



**Board of Zoning Appeals**

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**Jewel Currie**  
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Alternates  
**Lindsey St. Arnold Bell**

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**Jeffrey Thomas**

**AGENDA**

**July 1, 2021**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 1, 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/8314947149735916813> TO USE YOUR TELEPHONE:

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Access Code: 384-124-410

(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 June 3, 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>	2	BZZA-20-00077 Special Use <i>Dismissal</i>	Braniac's Academy 2, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 30 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	6435 W Capitol Dr
<u>2</u>	7	BZZA-21-00084 Dimensional Variance <i>Dismissal</i>	Kenneth Dyson, Property Owner  Request to construct an accessory structure (garage) that exceeds the maximum allowed lot coverage	3333 N 39Th St



**Board of Zoning Appeals, Hearing on Thursday, July 1, 2021**

<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>3</u>	14	BZZA-21-00165 Special Use	UMOS, Inc., Property Owner  Request to continue occupying a portion of the premises as a social service facility	2701 S Chase Av
<u>4</u>	15	BZZA-21-00105 Special Use	Faith Temple Child Dev. Center, Lessee  Request to continue occupying the premises as a 24 hour day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday	2416 W Lisbon Av
<u>5</u>	15	BZZA-21-00160 Special Use	S.E.E.D SUPER EXCPTNL EXCLLNC DEV CTR LLC, Lessee  Request to continue occupying the premises as a day care center for 75 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - midnight	2816 N Teutonia Av
<u>6</u>	15	BZZA-21-00183 Special Use	M&R Automotive Inc. dba American Auto Salvage, Property Owner  Request to continue occupying the premises as an outdoor salvage operation (to be operated in conjunction with the salvage facility at 3015 W. Center St.)	2661 N 30Th St

**Board of Zoning Appeals, Hearing on Thursday, July 1, 2021**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>4:00 p.m. Consent Agenda (continued)</u></b>  <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>7</u>	1	BZZA-21-00145 Special Use	Clear Path Childcare, LLC, Lessee  Request to continue occupying the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:30 p.m. (this is a new operator)	4202 W Silver Spring Dr AKA 4202B W Silver Spring Dr
<u>8</u>	1	BZZA-21-00149 Special Use	Humbled Hearts, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 35 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - 10:00 p.m.	6003 N Teutonia Av
<u>9</u>	3	BZZA-21-00152 Use Variance	Palmetto, LLC, Property Owner  Request to continue occupying the premises as a three unit residential dwelling	3044 N Farwell Av
<u>10</u>	4	BZZA-21-00140 Special Use	1547 CSR – Milwaukee, LLC, Property Owner  Request to continue occupying a portion of the premises as an indoor substation/distribution equipment facility (this is a new operator)	324 E Wisconsin Av
<u>11</u>	4	BZZA-21-00162 Use Variance	Berta's Tamales MKE, LLC, Lessee  Request to occupy a portion of the premises as a catering service (base kitchen)	117 E Wells St

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<p><b><u>4:00 p.m. Consent Agenda (continued)</u></b>  <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>12</u>	5	BZZA-21-00137 Special Use	Cre8tive Kiz Learning Center, LLC, Lessee  Request to reduce the number of children from 40 per shift to 39 per shift, reduce the hours and days of operation from Monday - Sunday 6:00 a.m. to 10:00 p.m. to Monday - Friday 6:00 a.m. to 10:00 p.m. and Saturday 6:00 a.m. to 5:00 p.m., and to continue occupying the premises as a day care center for children infant to 13 years of age	8028 W Appleton Av
<u>13</u>	5	BZZA-21-00142 Dimensional Variance	Patricia Daugherty, Property Owner  Request to allow a fence along a side street that does not meet the minimum required setback	3002 N 80Th St
<u>14</u>	5	BZZA-21-00154 Special Use	T&H Discount Mart Inc., Property Owner  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	8334 W Appleton Av
<u>15</u>	8	BZZA-21-00121 Special Use	Carmen Maysonet dba Pa'Ti Mujer, Lessee  Request to occupy the premises as a social service facility	2525 W National 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>16</u>	8	BZZA-21-00153 Special Use, Dimensional Variance	Christian Center of Love And Restoration, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall without the minimum required number of parking spaces	2023 S Muskego Av
<u>17</u>	8	BZZA-21-00157 Special Use, Dimensional Variance	J&J General Contractors, Inc., Lessee  Request to continue occupying the premises as a contractor's yard without the minimum required landscaping	2005 S Muskego Av
<u>18</u>	9	BZZA-21-00123 Special Use	Southeast Sales Corp., Property Owner  Request to continue occupying the premises as a light motor vehicle sales and repair facility (motorcycles and ATV's)	6930 N 76Th St
<u>19</u>	10	BZZA-21-00172 Special Use	L + M Links II, Lessee  Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m.	3942 N 76Th 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>20</u>	12	BZZA-21-00072 Special Use	A&S Oil Mart, Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station and convenience store	1400 S 6Th St
<u>21</u>	12	BZZA-21-00080 Special Use	Town Bank, Property Owner  Request to continue occupying the premises as a non-restaurant drive-through facility (this is a new operator)	1605 W Mitchell St
<u>22</u>	12	BZZA-21-00167 Special Use	United Community Center, Property Owner  Request to increase the number of clients from 15 (permitted) to 16 and continue occupying the premises as a community living arrangement (CBRF)	604 W Scott 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.

<u>23</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
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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>24</u>	13	BZZA-21-00094 Special Use	LKQ Pick Your Part Midwest, LLC, Lessee  Request to add an indoor salvage operation and continue occupying the premises as an outdoor salvage operation (this is a new operator)	6102 S 13Th St
<u>25</u>	13	BZZA-21-00171 Dimensional Variance	Gerardo Reyes-Ortiz, Property Owner  Request to allow a solid wood fence with lattice in the front yard that exceeds the maximum allowed height	1337 W Morgan Av
<u>26</u>	14	BZZA-21-00125 Special Use	Furniture Maxx, LLC dba Eve Jewelry, Lessee  Request to occupy the premises as a cash-for-gold business	3074 S 13Th St
<u>27</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

**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.

<u>28</u>	15	BZZA-21-00045 Special Use, Dimensional Variance	Midwest Autos & Services, LLC, Lessee  Request to add a light motor vehicle sales facility that does not meet the minimum required screening to an existing non-conforming light motor vehicle repair facility	1711 W Center St
<u>29</u>	15	BZZA-21-00158 Dimensional Variance	Bradley Christensen, Property Owner  Request to allow a fence that does not meet the minimum required setback	2876 N Grant Bl

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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.

<u>30</u>	1	BZZA-21-00141 Use Variance	Bodies Event, LLC, Lessee  Request to occupy the premises as an assembly hall	5112 N 37Th St
<u>31</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
<u>32</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

**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.

<u>33</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>34</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 A



**Board of Zoning Appeals, Hearing on Thursday, July 1, 2021**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>5:45 p.m. Public Hearings (continued)</u></b>				
<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>35</u>	4	BZZA-21-00184 Use Variance	Midwest Bikeshare, Inc. dba Publr Bikes, Lessee  Request to occupy the premises as a contractor's shop	161 W Wisconsin Av Suite 1115

<u>36</u>	5	BZZA-21-00119 Special Use, Dimensional Variance	Untouchable Auto & Diesel, LLC, Lessee  Request to continue occupying the premises as a light and heavy motor vehicle repair facility and an outdoor salvage operation that does not meet the minimum required landscaping and screening and does not have a paved parking surface	11920 W Carmen Av
<u>37</u>	5	BZZA-21-00130 Dimensional Variance	Michael and Karen Sharkey, Property Owner  Request to allow a fence in the front yard and along the side street that exceeds the maximum allowed height and is located within the vision triangle	3109 N Menomonee River Pk

**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>38</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>39</u>	6	BZZA-21-00134 Special Use	Genyne Edwards and Antonio Butts dba 1916 Black, Property Owner  Request to occupy the premises as an assembly hall	1916 N Martin L King Jr Dr

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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>40</u>	6	BZZA-21-00156 Dimensional Variance	208CAP, LLC, Property Owner  Request to construct a general retail establishment (permitted) that has prohibited building materials, does not have a primary entrance door located on the front façade, and does not meet the minimum required glazing	208 E Capitol Dr
<u>41</u>	6	BZZA-21-00182 Special Use	A & J Swan, LLC, Property Owner  Request to raze the existing structure and construct a motor vehicle filling station	4751 N Santa Monica Bl
<u>42</u>	7	BZZA-21-00135 Special Use, Dimensional Variance	T & A Autobody, LLC, Property Owner  Request to occupy the premises as a light motor vehicle sales facility, repair facility, and body shop that does not meet the minimum required screening	5227 W Hampton Av
<u>43</u>	7	BZZA-21-00166 Use Variance	Safe & Sound Inc., Other  Request to occupy the premises as a social service facility	3755 N 44Th St

**Board of Zoning Appeals, Hearing on Thursday, July 1, 2021**

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

**8:00 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>44</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
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