



**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 7, 2019**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 7, 2019, 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](mailto: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 7, 2019 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>	3	BZZA-18-00412 Dimensional Variance <i>Dismissal</i>	Milwaukee Nursing Realty, LLC, Property Owner  Request to allow a second freestanding sign that exceeds the maximum number of allowed signs on site and exceeds the maximum allowed display area	2115 E Woodstock Pl
<u>2</u>	6	BZZA-18-00181 Special Use <i>Dismissal</i>	My Life My Journey Home, Inc., Property Owner  Request to occupy the premises as a small shelter care facility for 8 occupants	3756 N 22Nd St



**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:00 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>	7	BZZA-18-00121 Special Use, Dimensional Variance <i>Dismissal</i>	A Right Turn Auto, Inc., Lessee  Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping	5750 W Fond Du Lac Av
<u>4</u>	9	BZZA-18-00333 Special Use <i>Dismissal</i>	State Disposal Services, LLC, Lessee  Request to occupy the premises as a recycling collection facility	9530 N 107Th St
<u>5</u>	10	BZZA-18-00311 Special Use <i>Dismissal</i>	414 Kustoms, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle body shop (this is a new operator)	7202 W Appleton Av
<u>6</u>	10	BZZA-18-00291 Special Use <i>Dismissal</i>	HG Lisbon, LLC, Prospective Buyer  Request to add a drive-through facility to the Board-approved fast-food/ carryout restaurant (this is a new operator)	6016 W Lisbon Av
<u>7</u>	15	BZZA-16-00419 Special Use <i>Dismissal</i>	Darryl Ware, Lessee  Request to add an outdoor motor vehicle storage facility and to continue occupying the premises as a motor vehicle repair facility	2028 N 31St St

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:00 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>8</u>	1	BZZA-17-00442 Use Variance <i>Dismissal</i>	Leader Luxury Motors, LLC, Lessee  Request to occupy the premises as an assembly hall (banquet hall)	6770 N 43Rd St
<u>9</u>	1	BZZA-18-00336 Special Use <i>Dismissal</i>	Harvest Group, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 110 children first shift and 80 children second shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. to midnight	3718 W Lancaster Av

**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>10</u>	3	BZZA-18-00447 Dimensional Variance	Spectrum Holdings, Inc., Property Owner  Request to convert an existing office building to a single-family dwelling and to continue occupying the existing parking lot (non-conforming) in the rear that exceeds the number of allowed parking spaces	1363 N Prospect Av
<u>11</u>	4	BZZA-19-00013 Use Variance	The Hub MKE, LLC, Lessee  Request to occupy the premises as a household maintenance and repair service facility	1824 W State St

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**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>	4	BZZA-19-00025 Special Use	Merrill Park Petroleum Corp., Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash	200 N 35Th St
<u>13</u>	4	BZZA-19-00038 Special Use	Body in Balance Pilates Studio, LLC, Lessee  Request to occupy a portion of the premises as a personal instruction school (pilates studio)	759 N Milwaukee St Suite 506
<u>14</u>	5	BZZA-18-00466 Special Use	Nigerian Community In Milwaukee, Inc., Property Owner  Request to continue occupying the premises as a community center	8310 W Appleton Av
<u>15</u>	6	BZZA-19-00020 Special Use	Third Coast Renovation, LLC, Property Owner  Request to occupy the premises as a general office	2100 N Palmer St
<u>16</u>	6	BZZA-19-00017 Special Use	Dead Bird Brewing Co., Lessee  Request to occupy the premises as a tavern and brewpub	1726 N 5Th St
<u>17</u>	6	BZZA-18-00467 Special Use	True Love Missionary Baptist Church- Outreach Center, Property Owner  Request to continue occupying the premises as a social service facility	220 W Keefe Av

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	-----------------	-------------	-------------------------	-----------------

**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>18</u>	7	BZZA-19-00035	Special Use	My Little Dreamers Child Care Center, LLC, Lessee	4036 N 51St Bl
				Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	
<u>19</u>	7	BZZA-19-00028	Special Use	Kidz Town Learning Center, Lessee	4235 W Fond Du Lac Av
				Request to occupy the premises as a day care center for 14 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	
<u>20</u>	7	BZZA-19-00012	Special Use	All Walks of Life Childcare 11, Lessee	4122 W Fond Du Lac Av
				Request to increase the number of children from 50 per shift to 75 per shift and continue occupying the premises as a 24 hour day care center for children infant - 12 years of age, operating Monday - Sunday (this is a new operator)	
<u>21</u>	7	BZZA-19-00014	Special Use	Mitra Midwest Operations, LLC, Lessee	3411 W Burleigh St
				Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
<u>22</u>	7	BZZA-18-00470	Special Use	JB's Integrity Motors, Inc., Lessee	4711 N Hopkins St
				Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**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>23</u>	7	BZZA-18-00448 Special Use	AMRI Counseling Services, Lessee  Request to occupy a portion of the premises as a social service facility	3536 W Fond Du Lac Av Suite 019
<u>24</u>	10	BZZA-18-00461 Special Use	Sherry's Sunshine Playland, LLC, Lessee  Request to occupy the premises as a day care center for 24 children per shift infant - 12 years of age, operating Sunday - Saturday 5:00 a.m. - midnight	5506 W Center St
<u>25</u>	11	BZZA-19-00011 Use Variance	Laserfied Tattoo Removal LLC, Lessee  Request to occupy a portion of the premises as a personal service facility (tattoo removal)	2778 S 35Th St Suite 30
<u>26</u>	14	BZZA-19-00009 Special Use	L & J Service Centers, LLC, Lessee  Request to increase the hours of operation from Monday - Friday 7:30 a.m. - 5:00 p.m. to Monday - Friday 5:00 a.m. - 6:00 p.m. and Saturday 6:00 a.m. - 12:00 p.m., and continue occupying a portion of the premises as a motor vehicle repair facility (this is a new operator)	2750 S 14Th St

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**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>27</u>	1	BZZA-19-00021 Special Use	JCC Childcare Center of the Arts, LLC, Lessee  Request to increase the hours of operation from 6:00 a.m. - midnight to 24 hours for the Board approved day care center for 40 children per shift infant - 12 years of age operating Monday - Sunday	5244 N 35Th St
<u>28</u>	1	BZZA-18-00457 Special Use	Dream Chasers Academy, LLC, Lessee  Request to occupy the premises as a day care center for 95 children per shift infant - 13 years of age, operating Sunday - Saturday 5:00 a.m. to midnight	5226 W Hampton Av
<u>29</u>	1	BZZA-19-00010 Special Use	Armani Learning Center, Inc., Lessee  Request to increase the hours of operation from 6:00 a.m. - 11:30 p.m. to 6:00 a.m. - midnight, and continue occupying the premises as a day care center for 79 children per shift infant - 13 years of age, operating Monday - Friday	4075 N Teutonia Av
<u>30</u>	2	BZZA-19-00001 Special Use	Precious Blessings Learning Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 74 children per shift infant to 13 years of age, operating Monday - Sunday 5:00 a.m. to midnight	6915 W Fond Du Lac Av

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>2:15 p.m. Public Hearings.</u></b>				
<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>31</u>	3	BZZA-19-00022 Special Use	1815 Arlington, LLC, Prospective Buyer  Request to construct and occupy the premises as a multiple principal residential building (combining lots with 1819-21 N. Arlington Pl.)	1813 N Arlington Pl AKA 1813-1821 N Arlington Pl
<u>32</u>	3	BZZA-18-00024 Dimensional Variance	Thomas J. Spera & Frances P. Spera, Property Owner  Request to increase the number of parking spaces on the existing rear parking lot (non-conforming) from 8 to 10 spaces without the minimum required landscaping	1600 N Humboldt Av
<u>33</u>	3	BZAP-18-00002 Appeal of Order	SALS Houses, Inc., Property Owner  Request to appeal an order from the Department of Neighborhood Services stating that the premises is being used as a transitional housing facility and requires a Use Variance	3445 N Weil St
<u>34</u>	4	BZZA-19-00027 Dimensional Variance	Astor Apartments of Wisconsin LP dba Extra Space Self Storage, Property Owner  Request to erect a wall sign that exceeds the maximum allowed display area	250 N 12Th St
<u>35</u>	5	BZZA-18-00458 Special Use, Use Variance	Wisconsin Community Services (WCS), Lessee  Request to occupy the premises as a social service facility and a rooming house for 18 occupants	7711 W Hampton Av



**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**2:15 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>36</u>	6	BZZA-18-00473 Special Use	Concordia Marketplace, Lessee  Request to occupy the premises as a general retail establishment (grocery store)	3293 N 14Th St
<u>37</u>	6	BZZA-18-00435 Special Use	Mr. J.R.'s Tire Shop, Lessee  Request to occupy a portion of the premises as a light motor vehicle repair facility	3210 N Martin L King Jr Dr

**3:15 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>38</u>	2	BZZA-19-00008 Use Variance	Sunny Day Family Childcare, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 8 children per shift infant to 13 years of age, operating 5:00 a.m. to midnight	8711 W Thurston Av
<u>39</u>	8	BZZA-18-00453 Special Use	Tech 29, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility	2725 S 29Th St
<u>40</u>	9	BZZA-18-00236 Special Use	Homers Towing & Service, Inc., Property Owner  Request to continue occupying the premises as a light and heavy motor vehicle sales facility, repair facility, and outdoor storage facility	11412 W Brown Deer Rd
<u>41</u>	9	BZZA-18-00235 Special Use	Homers Towing & Service, Inc., Property Owner  Request to occupy the premises as a light and heavy motor vehicle sales facility, repair facility, and outdoor storage facility	11430 W Brown Deer Rd

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

**3:15 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>42</u>	12	BZZA-19-00029 Use Variance	Happy Paws Grooming and Daycare, LLC, Prospective Buyer  Request to occupy the premises as an animal boarding and animal grooming or training facility	1132 S Barclay St
<u>43</u>	13	BZZA-18-00459 Special Use, Use Variance, Dimensional Variance	LaLonde Contractors, Inc., Lessee  Request to occupy the premises as a material reclamation facility and a heavy manufacturing facility without the minimum required landscaping (permanent concrete batch plant)	6245 S 6Th St
<u>44</u>	13	BZZA-18-00446 Dimensional Variance	Milwaukee Threads, Lessee  Request to allow the an addition of a sign box to the Board-approved freestanding sign that exceeds the maximum allowed display area	5151 S Howell Av I

**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>45</u>	14	BZZA-19-00005 Dimensional Variance	McDonald's Corporation, Property Owner  Request to allow a freestanding sign with an electronic message board that exceeds the maximum display area	617 W Oklahoma Av
<u>46</u>	15	BZZA-18-00430 Special Use	Inspiring Young Men, Lessee  Request to occupy the premises as a small group shelter care facility for 8 occupants	2658 N Sherman Bl

**Board of Zoning Appeals, Hearing on Thursday, March 7, 2019**

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

**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>47</u>	7	BZZA-18-00416 Special Use	Namaste Group Home, LLC, Property Owner  Request to occupy the premises as a group foster home for 8 occupants	2829 N 44Th St
<u>48</u>	2	BZZA-18-00286 Special Use	Schmied Incorporated Transitional Living and Family Services, Property Owner  Request to occupy a portion of the premises as a group foster home for 8 occupants	7700 W Thurston Av