



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

June 3, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 3, 2021, 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/4569168318983957006> 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) 247-8422

Access Code: 537-937-595

(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 6, 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>	15	BZCM-21-00002 Extension of Time	Master Lock Company, LLC, Property Owner Request for an extension of time to comply with the conditions of BZZA-19-00351	2600 N 32Nd St
<u>2</u>	8	BZCM-21-00003 Extension of Time	School Sisters of St. Francis, Property Owner Request for an extension of time to comply with the conditions of BZZA-19-00309	1501 S Layton Bl
<u>3</u>	8	BZZA-21-00036 Special Use <i>Dismissal</i>	Community Medical Services, Lessee Request to occupy a portion of the premises as a medical service facility	823 S Layton Bl



Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 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>4</u>	15	BZZA-21-00113 Special Use, Dimensional Variance	Mandeep Dhawan dba North Ave Gas and Food Corporation, Property Owner Request to construct an addition, exceeds the maximum allowed concrete block, and continue occupying the premises as a motor vehicle filling station	3708 W North Av
<u>5</u>	15	BZZA-21-00114 Special Use	Kids R Just Kids Childcare, Lessee Request to continue occupying the premises as a 24 hour day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday	4429 W North Av
<u>6</u>	1	BZZA-21-00044 Special Use	Kids R Just Kids Childcare, Lessee Request to increase the age of children from infant - 12 to infant to 13 years of age and continue occupying the premises as a day care center for 22 children per shift, operating Monday - Friday 6:00 a.m. - midnight	5301 W Villard Av
<u>7</u>	2	BZZA-21-00101 Special Use	Learning Through Technology Childcare Academy, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 222 children per shift infant - 13 years of age, operating Monday - Friday	7625 W Fond Du Lac Av

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

<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>8</u>	4	BZZA-21-00132 Use Variance	Serious Meats, LLC, Lessee Request to continue occupying the premises as a catering service (this is a new operator)	311 E Wisconsin Av
<u>9</u>	6	BZZA-21-00103 Use Variance	Milwaukee Lesbian, Gay, Bisexual, Transgender Community Center, Inc., Lessee Request to occupy the premises as a community center	315 W Court St
<u>10</u>	6	BZZA-21-00133 Dimensional Variance	The Province of St. Joseph of the Capuchin Order, Property Owner Request to allow a fence in the rear yard that exceeds the maximum allowed height	1927 N Vel R Phillips Av
<u>11</u>	7	BZZA-21-00126 Special Use	Train Up A Child Learning Center, LLC, Lessee Request to increase the age of children from infant - 12 to infant - 13, and continue occupying the premises as a 24 hrs. family day care home for 8 children per shift, operating Monday - Saturday	4165 N 42Nd St

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

<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>	8	BZZA-21-00102 Special Use	Amira Academy, LLC dba Reading Rainbow Academy III, Property Owner Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:30 a.m. - 6:30 p.m.	2439 W Mitchell St
<u>13</u>	8	BZZA-21-00107 Dimensional Variance	St. Ann Property, LLC, Property Owner Request to divide the existing parcel into two separate lots, causing the existing single family home (permitted) to not meet the minimum required rear setback	2020 S Muskego Av
<u>14</u>	8	BZZA-21-00131 Special Use, Dimensional Variance	B. Bohmann Plumbing, Inc., Property Owner Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping	2932 W Forest Home Av
<u>15</u>	9	BZZA-21-00104 Special Use	Pit Stop of Wisconsin, Inc., Property Owner Request to continue occupying the premises as a car wash	8805 N 107Th St

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

<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>16</u>	10	BZZA-21-00108 Special Use	Josephine Adams dba The Children's Palace Learning Phase II, Lessee Request to continue occupying the premises as a day care center for 68 children per shift infant - 12 years of age, operating Monday - Saturday 5:00 a.m. - midnight	7365 W Appleton Av
<u>17</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 Suite 314

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>18</u>	1	BZZA-21-00127 Dimensional Variance	Clear Channel Outdoor, Inc., Property Owner Request to construct a free-standing off-premise sign that does not meet the minimum required setback and exceeds the maximum allowed display area	4206 N Green Bay Av
<u>19</u>	2	BZZA-19-00196 Dimensional Variance	Li Dinh, Lessee Request to erect three roof signs that exceeds the maximum allowed number of signs per site	5808 W Villard Av

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

<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>20</u>	2	BZZA-19-00200 Dimensional Variance	Akberom Gherezger, Lessee Request to erect three roof signs that exceeds the maximum allowed number of signs per site	5824 W Villard Av
<u>21</u>	2	BZZA-21-00017 Special Use	Granny Mae's Learning Center, LLC, Lessee Request to occupy a portion of the premises (1st floor rear unit) as a 24 hour day care center for 30 children per shift, infant-12 years of age, operating Sunday-Saturday	6435 W Capitol Dr
<u>22</u>	2	BZZA-20-00325 Special Use	Michelle's Motherly Hands Childcare, LLC, Lessee Request to occupy a portion of the premises (basement level) 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>23</u>	2	BZZA-21-00117 Special Use	Michelle's Motherly Hands Childcare, LLC, Lessee Request to reduce the hours and days of operation from Monday - Sunday 5:00 a.m. - midnight to Monday - Friday 6:30 a.m. - 6:00 p.m., to reduce the ages of the children from 2 years - 12 years of age to 2 years through 5 years and 11 months of age, and continue occupying a portion of the premises (2nd floor unit) as a day care center for 50 children per shift (this is a new operator)	6427 W Capitol Dr AKA 6435 W Capitol Dr

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

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

3:00 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.

<u>24</u>	2	BZZA-21-00120 Special Use, Dimensional Variance	Baby Steps Day Care Inc., Property Owner Request to construct a building that does not have a primary entrance door on the front façade, does not meet the minimum required landscaping, and continue occupying the premises as a 24 hour day care center for 79 children on 1st and 2nd shift and 25 children on 3rd shift infant - 13 years of age, operating Monday - Sunday	7605 W Florist Av
<u>25</u>	3	BZZA-21-00069 Special Use	Saint John’s Communities, Inc., Property Owner Request to occupy the premises as a principal use parking lot	1744 N Farwell Av
<u>26</u>	5	BZZA-21-00059 Special Use	Buzy Beez Childcare & Development, LLC, Lessee Request to occupy a portion of the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Friday 5:45 a.m. - midnight and Saturday 6:00 a.m. - 6:00 p.m.	7860 W Appleton Av
<u>27</u>	5	BZZA-21-00116 Dimensional Variance	Ron Lamontagne, Property Owner Request to erect a solid wood fence that exceeds the maximum allowed height	2874 N 84Th St

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

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

3:00 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>28</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>29</u>	6	BZZA-21-00093 Special Use	Heart and Soul MLK, LLC, Property Owner Request to occupy the premises as transitional housing for 9 occupants	2669 N Martin L King Jr Dr

3:45 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>30</u>	6	BZZA-21-00110 Special Use	Riverworks Development Corporation, Lessee Request to occupy a portion of the premises as an outdoor salvage operation (this is a new operator)	3695 N Richards St
<u>31</u>	6	BZZA-21-00138 Dimensional Variance	VPMLK P1, LLC, Property Owner Request to construct an accessory use parking structure (permitted) that exceeds the maximum allowed height	320 W Lloyd St
<u>32</u>	7	BZZA-21-00089 Special Use	Inayat, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	5904 W Hampton Av
<u>33</u>	8	BZZA-21-00061 Special Use	Street Angels, Inc., Lessee Request to continue occupying a portion of the premises as a social service facility (this is a new operator)	1236 S Layton Bl

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

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

3:45 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.

<u>34</u>	8	BZZA-21-00085 Special Use	A & S, LLC dba Trans Auto, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	2300 W Lincoln Av
<u>35</u>	8	BZZA-21-00112 Special Use	Lincoln Forest Plaza, Inc., Prospective Buyer Request to construct a motor vehicle filling station	2524 W Forest Home Av

4:30 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>36</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
<u>37</u>	10	BZZA-21-00109 Special Use	Church & Chapel Real Estate, LLC, Property Owner Request to construct a principal use parking lot that is located on a corner lot	9236 W Blue Mound Rd
<u>38</u>	12	BZZA-20-00326 Dimensional Variance	Dominic Chiovari, Property Owner Request to construct a laundromat (permitted) that does not have a primary entrance door located on the front façade, and has an accessory use parking lot that exceeds the maximum allowed number of parking spaces and does not meet the minimum required landscaping	1931 S 14Th St

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

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

4:30 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>39</u>	12	BZZA-21-00118 Use Variance	Bright Star Child Care Center, Lessee Request to occupy a portion of the premises (1st floor) as a day care center for 34 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	1442 S 7Th St
<u>40</u>	12	BZZA-21-00122 Special Use	St. Stanislaus Congregation, Property Owner Request to construct a principal use parking lot	1723 S 5Th St

5:15 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>41</u>	13	BZZA-20-00324 Use Variance	AssetsBiz-Wisconsin, LLC., Lessee Request to continue occupying the premises as a light motor vehicle outdoor storage facility (this is a new operator)	4816 S 13Th St
<u>42</u>	13	BZZA-21-00011 Special Use	Fun For Kids Bilingual Academy, LLC, Lessee Request to occupy the premises as a day care center for 43 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m.	1629 W Oklahoma Av
<u>43</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

Board of Zoning Appeals, Hearing on Thursday, June 3, 2021

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

5:15 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>44</u>	13	BZZA-21-00074 Special Use	Milwaukee Prime Limousine, Property Owner Request to add a light motor vehicle repair facility to the existing Board-approved ground transportation service	1500 W Oklahoma Av
<u>45</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

6:00 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.

<u>46</u>	14	BZZA-21-00125 Special Use	Furniture Maxx, LLC dka Eve Jewelry, Lessee Request to occupy the premises as a cash-for-gold business	3074 S 13Th St
<u>47</u>	14	BZZA-21-00129 Special Use	Castille Real Estate Co., LLC, Prospective Buyer Request to occupy the premises as a medical service facility	2960 S Chase Av