



**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 30, 2022**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 30, 2022, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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/434296521729572622> 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: 145-494-518

(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](mailto: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 May 5, 2022 Minutes of the Board of Zoning Appeals

Approval of the June 2, 2022 Minutes of the Board of Zoning Appeals

<b><u>Item No.</u></b>	<b><u>Ald Dist.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
<u>1</u>	1	BZCM-21-00006 Condition Modification <i>Dismissal</i>	Square Business Auto Financial, LLC, Lessee  Request to modify condition #7 of BZZA-19-00077 "That no more than seven (7) vehicles are parked outdoors for any reason at any time"	4152 N 35Th St
<u>2</u>	1	BZZA-21-00441 Dimensional Variance <i>Dismissal</i>	Viola McCullum, Property Owner  Request to allow a fence along a side street without the minimum required setback	5477 N 41St St



Board of Zoning Appeals, Hearing on Thursday, June 30, 2022

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

**4:00 p.m. Administrative Consent Agenda (continued)**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

<u>3</u>	3	BZZA-22-00038 Dimensional Variance <i>Dismissal</i>	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
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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>4</u>	14	BZZA-22-00001 Special Use	Rich Deals, LLC, Lessee  Request to occupy a portion of the premises as a general retail establishment	2869 S Kinnickinnic Av
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<u>5</u>	14	BZZA-22-00060 Special Use	Salon Thor, Inc., Lessee  Request to continue occupying the premises as a personal service facility (hair salon)	3128 S Kinnickinnic Av
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**Board of Zoning Appeals, Hearing on Thursday, June 30, 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 (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>	15	BZZA-21-00445	Use Variance	Safety First Learning Center, LLC, Lessee	1923 N 12Th St
				Request to increase the number of children per shift from 27 to 75 and continue occupying the premises as a day care center for children infant - 12 years of age, operating Sunday - Saturday 5:00 a.m. - midnight	
<u>7</u>	1	BZZA-22-00102	Special Use	Villard Pump & Pantry, Inc., Lessee	4105 W Villard Av
				Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
<u>8</u>	1	BZZA-22-00158	Use Variance	HOPE Christian Schools: Fidelis LLC, Lessee	4200 W Douglas Av
				Request to increase the number of students from 590 to 660 and continue occupying the premises as a school for Kindergarten - 8th grade, operating Monday - Friday 7:00 a.m.- 7:00 p.m.	
<u>9</u>	2	BZZA-22-00024	Special Use	Milwaukee Community Service Corps, Inc., Property Owner	9608 W Flagg Av
				Request to occupy the premises as a social service facility	
<u>10</u>	2	BZZA-22-00114	Special Use	A Better Living Family Services, LLC, Lessee	6623 W Mill Rd
				Request to continue occupying a portion of the premises as an adult day care center for 50 occupants operating Monday - Friday 8:00 a.m. - 3:00 p.m	

**Board of Zoning Appeals, Hearing on Thursday, June 30, 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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**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>	4	BZZA-22-00125 Special Use	Refresh Management, LLC, Lessee  Request to occupy a portion of the premises as a health clinic	946 N Van Buren St
<u>12</u>	4	BZZA-22-00171 Special Use	Constantine Housing Initiative, Inc., Property Owner  Request to allow interior alterations to the building and continue occupying the premises as a fraternity house (alteration of a continuous nonconforming use)	1327 W Kilbourn Av
<u>13</u>	5	BZZA-21-00428 Use Variance	Home Sweet Home Learning Center, Inc., Lessee  Request to occupy the premises as a day care center for 25 children per shift infant to 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	7651 W Hope Av
<u>14</u>	5	BZZA-22-00113 Special Use	Ergun Kodesh, Inc dba Grace Christian Fellowship, Inc, Property Owner  Request to continue occupying the premises as a religious assembly hall	9900 W Capitol Dr
<u>15</u>	5	BZZA-22-00143 Special Use, Dimensional Variance	T&C Auto Sales and Repair, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair, light motor vehicle sales, and light motor vehicle wholesale facility that does not meet the minimum required landscaping	8341 W Lisbon Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 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 (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>16</u>	6	BZZA-22-00033	Special Use	Aunty Fe Fe's Child Development Center, LLC, Lessee	3567 N Martin L King Jr Dr
				Request to increase the number of children from 34 to 44 per shift and continue occupying the premises as a day care center for children infant - 13 years of age, operating Monday - Friday 5:00 a.m. - midnight	
<u>17</u>	6	BZZA-22-00077	Special Use, Dimensional Variance	Faith Temple Apostolic Church, Inc., Lessee	2201 N Martin L King Jr Dr
				Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	
<u>18</u>	7	BZZA-22-00019	Special Use	King's Temple House of the Living God, Lessee	3500 N Sherman Bl Suite 101
				Request to continue occupying a portion of the premises as a religious assembly hall	
<u>19</u>	7	BZZA-22-00084	Special Use	Faces Of Our Future Child Development Center, Lessee	10226 W Capitol Dr
				Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	

**Board of Zoning Appeals, Hearing on Thursday, June 30, 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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**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>20</u>	7	BZZA-22-00117 Special Use	Bug's Life Learning Center 2, LLC, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Sunday 6:00 a.m. - midnight	4335 N 35Th St
<u>21</u>	8	BZZA-21-00385 Special Use	MKE Headliners, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility (interior auto upholstery)	1909 S 32Nd St
<u>22</u>	12	BZZA-21-00295 Special Use	RealMex Corp., Lessee  Request to continue occupying the premises as a currency exchange, payday loan, or title loan agency	1636 W Forest Home Av
<u>23</u>	12	BZZA-22-00041 Special Use	Mian's Mart, LLC, Lessee  Request to continue occupying the premises as a motor vehicle filling station and convenience store (permitted) (this is a new operator)	1400 S 6Th St
<u>24</u>	12	BZZA-22-00119 Special Use	Mangat Petroleum Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station	2501 S 13Th St

**Board of Zoning Appeals, Hearing on Thursday, June 30, 2022**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. Administrative Review.</u></b>				
<u>Items Scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on these items.</u>				
<u>25</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

**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>26</u>	13	BZZA-22-00063 Special Use	Drivinci, LLC DBA Tom's Auto Maintenance, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	5240 S 27Th St
<u>27</u>	13	BZZA-20-00226 Use Variance, Dimensional Variance	Absolute Auto Salvage, LLC, Lessee  Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements and to allow a fence that does not meet the required landscaping	2151 W Ohio Av
<u>28</u>	14	BZZA-22-00166 Dimensional Variance	Pramoth Lertsinsongerm, Property Owner  Request to construct two buildings that exceed the maximum allowed front setback (permitted sit-down restaurant)	2159 S Kinnickinnic Av

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**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>29</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>30</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 infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.	6435 W Capitol Dr
<u>31</u>	2	BZZA-22-00027 Special Use	Begeman, LLC dba Wong’s Wok, Property Owner  Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	7424 W Appleton Av

**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>32</u>	2	BZZA-22-00160 Special Use	Milwaukee Health Services, Inc., Property Owner  Request to continue occupying the premises as a health clinic	8200 W Silver Spring Dr
<u>33</u>	3	BZZA-22-00169 Dimensional Variance	Unity Senior Living I, LLC, Property Owner  Request to occupy the premises as a multi-family dwelling (permitted) that does not meet the number of parking spaces required	1442 N Farwell Av



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**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>34</u>	3	BZZA-22-00175 Special Use, Dimensional Variance	1504 North, LLC, Prospective Buyer  Request to construct a non-restaurant with a drive-through facility that does not meet the minimum build-out on the secondary street frontage	1504 E North Av
<u>35</u>	3	BZZA-22-00221 Special Use, Dimensional Variance	1504 North, LLC, Prospective Buyer  Request to construct a non-restaurant with a drive-through facility that does not meet the minimum build-out on the secondary street frontage	1518 E North Av
<u>36</u>	3	BZZA-22-00222 Special Use, Dimensional Variance	1504 North, LLC, Prospective Buyer  Request to construct a non-restaurant with a drive-through facility that does not meet the minimum build-out on the secondary street frontage	1530 E North Av
<u>37</u>	6	BZZA-22-00176 Special Use, Dimensional Variance	Dr. Howard Fuller Collegiate Academy, Inc.,  Request to construct an elementary or secondary school that has prohibited building wall materials and does not meet the minimum required landscaping	2212 N Vel R Phillips Av AKA 2228 N Vel R Phillips Av

**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>38</u>	7	BZZA-21-00446 Special Use	Safety First Learning Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 72 children per shift infant - 13 years of age, operating Sunday - Saturday 5:00 a.m. to midnight	3380 N 35Th St
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**Board of Zoning Appeals, Hearing on Thursday, June 30, 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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**6:00 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>39</u>	7	BZZA-22-00104	Dimensional Variance	Bishops Creek Community Development Corp., Property Owner  Request to erect a wall sign that exceeds the maximum allowed display area	3417 W Hampton Av
<u>40</u>	9	BZZA-22-00048	Use Variance	Tradebe Environmental Services, LLC, Lessee  Request to occupy the premises as a truck freight terminal and a hazardous materials storage facility	10545 W Donges Ct
<u>41</u>	9	BZZA-22-00074	Use Variance	Tradebe Treatment and Recycling of Wisconsin, LLC, Lessee  Request to continue occupying the premises as a hazardous materials storage facility	5611 W Hemlock St
<u>42</u>	9	BZZA-22-00097	Special Use	Community Loans of America dba Wisconsin Auto Title Loans, Inc., Lessee  Request to continue occupying the premises as a currency exchange, payday loan, or title loan agency	6863 N 76Th St

**6:45 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>43</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>44</u>	10	BZZA-22-00167	Dimensional Variance	Wisconsin Lutheran High School, Property Owner  Request to modify and expand the existing accessory use parking lot (permitted) without the minimum required landscaping	330 N Glenview Av

**Board of Zoning Appeals, Hearing on Thursday, June 30, 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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**6:45 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>45</u>	11	BZZA-22-00082 Special Use	Twenty First Century Auto, LLC, Property Owner  Request to continue occupying the premises as a light motor vehicle repair facility	5300 W Forest Home Av
<u>46</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>47</u>	12	BZZA-22-00076 Dimensional Variance	Paeteria Yayo, LLC, Lessee  Request to allow 4 permanent window signs on the general retail establishment (permitted) that does not meet the minimum required glazing	1727 W Lincoln Av

**Closed Session Meeting**

The Board of Zoning Appeals of the City of Milwaukee may vote to convene in Closed Session, pursuant to Wis. Stats. Secs. 19.85 (1)(g), for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.