



Board of Zoning Appeals

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AGENDA

July 2, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 2, 2020, 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/1027716125318598668> TO USE YOUR TELEPHONE:

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(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. 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.

Approval of the June 18, 2020 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>	4	BZZA-20-00117 Special Use	Angela Westmore, LLC, Lessee Request to occupy the premises as a general office	1234 N Prospect Av
<u>2</u>	10	BZZA-20-00116 Dimensional Variance	Todd Chini, Property Owner Request to construct a garage in the side yard that does not meet the minimum required side setback	7013 W Mt Vernon Av



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

4:00 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.
No oral testimony will be taken on these items.

<u>3</u>	6	BZAP-19-00003 Appeal of Order	Earl Grunewald, Property Owner Request to appeal an order from the Department of Neighborhood Services stating that all areas used for the parking of motor vehicles or trailers or light or heavy motor vehicle storage shall have paved or approved surfaces and that the premises is being occupied as an outdoor salvage operation	4117 N Richards St
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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>4</u>	4	BZZA-20-00065 Special Use, Dimensional Variance	898 MU, LLC, Property Owner Request to occupy the premises as a sorority house that does not meet the minimum required number of parking spaces	853 N 16Th St
<u>5</u>	5	BZZA-20-00136 Use Variance, Dimensional Variance	School Sisters of Notre Dame, Property Owner Request to construct a multi-family dwelling that uses stone cladding as a building material	9525 W Burleigh Pk

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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>6</u>	6	BZZA-20-00062 Special Use	Hollywoodz Childcare Center, LLC, Property Owner Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Saturday from 5:00 a.m. - midnight	1234 W Burleigh St
<u>7</u>	6	BZZA-20-00078 Use Variance	Good Land Properties, LLC, Property Owner Request to occupy the premises as a multi-family dwelling	529 E Locust St
<u>8</u>	6	BZZA-20-00030 Special Use	Lockett Enterprises LLC DBA Behavioral Services, Lessee Request to occupy the premises as a social service facility	4111 N Port Washington 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>9</u>	7	BZZA-20-00005 Special Use	Amazing Mays Child Care, LLC, Property Owner Request to occupy the premises as a day care center for 115 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	4850 W Fond Du Lac Av
<u>10</u>	8	BZZA-20-00070 Special Use	Arandas Auto Body & Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	2725 W Hayes Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>5:00 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>11</u>	8	BZZA-20-00072 Special Use	Arandas Auto Body & Sales, LLC, Lessee Request to occupy the premises as a light motor sales facility (to be operated in conjunction with 2725 W. Hayes Av.)	2740 W Forest Home Av
<u>12</u>	8	BZZA-20-00089 Special Use	4 Season Auto, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility and hand car wash	1911 W Mitchell St
<u>13</u>	8	BZZA-20-00125 Special Use, Dimensional Variance	United Community Center, Property Owner Request to occupy the premises as a principal use parking lot without the minimum required landscaping (temporary use for UCC employees and neighborhood residents during construction at 2130 W. Becher St.)	2000 S Muskego Av
<u>14</u>	8	BZZA-20-00126 Special Use	United Community Center, Property Owner Request to expand the Board-approved day care center to include a second floor addition increasing the number of children from 200 per shift to 368 children per shift, and continue occupying the premises as a day care for children infant - 4 years of age operating Monday - Friday 6:00 a.m. - 6:00 p.m.	2130 W Becher St

5:30 p.m. Public Hearings.

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<u>15</u>	9	BZZA-20-00076 Special Use	Thee Visual Factory, LLC, Lessee Request to occupy the premises as a business service facility and personal instruction school	7319 W Dean Rd
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5:30 p.m. Public Hearings (continued)

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<u>16</u>	9	BZZA-20-00037 Dimensional Variance	Outdoor Lighting Construction Co., Inc., Property Owner Request to occupy a portion of the premises as an outdoor storage facility (permitted) that does not meet the minimum required screening	8628 W Calumet Rd
<u>17</u>	9	BZZA-20-00087 Special Use	Fiji Motors, LLC, Property Owner Request to occupy the premises as a light motor vehicle sales facility	6922 W Good Hope Rd
<u>18</u>	12	BZZA-20-00059 Use Variance	Nimius, Lessee Request to occupy the premises as a contractor's shop	936 W Greenfield Av
<u>19</u>	12	BZZA-20-00006 Special Use	MC Autobody, LLC, Lessee Request to add an outdoor salvage operation and continue occupying a portion of the premises as a light motor vehicle repair facility and light motor vehicle body shop (this is a new operator)	1711 W Pierce 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>20</u>	13	BZZA-19-00485 Special Use	Kar-X Auto Sales, LLC, Lessee Request to add a light motor vehicle body shop and continue occupying a portion of the premises as a light motor vehicle sales facility	1101 W Boden Ct
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:00 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>21</u>	13	BZZA-20-00103 Special Use	Lyft, Inc., Lessee Request to occupy the premises as a light motor vehicle rental facility (this is a new operator)	550 W Grange Av
<u>22</u>	13	BZZA-20-00094 Special Use	Lyon Realty, LLC, Lessee Request to continue occupying the premises as a general office (real estate office)	3479 S 15Th Pl
<u>23</u>	13	BZZA-20-00124 Dimensional Variance	Kelsy-Ann Hayes, Property Owner Request to continue to allow a free-standing sign that exceeds the maximum allowed height and the maximum allowed display area, and allow a canopy sign that exceeds the maximum allowed display area	6331 S 13Th St
<u>24</u>	13	BZZA-20-00132 Special Use	Sixteenth Street Community Health Centers, Inc., Property Owner Request to continue occupying the premises as a health clinic	4570 S 27Th St
<u>25</u>	13	BZZA-20-00131 Special Use	Sixteenth Street Community Health Centers, Inc., Property Owner Request to occupy the premises as a principal use parking lot (to be used in conjunction with the health clinic at 4570 S. 27th St.)	4560 S 27Th St

6:30 p.m. Public Hearings.

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<u>26</u>	13	BZZA-20-00130 Special Use	Future III, LLC dba Griffin Hub, Property Owner Request to expand the Board-approved light motor vehicle sales lot	5700 S 27Th St
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<u>27</u>	14	BZZA-20-00028 Dimensional Variance	Jennifer Bartolotta, Property Owner Request to construct an attached garage and fence located in the front the yard of the premises	2957 S Superior St
<u>28</u>	14	BZZA-20-00052 Special Use	Tire Rescue on the Go, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	2806 S 13Th St
<u>29</u>	15	BZZA-20-00022 Special Use	Big-A-Low Babies Learning Center, LLC, Lessee Request to increase the hours of operation from 6:00 a.m. - midnight to 5:30 a.m. - midnight, decrease the number of children from 50 to 45 children per shift, and continue occupying the premises as a daycare center for children infant - 12 years of age operating Monday - Saturday (this is a new operator)	3933 W Center St
<u>30</u>	15	BZZA-20-00047 Special Use	Emerging Scholars Learning Center, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 30 children per shift 2 - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	1115 N 35Th St

7:00 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>31</u>	1	BZZA-20-00002 Use Variance	Design Kitchens & Remodeling, LLC, Property Owner Request to occupy a portion of the premises as a contractor's shop	1314 W Olive St
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Board of Zoning Appeals, Hearing on Thursday, July 2, 2020

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

7:00 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>32</u>	2	BZZA-20-00050 Special Use, Dimensional Variance	9632 W Appleton, LLC, Property Owner Request to occupy the premises as a principal use parking lot without the minimum required landscaping	9460 W Appleton Av
<u>33</u>	2	BZZA-20-00113 Special Use	Schmied Incorporated Transitional Living and Family Services, Property Owner Request to continue occupying a portion of the premises as a group foster home for 8 occupants	7700 W Thurston Av