



**Board of Zoning Appeals**

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Vice Chairman  
**Henry Szymanski**

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**Jewel Currie**  
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**Eric Lowenberg**

Alternates  
**Lindsey St. Arnold Bell**  
**Clifton Crump**

Secretary  
**Jeffrey Thomas**

**AGENDA**

**July 28, 2022**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 28, 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/6880035006164085519> 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 (415) 930-5321

Access Code: 699-660-930

(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>	15	BZZA-20-00145 Special Use <i>Dismissal</i>	5K's Learning Center, LLC, Lessee  Request to occupy the premises as a day care center for 80 children per shift infant - 12 years of age, operating Monday - Saturday 6:00 a.m. - midnight	3227 W North Av
<u>2</u>	1	BZZA-21-00301 Special Use <i>Dismissal</i>	Reign, LLC, Lessee  Request to occupy a portion of the premises as an assembly hall	6115 N Teutonia Av



Board of Zoning Appeals, Hearing on Thursday, July 28, 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>	4	BZZA-21-00421 Use Variance <i>Dismissal</i>	Fruition MKE, LLC, Lessee  Request to occupy a portion of the premises as an assembly hall	2202 W Clybourn St
<u>4</u>	7	BZZA-21-00098 Special Use <i>Dismissal</i>	Sunshine on Sherman, Lessee  Request to occupy a portion of the premises as an assembly hall	4322 W Fond Du Lac Av
<u>5</u>	13	BZZA-19-00381 Use Variance, Dimensional Variance <i>Dismissal</i>	Lake Chevrolet, Inc., Lessee  Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required landscaping (This is an expansion of a non-conforming use)	4153 S 20Th St

**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>6</u>	14	BZZA-22-00032 Special Use	Buena Vista Hall, LLC, Lessee  Request to continue occupying a portion of the premises as an assembly hall	3000 S 13Th 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.  
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<u>7</u>	14	BZZA-22-00124 Dimensional Variance	Michaela Tiefenraber, Property Owner  Request to allow a 6 ft. solid wood fence in the rear yard that does not meet the minimum required side street setback	902 E Howard Av
<u>8</u>	15	BZZA-22-00164 Special Use	Five Star Educational Training Center, LLC, Lessee  Request to occupy a portion of the premises as a social service facility	2336 W Walnut St
<u>9</u>	1	BZZA-22-00100 Use Variance	Little Me Childcare, LLC, Lessee  Request to occupy the premises as a day care center for 15 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (operating in conjunction with 1927 W. Hampton Av.)	1925 W Hampton Av
<u>10</u>	1	BZZA-22-00147 Special Use	AdaRuth Community Advocates Real Estate Investors, LLC dba ARHomes, Lessee  Request to continue occupying the premises as a rooming house for 34 occupants (this is a new operator)	5477 N Hopkins 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>11</u>	3	BZZA-22-00118 Dimensional Variance	Roy Donald Glover, Property Owner  Request to construct a residential porch that exceeds the maximum allowed lot coverage	3166 N Pierce St
<u>12</u>	4	BZZA-22-00231 Special Use	iLash & Aesthetics Pro Institute, LLC, Lessee  Request to occupy a portion of the premises as a personal instruction school (units 212, 213, and 214)	230 W Wells St
<u>13</u>	6	BZZA-22-00065 Special Use, Dimensional Variance	Vivient Health, Inc., Lessee  Request to occupy the premises as a social service facility that does not meet the minimum required glazing	1311 N 6Th St
<u>14</u>	6	BZZA-22-00121 Special Use, Use Variance	Yacks on Richards, LLC, Lessee  Request to occupy a portion of the premises as a tavern and rooming house for 8 occupants	3805 N Richards St
<u>15</u>	6	BZZA-22-00130 Special Use	Gateway to Change III,  Request to continue occupying the premises as a transitional housing facility for 24 occupants	2311 W Capitol Dr
<u>16</u>	6	BZZA-22-00132 Special Use	Gateway to Change II, Lessee  Request to continue occupying a portion of the premises as a transitional housing facility for 34 occupants (2nd and 3rd floors)	2323 W Capitol Dr

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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>17</u>	6	BZZA-22-00133 Special Use	Gateway to Change, LLC, Lessee  Request to continue occupying a portion of the premises as a social service facility (1st floor)	2319 W Capitol Dr
<u>18</u>	9	BZZA-22-00099 Special Use	K & Z Investment Group, LLC, Property Owner  Request to occupy the premises as a 24 hour day care center for 100 children per shift infant - 12 years of age, operating Sunday - Saturday	8925 W Brown Deer Rd
<u>19</u>	9	BZZA-22-00107 Special Use	Homer's Towing & Service, Inc., Lessee  Request to occupy the premises as heavy motor vehicle outdoor storage	11410 W Brown Deer Rd
<u>20</u>	12	BZZA-22-00052 Special Use	Peladitos Centro de Cuidado Infantil, LLC, Lessee  Request to decrease the hours and days of operation from Monday - Sunday 6:00 a.m. - midnight to Monday - Friday 5:30 a.m. - 10:00 p.m. and continue occupying the premises as a day care center for 27 children per shift infant to 12 years of age	1599 W Windlake Av
<u>21</u>	12	BZZA-22-00129 Special Use	Prime Financial Credit Union, Property Owner  Request to continue occupying the premises as a bank or financial institution (this is a new operator)	225 W Greenfield Av

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

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<u>22</u>	13	BZZA-22-00227	Special Use	Islamic Foundation of Greater Milwaukee, Inc. dba Islamic Society of Milwaukee and Salam School, Property Owner	815 W Layton Av
				Request to expand the Board-approved elementary and secondary school (expanding into the 1st floor NW portion of the building)	

**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>	15	BZZA-22-00126	Use Variance	33rd Center St. Auto Sales, LLC, Lessee	3302 W Center St
				Request to add an outdoor salvage operation to the Board-approved light motor vehicle sales facility	

<u>24</u>	1	BZZA-22-00079	Special Use	Square Business Reentry Inc., Lessee	4152 N 35Th St
				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	

<u>25</u>	1	BZZA-22-00094	Special Use	No Limit Auto Sales, LLC, Lessee	3841 W Villard Av
				Request to continue occupying the premises as a light motor vehicle sales and repair facility	

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**4:15 p.m. Public Hearings (continued)**

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<u>26</u>	1	BZZA-22-00103	Special Use, Dimensional Variance	Apy's Cars, Inc., Lessee  Request to occupy a portion of the premises as an outdoor salvage operation that does not meet the minimum required landscaping and continue occupying a portion of the premises as an indoor salvage operation (this is a new operator)	4030 W Douglas Av
<u>27</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
<u>28</u>	2	BZZA-22-00131	Special Use	The McLaurin House, LLC, Lessee  Request to occupy the premises as a community living arrangement for 8 occupants	7908 W Bender Av
<u>29</u>	3	BZZA-22-00123	Dimensional Variance	2108 Cambridge, LLC, Property Owner  Request to construct a 4-unit dwelling that does not meet the minimum required front facade width, and does not meet the primary entrance door orientation requirement	2108 N Cambridge Av

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**5:15 p.m. Public Hearings.**

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<u>30</u>	3	BZZA-22-00214 Dimensional Variance	Chris Abele, Property Owner  Request to allow a fence along the side street that exceeds the maximum height allowed and construct an accessory structure (garage) that exceeds the maximum number of accessory buildings, maximum size, maximum allowed sidewall height, and does not meet the minimum required side street setback	3319 N Lake Dr
<u>31</u>	4	BZZA-22-00127 Use Variance	Almost Home Cat Rescue MKE, Lessee  Request to occupy the premises as an animal boarding facility	925 E Ogden Av
<u>32</u>	5	BZZA-22-00023 Dimensional Variance	Kandace Rantala, Property Owner  Request to allow a fence in the rear yard and side yard that exceeds the maximum allowed height	5376 N 103Rd St
<u>33</u>	5	BZZA-22-00170 Special Use	KO Storage of Milwaukee, LLC, Property Owner  Request to occupy the premises as a self-service storage facility	9929 W Silver Spring Dr
<u>34</u>	6	BZZA-22-00106 Use Variance	Wolfhouse Customs, LLC, Lessee  Request to continue occupying the premises as an assembly hall (this is a new operator)	3865 N Richards St



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**5:15 p.m. Public Hearings (continued)**

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<u>35</u>	6	BZZA-22-00144 Special Use	The Boys Tire Shop, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	2008 W Hopkins St
<u>36</u>	6	BZZA-22-00168 Special Use	Tati Investments, LLC, Prospective Buyer  Request to occupy the premises as an artist studio and personal instruction school	2917 N Holton St

**6:15 p.m. Public Hearings.**

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<u>37</u>	6	BZZA-22-00176 Special Use, Dimensional Variance	Dr. Howard Fuller Collegiate Academy, Inc.,  Request to construct a elementary or secondary school that has prohibited building wall materials and does not meet the minimum required landscaping	2212 N Vel R Phillips Av
<u>38</u>	6	BZZA-22-00179 Dimensional Variance	MillerCoors, LLC, Property Owner  Request to erect a wall sign that exceeds that maximum allowed display area	1515 N 10Th St
<u>39</u>	7	BZZA-22-00034 Dimensional Variance	Tavone Hunt, Property Owner  Request to allow a 6 ft. fence in the front and side yard	4967 W Medford Av
<u>40</u>	7	BZZA-22-00152 Special Use	Pretti Girlz with a Purpose, LLC, Lessee  Request to occupy the premises as a group home for 6 occupants	4612 N Sherman Bl

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**6:15 p.m. Public Hearings (continued)**

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<u>41</u>	8	BZZA-20-00039 Use Variance, Dimensional Variance	Pascual Diaz, Property Owner  Request to occupy the premises as an outdoor storage facility, light motor vehicle and heavy motor vehicle outdoor storage facility that does not meet the minimum required screening	4126 W Orchard St
<u>42</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>43</u>	8	BZZA-22-00025 Special Use	Four Wheels Auto Sales & Repair, LLC, Lessee  Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility (this is a new operator)	4115 W Greenfield Av

**7:15 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>44</u>	8	BZZA-22-00101 Dimensional Variance	Gregory Gerard, Property Owner  Request to allow a 6 ft. fence that does not meet the minimum required sidewalk setback and is located within the vision triangle	2103 S 31St St
<u>45</u>	9	BZZA-21-00389 Special Use, Dimensional Variance	POZAC Rentals, LLC, Property Owner  Request to occupy the premises as a light motor vehicle repair facility and a contractor's yard without the minimum required landscaping	8260 W Northridge Mall Rd

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**7:15 p.m. Public Hearings (continued)**

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<u>46</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>47</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
<u>48</u>	11	BZZA-22-00149 Dimensional Variance	Milwaukee Water Works, Property Owner  Request to construct a water treatment plant (permitted) that exceeds the maximum allowed front setback, does not meet the minimum requirement for glazing at street frontage, has an accessory structure (generator building), and mechanical equipment placed in the front yard	7517 W Oklahoma Av
<u>49</u>	12	BZZA-21-00399 Special Use	SL Property Investments, LLC, Lessee  Request to occupy the premises as an assembly hall	1001 S 5Th St
<u>50</u>	13	BZZA-22-00105 Special Use	JA Property Investment, LLC, Property Owner  Request to construct a motor vehicle filling station	3200 S 27Th St