase the ages from 2 - 12 years of age to 2 - 13 years of age and continue occupying the premises as a day care center for 17 children per shift, operating Monday - Friday 7:00 a.m. to 10:00 p.m.	7980 W Appleton Av
<u>9</u>	5	BZZA-20-00007	Special Use	Kids's Land Learning Center, Inc., Lessee Request to increase the number of children from 75 children on first shift and 40 children on second shift to 90 children per shift, increase the ages from infant - 12 years of age to infant - 13 years of age, and continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. to 9:00 p.m.	7918 W Capitol Dr
<u>10</u>	6	BZZA-20-00016	Special Use	Allan Waheed dba Waheed's Tire Center, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	2477 N Holton St
<u>11</u>	6	BZZA-20-00024	Special Use	AZAAN, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store	406 W Center St

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2:00 p.m. Consent Agenda (continued)

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<u>12</u>	6	BZZA-20-00025 Use Variance	Wisconsin Community Services, Inc. (WCS), Lessee Request to continue occupying the premises as a large group shelter care facility for 10 occupants	3790 N 12Th St
<u>13</u>	6	BZZA-20-00021 Special Use	Little Giants Learning Academy, LLC, Lessee Request to increase the days and hours of operation from Monday - Friday 6:00 a.m. - 8:00 p.m. to Monday - Sunday 6:00 a.m. - 11:30 p.m., increase the ages from infant - 12 years of age to infant - 13 years of age, and continue occupying the premises as a day care center for 25 children per shift (this is a new operator)	3479 N 2Nd St
<u>14</u>	6	BZZA-20-00030 Special Use	Lockett Enterprises LLC DBA Behavioral Services, Lessee Request to occupy the premises as a social service facility	4111 N Port Washington Av
<u>15</u>	7	BZZA-20-00027 Use Variance	Pilgrim Rest Missionary Baptist Church, Inc., Property Owner Request to continue occupying a portion of the premises as a rooming house for 10 occupants	3717 W Keefe Av

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2:00 p.m. Consent Agenda (continued)

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<u>16</u>	8	BZZA-20-00034 Dimensional Variance	United Community Center, Property Owner Request to allow 3 wall signs that exceeds the maximum number allowed per street frontage and 1 wall sign that exceeds the maximum allowed display area	2130 W Becher St
<u>17</u>	9	BZZA-20-00008 Special Use	Abundant Dreams, Inc., Property Owner Request to occupy a portion of the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. to 6:00 p.m.	7830 W Good Hope Rd
<u>18</u>	9	BZZA-19-00419 Special Use	Risen Savior Evangelical Lutheran Church, Property Owner Request to continue occupying the premises as a social service facility	9505 W Brown Deer Rd
<u>19</u>	11	BZZA-20-00004 Special Use	Pass It On Club, Inc., Property Owner Request to continue occupying the premises as an assembly hall (sobriety club)	6229 W Forest Home Av
<u>20</u>	12	BZZA-20-00012 Special Use	Boguslaw Mosio, Property Owner Request to continue occupying the premises as a light motor vehicle sales facility and body shop	2251 S 13Th St

Board of Zoning Appeals, Hearing on Thursday, March 5, 2020

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

2:00 p.m. Consent Agenda (continued)

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<u>21</u>	14	BZZA-20-00028 Dimensional Variance	Jennifer Bartolotta, Property Owner Request to construct an attached garage and fence located in the front the yard of the premises	2957 S Superior St
<u>22</u>	14	BZZA-20-00017 Special Use	Islam Star Enterprise, LLC, Property Owner Request to occupy the premises as a general retail establishment	3353 S 13Th St

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>23</u>	15	BZZA-20-00001 Special Use	John Sims, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	2419 W Fond Du Lac Av
<u>24</u>	15	BZZA-20-00036 Special Use	Wellness Commons, LLC, Property Owner Request to occupy a portion of the premises as a social service facility	1609 W North Av

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2:15 p.m. Public Hearings (continued)

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<u>25</u>	15	BZZA-20-00022 Special Use	Big-A-Low Babies Learning Center, LLC, Lessee Request to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight, decrease the number of children from 50 to 45 children per shift, and continue occupying the premises as a daycare center for children infant - 12 years of age operating Monday - Saturday (this is a new operator)	3933 W Center St
<u>26</u>	15	BZZA-19-00426 Special Use	Like Home Learning Center, LLC, Lessee Request to occupy a portion of the premises as a day care center for 49 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 5:00 p.m. and a social service facility	1920 W North Av
<u>27</u>	15	BZZA-19-00229 Special Use	Brother's Tire LLC, Property Owner Request to occupy the premises as a light motor vehicle repair facility	1905 W North Av
<u>28</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

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2:15 p.m. Public Hearings (continued)

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<u>29</u>	1	BZZA-19-00463 Special Use	No Limit Auto, LLC Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	3841 W Villard Av
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<u>30</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
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3:15 p.m. Public Hearings.

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<u>31</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. - 8:00 p.m.	535 N 27Th St
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<u>32</u>	4	BZZA-20-00003 Special Use	Tawon Investments, LLC dba Ride-N-Shine, Property Owner Request to occupy the premises as a hand car wash	2409 W Vliet St
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<u>33</u>	4	BZZA-20-00018 Dimensional Variance	Milwaukee City Center, LLC dba The Milwaukee Hilton, Property Owner Request to allow a projecting sign that does not meet the minimum required height above grade	509 W Wisconsin Av
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3:15 p.m. Public Hearings (continued)

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<u>34</u>	6	BZZA-20-00029 Special Use, Dimensional Variance	Beg Enterprises, LLC, Property Owner Request to construct an addition to the Board approved motor vehicle filling station that does not meet the minimum required glazing	232 W Locust St
<u>35</u>	14	BZZA-19-00495 Dimensional Variance	Richard Deschauer, Property Owner Request to allow a fence in the side yard of the premises	3419 S Lenox St
<u>36</u>	6	BZZA-20-00020 Special Use	The Province of St. Joseph of the Capuchin Order, Property Owner Request to construct an accessory use parking lot	1927 N Vel R Phillips Av
<u>37</u>	7	BZZA-19-00462 Special Use, Dimensional Variance	Divine Hands Sales and Service, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash that does not meet the minimum required landscaping	5507 W Hampton Av
<u>38</u>	7	BZZA-19-00428 Use Variance	Community Tire Service, LLC., Lessee Request to continue occupying the premises as a light motor vehicle repair facility	2902 W Burleigh St

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3:15 p.m. Public Hearings (continued)

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<u>39</u>	7	BZZA-20-00005 Special Use	Amazing Mays Child Care, LLC, Property Owner Request to occupy the premises as a day care center for 115 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	4850 W Fond Du Lac Av
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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.

<u>40</u>	8	BZZA-19-00319 Special Use	Miguel Herrera, Property Owner Request to occupy a portion of the premises as a principal use parking lot	2234 W Middlemass St
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<u>41</u>	8	BZZA-19-00342 Special Use	MX Auto Care, LLC, Lessee Request to add a light motor vehicle repair facility to the Board-approved body shop (this is a new operator)	2147 S Muskego Av
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<u>42</u>	12	BZZA-20-00019 Dimensional Variance	LAS Investments, LLC, Property Owner Request to occupy the premises as a mixed use general retail and multi-family residential building that does not meet the minimum required vehicle parking, bicycle parking, and the minimum required landscaping	145 S 1St St AKA 145 – 155 S 1St St
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<u>43</u>	12	BZZA-20-00015 Use Variance	C2 Ventures, LLC, Lessee Request to occupy the premises as an indoor recreation facility, outdoor recreation facility, and assembly hall	1230 W Bruce St
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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>44</u>	12	BZZA-20-00035 Dimensional Variance	Thirteen31 Place Apartments, LLC, Other Request to construct a new multi-family dwelling that exceeds the maximum allowed front (north) setback, exceeds the maximum allowed west side street setback, and does not meet the minimum glazing area required on the primary (north) street frontage	1313 W National Av AKA 1313 – 1329 W National Av
<u>45</u>	12	BZZA-19-00394 Use Variance, Dimensional Variance	Nancy Schmitz, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storage container) and to park a vehicle that exceeds the maximum allowed length	2637 S 15Th Pl
<u>46</u>	13	BZZA-19-00485 Special Use	Kar-X Auto Sales, LLC, Lessee Request to add a light motor vehicle body shop and continue occupying a portion of the premises as a light motor vehicle sales facility	1101 W Boden Ct
<u>47</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 per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	3860 S Howell Av
<u>48</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