



Board of Zoning Appeals

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AGENDA

June 2, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 2, 2022, 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. Please follow the link for computer access

<https://register.gotowebinar.com/register/5722505447062960655> 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 (914) 614-3221

Access Code: 524-289-305

(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.

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 May 5, 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>	12	BZZA-22-00080 Special Use <i>Dismissal</i>	New Horizons Crisis Services, Inc., Prospective Buyer Request to construct a principal use parking lot (to be combined with the adjacent lot 1319 S. 8th St.)	1313 S 8Th St
<u>2</u>	12	BZZA-22-00081 Special Use <i>Dismissal</i>	New Horizons Crisis Services, Inc., Prospective Buyer Request to construct a principal use parking lot (to be combined with the adjacent lot 1313-1315 S. 8th St.)	1319 S 8Th St



Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>3</u>	12	BZZA-21-00396 Special Use	Iglesia Jesus Pan De Vida, Inc., Lessee Request to continue occupying a portion of the premises as a religious assembly hall	1308 S Cesar E Chavez Dr
<u>4</u>	15	BZZA-22-00070 Special Use	M & R Automotive Inc. dba American Auto Salvage, Property Owner Request to continue occupying the premises as an indoor/outdoor salvage operation and light motor vehicles sales facility	3015 W Center St
<u>5</u>	15	BZZA-22-00108 Special Use	Milwaukee County DHHS Behavioral Health Services (BHS), Lessee Request to occupy the premises as a health clinic	1919 W North Av
<u>6</u>	2	BZZA-21-00459 Special Use	Little Leaders Academy, LLC, Lessee Request to decrease the hours of operation from 24 hours Monday - Sunday to 6:00 a.m. - 9:00 p.m. Monday - Friday, increase the number of children from 90 per shift to 94 per shift, and continue occupying the premises as a day care center for children infant - 12 years of age	5833 W Silver Spring Dr

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2:00 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>	3	BZZA-22-00112 Special Use	Roots Counseling Services, LLC, Lessee Request to continue occupying the premises as a social service facility	1681 N Prospect Av
<u>8</u>	7	BZZA-22-00047 Special Use	Reflections Youth Facility, LLC, Lessee Request to continue occupying the premises as a group foster home for 5 occupants	2904 N 23Rd St
<u>9</u>	7	BZZA-22-00051 Special Use	Wisconsin Community Services, Inc., Property Owner Request to continue occupying the premises as a community living arrangement for 40 occupants	2930 N 25Th St
<u>10</u>	9	BZZA-22-00053 Special Use	Mother & Daughter Child Nurturing Center, Lessee Request to continue occupying the premises as a day care center for 78 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - 10:00 p.m	5001 W Mill Rd
<u>11</u>	9	BZZA-22-00054 Special Use	Children's First Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 72 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 1:00 a.m.	7415 W Bradley Rd

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

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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>	10	BZZA-21-00352 Special Use	Wisconsin Muffler, Tire & Auto, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	5835 W Lisbon Av
<u>13</u>	10	BZZA-22-00073 Special Use	The Huntington National Bank, Lessee Request to occupy the premises as non-restaurant with a drive-through facility (bank)	305 N 76Th 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>14</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
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Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>15</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>16</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 heavy motor vehicle storage facility (permitted)	902 W Bruce St
<u>17</u>	12	BZZA-22-00093 Special Use	ARC Community Services, Inc., Lessee Request to occupy the premises as a community based residential facility for 18 occupants	1022 W Madison St
<u>18</u>	14	BZZA-21-00359 Special Use, Dimensional Variance	Select Auto Parts & Sales Inc., 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

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>19</u>	1	BZZA-21-00414 Special Use	Select Auto Parts & Sales Inc., Lessee Request to add a recycling collection facility (permitted) and ground transportation, and continue occupying the premises as a light motor vehicle sales facility, repair facility, and an indoor/outdoor salvage operation	2500 W Cornell St
<u>20</u>	1	BZZA-21-00441 Dimensional Variance	Viola McCullum, Property Owner Request to allow a fence along a side street without the minimum required setback	5477 N 41St St
<u>21</u>	1	BZZA-22-00079 Special Use	Square Business Reentry Inc., Lessee Request to allow more than the previous Board-approved limit of seven vehicles to be parked outdoors and continue occupying the premises as a light motor vehicle sales facility	4152 N 35Th St
<u>22</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>23</u>	3	BZZA-22-00038 Dimensional Variance	Michael Sanfelippo, Property Owner Request to construct a single-family dwelling (permitted) that does not meet the minimum required front setback	3220 N Lake Dr

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>24</u>	4	BZZA-22-00134 Special Use	Milwaukee Center Management, LLC, Property Owner Request to erect seven wall signs that are not mounted to a flat, opaque wall surface	111 E Kilbourn Av
<u>25</u>	5	BZZA-22-00014 Special Use, Dimensional Variance	Christian Life Resources, Property Owner Request to construct a transitional housing facility for 12 occupants without the primary entrance door facing the street	7365 N 107Th St
<u>26</u>	5	BZZA-22-00120 Special Use, Dimensional Variance	Christian Life Resources, Property Owner Request to construct a transitional housing facility for 12 occupants without the primary entrance door facing the street	7371 N 107Th St
<u>27</u>	6	BZZA-22-00064 Special Use	Outreach Community Health Centers, Inc., Property Owner Request to construct an addition to the Board-approved health clinic (intensification of existing use)	210 W Capitol Dr
<u>28</u>	7	BZZA-22-00083 Use Variance	Allen's Wright Hand of Love, LLC, Lessee Request to occupy the premises as a 24 hour day care center for 17 children per shift infant - 13 years of age, operating Sunday - Saturday	4557 N Hopkins St

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:30 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>29</u>	7	BZZA-22-00151 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner Request to occupy the premises as a temporary facility for processing or recycling of mined minerals	3940 N 35Th St
<u>30</u>	8	BZZA-22-00029 Dimensional Variance	Amira Academy, LLC dba Reading Rainbow Academy III, Property Owner Request to allow a permanent window sign that exceeds the maximum allowed glazing, and does not meet the required glazing along the primary street frontage	2439 W Mitchell St
<u>31</u>	10	BZZA-22-00044 Special Use	64070, LLC, Property Owner Request to occupy the premises as a car wash	640 S 70th St
<u>32</u>	9	BZZA-22-00098 Special Use, Use Variance, Dimensional Variance	Menard, Inc., Property Owner Request to construct additional outdoor storage units to the existing self-service storage facility and add light motor vehicle and heavy motor vehicle outdoor storage (intensification of existing Board-approved use), without the minimum required from setback, minimum required glazing, required building materials, and fence along the street frontage	8120 W Brown Deer Rd

Board of Zoning Appeals, Hearing on Thursday, June 2, 2022

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

5:30 p.m. Public Hearings (Contested).

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>33</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
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