



Board of Zoning Appeals

Chairperson
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AGENDA

May 5, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 5, 2022, 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/1898167610058829579> **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 (631) 992-3221

Access Code: 871-376-124

(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. Administrative Consent Agenda.

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

Approval of the April 7, 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>	1	BZZA-21-00416 Special Use <i>Dismissal</i>	Intellectual Leaders Early Childcare, LLC, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3101 W Glendale Av



Board of Zoning Appeals, Hearing on Thursday, May 5, 2022

<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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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.*

<u>2</u>	12	BZZA-21-00438	Special Use	Isha Gas Inc. dba Penzmart, Lessee Request to continue occupying the premises as a motor vehicle filling station	1225 W Lincoln Av
<u>3</u>	12	BZZA-22-00071	Special Use	Hermanos Acosta Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and a heavy motor vehicle storage facility (permitted)	902 W Bruce St
<u>4</u>	12	BZZA-22-00095	Special Use	Walker's Point Mansion Inc., Property Owner Request to increase the number of occupants from 18 to 24 and to continue occupying the premises as a rooming house (this is an intensification of a previously legal non-conforming rooming house)	703 S 5Th St
<u>5</u>	1	BZZA-21-00436	Special Use	Bodies Event, LLC, Lessee Request to continue occupying the premises as an assembly hall	5235 N 35Th St

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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>6</u>	2	BZZA-22-00066	Special Use	Only God Can Children's Academy Inc., 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 75 children per shift, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	7626 W Florist Av
<u>7</u>	4	BZZA-22-00049	Special Use	Ana Luna CPR Corp dba Ana Luna CPR & First Aid, Lessee Request to occupy the premises as a personal instruction school	777 N Jefferson St Suite 406
<u>8</u>	5	BZZA-22-00039	Special Use	Cousins Submarines, Inc., Lessee Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	11401 W Silver Spring Dr
<u>9</u>	7	BZZA-22-00086	Special Use	Men of Men, Inc., Lessee Request to continue occupying the premises as a group home for 5 occupants	4011 W Roosevelt Dr
<u>10</u>	7	BZZA-22-00087	Special Use	Men of Men, Inc., Lessee Request to continue occupying the premises as a group home for 7 occupants	4106 W Roosevelt Dr

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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>11</u>	8	BZZA-22-00037 Special Use	Choice One Financial Services, LLC, Lessee Request to continue occupying the premises as a currency exchange and cash-for-gold business	2000 W Forest Home Av
<u>12</u>	9	BZZA-22-00050 Dimensional Variance	Marbil Home Improvement, LLC, Property Owner Request to allow modifications to the previously Board-approved plan of operation and site plan	7917 N River View Ct
<u>13</u>	10	BZZA-21-00455 Dimensional Variance	Lamar Central Outdoor, LLC, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required setback from the street lot line, does not meet the minimum required spacing between freestanding signs, and does not meet the minimum required spacing between automatic changeable message signs	450 S 84Th St
<u>14</u>	10	BZZA-22-00085 Use Variance	Most Precious Journee Daycare, 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 24 hour day care center for 95 children per shift, operating Monday - Sunday (this is a new operator)	5836 W Appleton Av

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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>15</u>	10	BZZA-22-00092 Special Use	Universal Scholars Academy, Inc., Lessee Request to continue occupying the premises as an elementary school (this is a new operator)	5310 W North 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>16</u>	12	BZZA-21-00309 Special Use, Use Variance, Dimensional Variance	Van Collision and Alteration, Inc., Lessee Request to add an outdoor salvage operation and continue occupying the premises as a light motor vehicle repair facility (continuous non-conforming), light motor vehicle sales facility, and light motor vehicle body shop without the minimum required landscaping	938 W National Av
<u>17</u>	12	BZZA-21-00399 Special Use	SL Property Investments, LLC, Lessee Request to occupy the premises as an assembly hall	1001 S 5Th 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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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>18</u>	12	BZZA-22-00011 Special Use, Dimensional Variance	El Jalisciense Auto Sales, Inc., Property Owner Request to add an accessory use heavy motor vehicle parking lot to the Board-approved light motor vehicle sales facility without the minimum required landscaping	1509 S Muskego Av
<u>19</u>	13	BZZA-22-00058 Dimensional Variance	300 West, LLC, Property Owner Request to construct a restaurant with a drive-through facility (permitted) that does not meet the required entrance door orientation, that does not meet the required landscaping, and exceeds the maximum number of parking spaces allowed	350 W Layton Av
<u>20</u>	13	BZZA-22-00148 Dimensional Variance	300 West, LLC, Property Owner Request to construct a restaurant with a drive-through facility (permitted) that does not meet the required entrance door orientation, that does not meet the required landscaping, and exceeds the maximum number of parking spaces allowed	310 W Layton Av
<u>21</u>	13	BZZA-22-00069 Special Use	Grandma’s House Childcare and Early Dev Ctr LLC, Lessee to occupy the premises as a day care center for 18 children per shift infant - 12 years of age, operating Monday - Friday 4:00 a.m. - midnight and Saturday - Sunday 5:00 a.m. - 5:00 p.m.	6039 S Howell Av

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5:00 p.m. Public Hearings.

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<u>22</u>	14	BZZA-21-00359 Special Use, Dimensional Variance	AKM Investments, LLC, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required screening and parking on an unapproved surface	3600 S Chase Av
<u>23</u>	14	BZZA-22-00040 Dimensional Variance	University of Wisconsin Credit Union, Property Owner Request to allow 5 freestanding signs that exceed the maximum number allowed, to erect a wall sign that is not attached to a flat, opaque wall surface, and to allow a wall sign that exceeds the maximum number allowed per lineal feet	115 W Oklahoma Av
<u>24</u>	1	BZZA-21-00441 Dimensional Variance	Viola McCullum, Property Owner Request to allow a 5 ft. fence along a side street without the minimum required setback	5477 N 41St St
<u>25</u>	2	BZZA-21-00397 Special Use	MID-CITY A.C.W. LLC, Request to add a motor vehicle sales facility and continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	6801 W Villard Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>5:45 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>26</u>	3	BZZA-22-00028 Special Use	Metro Car Wash, Inc. dba Metro Car Wash & Detailing Centre, Lessee Request to continue occupying the premises as a hand car wash facility	1510 N Van Buren St

<u>27</u>	4	BZZA-22-00035 Special Use	Marquette University Facilities & Planning Management, Property Owner Request to occupy the premises as a principal use parking lot	609 N 19Th St
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<u>28</u>	4	BZZA-22-00036 Special Use	Marquette University Facilities & Planning Management, Property Owner Request to occupy the premises as a principal use parking lot	544 N 20Th St
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<u>29</u>	5	BZZA-22-00075 Special Use	Rubies, Inc., Lessee Request to occupy the premises as a social service facility	8500 W Capitol Dr Suite 201
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<u>30</u>	6	BZZA-21-00339 Use Variance	Jay's Towing MKE, LLC, Lessee Request to occupy the premises as a ground transportation service and light motor vehicle outdoor storage	2008 N Holton St
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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>31</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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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>32</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>33</u>	6	BZZA-22-00056 Special Use	United Way of Greater Milwaukee, Inc., Property Owner Request to reconstruct the existing nonconforming principal use parking lot	1710 N Martin L King Jr Dr
<u>34</u>	6	BZZA-22-00096 Special Use	ONE9 Trauma & Behavioral Health Counseling Services, LLC, Lessee Request to occupy the premises as a social service facility	2669 N Martin L King Jr Dr
<u>35</u>	7	BZZA-19-00456 Special Use, Use Variance	Big Doug's Auto and Repair Service, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and outdoor salvage operation	4638 N Hopkins St

7:15 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>36</u>	8	BZZA-22-00030 Special Use	M & N Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	2934 W Burnham St
<u>37</u>	8	BZZA-22-00072 Special Use	The Custom Muffler Shop and Brakes, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	3623 W National Av

Board of Zoning Appeals, Hearing on Thursday, May 5, 2022

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

7:15 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>38</u>	9	BZZA-22-00098	Menard, Inc., Property Owner	8120 W Brown Deer Rd
		Special Use, Use Variance	Request to construct additional outdoor storage units to the existing self-service storage facility and to add light motor vehicle and heavy motor vehicle outdoor storage (intensification of existing Board-approved use)	