



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates

Secretary
Jeffrey Thomas

AGENDA

April 1, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 1, 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/5450413693024640527> 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: 308-418-762

(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.

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.

Approval of the March 4, 2021 Minutes of the Board 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>	13	BZZA-21-00039 Special Use	McDonald's USA, Other Request to continue occupying the premises as a restaurant with a drive-through facility	2612 W Morgan Av
<u>2</u>	14	BZZA-21-00051 Special Use	Shakti Yoga and Massage, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school	2627 S Greeley St Unit 251



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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>3</u>	1	BZZA-21-00041	Special Use	Cortina Cotton dba Jordan's River of Tots, Lessee	5250 N 35Th St
				Request to continue occupying the premises as a day care center for 44 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	
<u>4</u>	1	BZZA-21-00048	Special Use	All My Children Learning Academy II, LLC, Lessee	5148 N Teutonia Av
				Request to increase the number of children from 60 to 75 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	
<u>5</u>	2	BZZA-20-00151	Special Use	Eldarey Harrington, Lessee	6807 W Hampton Av
				Request to continue occupying the premises as a day care center for 17 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m.- midnight	
<u>6</u>	4	BZZA-21-00062	Use Variance	Marquette University, Property Owner	500 N 19Th St
				Request to continue occupying the premises as a day care center for 150 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m.	

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4:00 p.m. Consent Agenda (consent)

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>	6	BZZA-21-00033 Dimensional Variance	Marcia Mikich, Property Owner Request to construct an addition to the existing single family home (permitted) that does not meet the minimum required rear setback for an interior lot	1810 N Palmer St
<u>8</u>	6	BZZA-21-00056 Special Use	McKenna Real Estate, LLC, Property Owner Request to occupy the premises as a general office	2379 N Holton St
<u>9</u>	10	BZZA-21-00052 Special Use	Mini Miracles Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 31 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - midnight	2707 N 54Th St
<u>10</u>	10	BZZA-21-00073 Special Use	Vang Xia LLC dba Pro Tech Automotive Repair, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	5716 W Burleigh St
<u>11</u>	11	BZZA-21-00042 Use Variance	Promise View, LLC, Lessee Request to continue occupying the premises as a transitional housing facility for 14 occupants	3005 S 37Th St

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4:00 p.m. Consent Agenda (consent)

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>	12	BZZA-21-00038 Special Use	Tangie’s Just Like Mommy Childcare Center, LLC, Lessee	809 W Burnham St
			Request to continue occupying the premises as a day care center for 50 children per shift, infant - 12 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m.	

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>13</u>	13	BZZA-20-00292 Special Use	Nash Auto Repairs, LLC, Lessee	5236 S 27Th St
			Request to continue occupying the premises as a light motor vehicle repair facility	
<u>14</u>	15	BZZA-20-00001 Special Use	John Sims dba John’s Auto, Property Owner	2419 W Fond Du Lac Av
			Request to add an outdoor storage facility and continue occupying the premises as a light motor vehicle repair facility	
<u>15</u>	15	BZZA-21-00005 Special Use	Love Play Learn, LLC, Lessee	2222 N 14Th St
			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	

Board of Zoning Appeals, Hearing on Thursday, April 1, 2021

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 p.m. Public Hearings (continued)</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>16</u>	15	BZZA-21-00055 Special Use, Dimensional Variance	Mental Health Emergency Center, Inc., Other Request to construct a hospital that does not meet the minimum allowed height, exceeds the maximum front setback allowed, does not meet the primary entrance door requirements, does not meet the minimum glazing required, and to occupy the premises as an accessory use parking lot	1525 N 12Th St
<u>17</u>	1	BZZA-21-00031 Special Use	NYC, Inc., Lessee Request to occupy the premises as a light motor vehicle sales facility	6751 N Teutonia Av
<u>5:00 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>18</u>	1	BZZA-21-00043 Special Use	Teutonia Greentree, Inc., Property Owner Request to construct an addition and continue occupying the premises as a motor vehicle filling station	6809 N Teutonia Av
<u>19</u>	2	BZZA-20-00325 Special Use	Michelle’s Motherly Hands Childcare, Lessee Request to occupy a portion of the premises as a day care center for 70 children per shift 2 years to 5 years 11 months of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.	6435 W Capitol Dr
<u>20</u>	2	BZZA-21-00017 Special Use	Granny Mae’s Learning Center, LLC, Lessee Request to increase the hours of operation from 5:00 a.m. - midnight to 24 hours, and continue occupying a portion of the premises as a day care center for 30 children per shift infant - 12 years of age, operating Sunday - Saturday	6435 W Capitol Dr A

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5:00 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>21</u>	2	BZZA-20-00342 Special Use	JAE & JAY TIRE 7 BATTERY, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	6050 W Fond Du Lac Av
<u>22</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

5:45 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>23</u>	4	BZZA-20-00343 Special Use	Krayola Kid'z Child Care, LLC, Lessee Request to occupy the premises as a 24 hour day care center for 30 children per shift infant - 13 years of age, operating Sunday - Saturday	966 N 35Th St
<u>24</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>25</u>	4	BZZA-21-00030 Special Use	ABFH, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	795 N Van Buren St

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5:45 p.m. Public Hearings (continued)

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<u>26</u>	4	BZZA-21-00037 Special Use	River Valley Historic Venue, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	422 N 15Th St
<u>27</u>	4	BZZA-21-00040 Special Use	AH Masonic, LLC, Property Owner Request to occupy the premises as a multi-family dwelling	790 N Van Buren St

6:30 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>28</u>	5	BZZA-21-00029 Special Use	Great Lakes Film & Shade, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	5805 N Lovers Lane Rd
<u>29</u>	7	BZZA-19-00456 Special Use, Use Variance	Big Doug's Auto and Repair Service, LLC, Property Owner Request to add an outdoor salvage operation and continue occupying the premises as a light motor vehicle sales facility, and ground transportation service	4638 N Hopkins St
<u>30</u>	7	BZZA-20-00334 Special Use	Royal's Scholars Child Care, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 45 children for 1st and 2nd shift and 20 children for 3rd shift infant - 13 years of age, operating Monday - Sunday (this is a new operator)	3958 N 51St Bl

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6:30 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>31</u>	7	BZZA-21-00020 Special Use	Junior's on Wheels, LLC, Lessee Request to expand the existing (non-conforming) general retail establishment (addition of a food trailer permanently parked on site)	3077 N 25Th St
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<u>32</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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7:15 p.m. Public Hearings.

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<u>33</u>	8	BZZA-21-00018 Special Use	Southside Automotive Sales and Repairs, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2007 W National Av
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<u>34</u>	8	BZZA-21-00036 Special Use	Community Medical Services, Lessee Request to occupy a portion of the premises as a medical service facility	823 S Layton Bl
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<u>35</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
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7:15 p.m. Public Hearings (continued)

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<u>36</u>	10	BZZA-21-00014 Special Use, Dimensional Variance	EKJUT, LLC, Lessee Request to construct an addition that exceeds the maximum allowed concrete block on the street-facing frontage to the existing Board-approved motor vehicle filling station	7535 W Burleigh St
<u>37</u>	11	BZZA-19-00307 Special Use	ACT Counseling, Inc., Lessee Request to occupy a portion of the premises as a social service facility	9401 W Beloit Rd 314
<u>38</u>	12	BZZA-20-00326 Special Use, Dimensional Variance	Dominic 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