



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St Arnold Bell

Secretary
Jeffrey Thomas

AGENDA

May 13, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 13, 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/1518530425750086159> 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 (562) 247-8321

Access Code: 410-365-539

(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 1, 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> | 9 | BZCM-21-00001 Extension of Time | Abundant Dreams, Inc., Prospective Buyer Request for an extension of time to comply with the conditions of BZZA-20-00008 | 7830 W Good Hope Rd |

Board of Zoning Appeals, Hearing on Thursday, May 13, 2021

| <u>Item No.</u> | <u>Ald Dist.</u> | <u>Case No. Type</u> | <u>Case Information</u> | <u>Location</u> |
|--|------------------|---------------------------------------|---|--------------------|
| <p><u>4:00 p.m. Consent Agenda.</u> <u>Items Scheduled for approval on the Consent Agenda.</u> <u>No oral testimony will be taken on these items.</u> <i>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.</i> <i>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.</i></p> | | | | |
| <u>2</u> | 3 | BZZA-21-00065 Special Use | Jigsaw, LLC, Property Owner Request to continue occupying the premises as a general office (this is a new operator) | 610 E Pleasant St |
| <u>3</u> | 5 | BZZA-21-00092 Dimensional Variance | Hmong American Peace Academy, Property Owner Request to erect a canopy sign that exceeds the maximum display area and add a second wall sign that exceeds the maximum number allowed | 4601 N 84Th St |
| <u>4</u> | 6 | BZZA-21-00075 Special Use | COA Youth & Family Centers, Inc., Property Owner Request to continue occupying the premises as a community center and a day care center for 125 children per shift infant - 13 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m. | 909 E Garfield Av |
| <u>5</u> | 7 | BZZA-21-00070 Special Use | Tiny Tots Learning Center, Inc., Property Owner Request to continue occupying the premises as a day care center for 41 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight | 3700 N 27Th St |
| <u>6</u> | 7 | BZZA-21-00076 Use Variance | COA Youth & Family Center, Inc., Property Owner Request to continue occupying the premises as a community center | 2320 W Burleigh St |

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|--|------------------|---------------------------------------|--|--------------------|
| <u>4:00 p.m. Consent Agenda (continued)</u> | | | | |
| <u>Items Scheduled for approval on the Consent Agenda.</u> | | | | |
| <u>No oral testimony will be taken on these items.</u> | | | | |
| <i>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.</i> | | | | |
| <i>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.</i> | | | | |
| <u>7</u> | 9 | BZZA-21-00090 Special Use | Auto Transtec, Inc., Lessee Request to add an addition to the Board-approved light manufacturing facility (this is a new operator) | 8700 N Servite Dr |
| <u>8</u> | 10 | BZZA-21-00091 Dimensional Variance | Jeffrey Hook, Property Owner Request to raze an existing garage that does not meet the minimum required rear setback | 2921 N 70Th St |
| <u>9</u> | 12 | BZZA-21-00077 Special Use | Manny's Grocery Store, LLC, Lessee Request to continue occupying the premises as a general retail establishment (this is a new operator) | 2366 S 9Th Pl |
| <u>10</u> | 12 | BZZA-21-00088 Special Use | Tech Automotive, LLC, Request to continue occupying the premises as a light motor vehicle sales and repair facility | 1371 W Windlake Av |
| <u>11</u> | 12 | BZZA-21-00100 Special Use | God Touch Milwaukee, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator) | 1501 W Lincoln 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.*

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| <u>12</u> | 13 | BZZA-21-00064 Dimensional Variance | Milwaukee Metropolitan Sewerage District (MMSD), Property Owner Request to allow a 6 foot 6 inch high fence (gate) located along a street | 6060 S 13Th St |
| <u>13</u> | 13 | BZZA-21-00071 Dimensional Variance | 414 Dental, Lessee Request to allow a wall sign that exceeds the maximum allowed display area and a projecting sign within the same 25 foot façade segment exceeding the maximum allowed number of signs per segment | 3967 S Howell Av |
| <u>14</u> | 13 | BZZA-21-00095 Use Variance | The Farmhouse Studio, LLC dba Chucho's Red Tacos, Lessee Request to add a second food trailer to the existing Board-approved general retail establishment | 4511 S 6Th St |

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.

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| <u>15</u> | 14 | BZZA-21-00068 Dimensional Variance | Michael Holden, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage | 3042 S Wentworth Av |
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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.

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| <u>16</u> | 15 | BZZA-21-00053 Use Variance | Butterflyz, LLC dba Building Youth Assessment Center, Lessee Request to continue occupying the premises as a large group shelter care facility for 10 occupants | 3628 W Wright St |
| <u>17</u> | 6 | BZZA-21-00050 Special Use | Foundations for Freedom, Inc., Prospective Buyer Request to occupy the premises as transitional housing for 8 occupants | 3853 N 15Th St |
| <u>18</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 |

5:00 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.

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| <u>19</u> | 7 | BZZA-21-00057 Special Use | Carface, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility | 3427 N 35Th St |
| <u>20</u> | 7 | BZZA-21-00058 Special Use | Mr. Carface Auto Detail, LLC, Lessee Request to continue occupying a portion the premises as a hand car wash | 3427 N 35Th St |
| <u>21</u> | 7 | BZZA-21-00084 Dimensional Variance | Kenneth Dyson, Property Owner Request to construct an accessory structure (garage) that exceeds the maximum allowed lot coverage | 3333 N 39Th St |

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|-----------------|------------------|----------------------|-------------------------|-----------------|
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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.

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| <u>22</u> | 8 | BZZA-21-00047 Use Variance | Transcenter for Youth, Inc., Lessee Request to occupy a portion of the premises as a community center | 3618 W Pierce St |
| <u>23</u> | 8 | BZZA-21-00079 Dimensional Variance | Just Miles Auto Sales, Lessee Request to erect a wall sign that exceeds the maximum display area | 2027 W Forest Home Av |

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.

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| <u>24</u> | 9 | BZZA-21-00002 Special Use | Exotic Deco \$ Event Planning, LLC, Lessee Request to occupy the premises as an assembly hall | 8271 W Brown Deer Rd |
| <u>25</u> | 9 | BZZA-21-00106 Special Use | Evolve Church, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall | 6550 N 76Th St |
| <u>26</u> | 10 | BZZA-21-00066 Special Use | Wee Care Day Care, Inc., Lessee Request to occupy a portion of the premises as a social service facility | 6815 W Capitol Dr Suite 311 |

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5:45 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.

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|-----------|----|------------------------------|--|--------------------|
| <u>27</u> | 10 | BZZA-21-00115 Special Use | Harvest Kids, LLC, Lessee Request to increase the ages of children from infant - 12 years of age to infant - 13 years of age, to reduce the number of children from 80 per shift to 50 per shift, to reduce the hours and days of operation from Monday - Saturday 5:30 a.m. - midnight to Monday - Friday 5:30 a.m. to midnight and Saturdays 6:00 a.m.- 5:00 p.m., and continue occupying the premises as a day care center | 5934 W Appleton Av |
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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.

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| <u>28</u> | 11 | BZZA-21-00054 Special Use | Walgreen Co., Lessee Request to continue occupying the premises as a general retail establishment (permitted) with a drive-through facility | 9100 W Beloit Rd |
| <u>29</u> | 11 | BZZA-21-00099 Special Use, Dimensional Variance | Cave Enterprises Operations, LLC, Prospective Buyer Request to construct a new restaurant with a drive-through facility that is constructed with prohibited stone cladding/ledgestone, exceeds the maximum front setback, and exceeds the maximum allowed number of parking spaces | 7501 W Oklahoma Av |

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|--|------------------|---|--|-----------------|
| <u>6:30 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>30</u> | 12 | BZZA-20-00326 Special Use, Dimensional Variance | Dominic Chiovani, 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>31</u> | 13 | BZZA-20-00292 Special Use | Nash Auto Repairs, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility | 5236 S 27Th St |
| <u>32</u> | 13 | BZZA-21-00063 Special Use, Dimensional Variance | SHREE LAYTON, LLC, Prospective Buyer Request to occupy the premises as a restaurant with a drive-through facility that has prohibited building materials and does not meet the minimum number of bicycle parking spaces | 151 W Layton Av |
| <u>33</u> | 13 | BZZA-21-00094 Special Use | LKQ Pick Your Part Midwest, LLC, Lessee Request to add an indoor salvage operation and to continue occupying the premises as an outdoor salvage operation (this is a new operator) | 6102 S 13Th St |