



**Board of Zoning Appeals**

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**AGENDA**

**July 29, 2021**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 29, 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/2774506958522100751> 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) 655-0052

Access Code: 889-204-760

(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 July 1, 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>	1	BZCM-21-00004 Extension of Time	Hope Street Ministry, Inc., Property Owner  Request for an extension of time to comply with the conditions of BZZA-19-00335	2510 W Capitol Dr



**Board of Zoning Appeals, Hearing on Thursday, July 29, 2021**

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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>2</u>	2	BZZA-21-00199 Special Use	Love and Purpose Development Center, Lessee  Request to increase the age of children from infant - 12 to infant - 13 years of age, decrease the number of children from 40 to 24, and continue occupying the premises as a 24 hour day care center operating Monday - Sunday	6809 W Hampton Av
<u>3</u>	4	BZZA-21-00197 Use Variance	Dr. Noah's Ark Veterinary Clinic, Inc., Lessee  Request to occupy the premises as an animal hospital/clinic	946 N Van Buren St
<u>4</u>	4	BZZA-21-00206 Special Use	Hmong American Women's Association, Inc., Property Owner  Request to occupy the premises as a social service facility	3030 W Highland Bl
<u>5</u>	5	BZZA-21-00194 Special Use	Paul Leow dba Paul's Automotive Service, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility	9130 W Center St
<u>6</u>	6	BZZA-21-00208 Special Use	2007 MLK, LLC dba Dohmen Company Foundation, Property Owner  Request to occupy a portion of the premises as a social service facility	2007 N Martin L King Jr Dr

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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>7</u>	7	BZZA-21-00124 Special Use	Haven of Hope Development Center, Inc., Lessee  Request to continue occupying the premises as a day care center for 100 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m. (this is a new operator)	4040 W Fond Du Lac Av
<u>8</u>	7	BZZA-21-00180 Special Use	Phoenix Care Systems, Inc. DBA Broadstep-Wisconsin, Inc., Lessee  Request to continue occupying the premises as an adult day care center (this is a new operator)	4065 N 35Th St
<u>9</u>	8	BZZA-21-00086 Special Use	Inner Beauty Center, Inc., Lessee  Request to continue occupying a portion of the premises as a social service facility	1300 S Layton Bl
<u>10</u>	9	BZZA-21-00136 Use Variance	J & L Property Holdings, LLC dba Grace Personal and Supportive Care Services, Property Owner  Request to occupy the premises as a general office	6800 N 76Th St
<u>11</u>	14	BZZA-21-00096 Special Use	Adult Day Services of Wisconsin, LLC, Lessee  Request to continue occupying the premises as an adult day care center	206 E Lincoln 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>12</u>	15	BZZA-21-00078 Special Use	Milwaukee Area Health Education Centers, Inc., Lessee  Request to occupy a portion of the premises as a social service facility	1609 W North Av
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**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>13</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 (temporary employee parking)	1744 N Farwell Av
<u>14</u>	3	BZZA-21-00081 Special Use, Dimensional Variance	Steren Management Co., Lessee  Request to add an addition to an existing Board-approved restaurant with a drive-through facility that does not meet the architectural metal panel system requirement	1614 E North Av
<u>15</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

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

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<u>16</u>	3	BZZA-21-00168 Dimensional Variance	Larissa Mendoza, Property Owner  Request to construct a garage that exceeds the maximum height allowed and exceeds the maximum lot coverage allowed	2750 N Bremen St
<u>17</u>	3	BZZA-21-00223 Dimensional Variance	University of Wisconsin-Milwaukee, Property Owner  Request to construct a building that exceeds the maximum allowed height	3200 N Cramer St AKA 2000 E Kenwood Bl

**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>18</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>19</u>	5	BZZA-21-00151 Special Use	A Different Vibe Lounge, LLC, Lessee  Request to occupy a portion of the premises as an assembly hall	5400 N Lovers Lane Rd
<u>20</u>	6	BZZA-21-00083 Special Use	Steps 2 Learning, Inc., Lessee  Request to increase the number of children from 19 to 20 per shift infant - 12 years of age, increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to 24 hours Monday - Sunday, and continue occupying the premises as a day care center (this is a new operator)	907 W Atkinson Av
<u>21</u>	6	BZZA-21-00134 Special Use	Genye 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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**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.  
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<u>22</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
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**5:45 p.m. Public Hearings.**

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<u>23</u>	7	BZZA-21-00200 Dimensional Variance	COA Youth and Family Centers, Inc., Property Owner  Request to allow a combination type freestanding monument sign that exceeds the maximum allowed height and display area	2320 W Burleigh St
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<u>24</u>	8	BZZA-21-00147 Dimensional Variance	Seeds of Health, Inc., Property Owner  Request to increase the size of the existing freestanding sign exceeding the maximum allowed display area, and erect 6 freestanding signs to be installed on the fence on the east side of the property exceeding the maximum allowed number of freestanding signs per site	1445 S 32Nd St
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<u>25</u>	9	BZZA-21-00177 Dimensional Variance	POZAC Rentals, LLC, Property Owner  Request to construct an 8 foot chain link fence with barbed wire at the property line around the entire site	8260 W Northridge Mall Rd
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<u>26</u>	9	BZZA-21-00190 Special Use	Russ Darrow Colonial, Inc., Property Owner  Request to add a body shop to the Board-approved light motor vehicle sales facility	9301 W Brown Deer Rd
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Board of Zoning Appeals, Hearing on Thursday, July 29, 2021

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

**5:45 p.m. Public Hearings (continued)**

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27      10      BZZA-21-00097      Ameen Garage, LLC, Lessee      4550 W Wisconsin Av  
Special Use  
  
Request to occupy a portion of the premises as a light motor vehicle repair facility

**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.  
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28      10      BZZA-21-00169      Christopher Dobs, Property Owner      5430 W Vliet St  
Dimensional Variance  
  
Request to construct a detached garage in the front yard

29      10      BZZA-21-00181      Phoenix Care Systems, Inc. DBA      3090 N 53Rd St  
Special Use      Broadstep-Wisconsin, Inc., Lessee  
  
Request to occupy the premises as a social service facility

30      11      BZZA-21-00170      Richard O'Shea, Property Owner      9017 W Morgan Av  
Dimensional Variance  
  
Request to construct a detached garage that exceeds the maximum allowed size, height, and has a gambrel style roof

31      11      BZZA-21-00192      Cleveland Avenue Citgo, LLC, Lessee      6001 W Cleveland Av  
Special Use  
  
Request to add an addition to the Board-approved motor vehicle filling station

32      12      BZZA-21-00167      United Community Center,      604 W Scott St  
Special Use      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)

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<b><u>7:15 p.m. Public Hearings.</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>33</u>	14	BZZA-21-00161 Special Use	MARCAT Corp. dba Hue Restaurant, Lessee  Request to occupy a portion of the exterior yard as an outdoor storage facility	2699 S Kinnickinnic Av
<u>34</u>	14	BZZA-21-00163 Special Use	Simple But Clean Barber Shop, Lessee  Request to occupy the premises as a personal service facility (barber shop)	2491 S 9Th Pl
<u>35</u>	14	BZZA-21-00205 Dimensional Variance	John Rossetto, Property Owner  Request to construct a detached garage that exceeds the maximum allowed sidewall height and does not meet the minimum required side street setback	1003 E Potter Av
<u>36</u>	15	BZZA-21-00158 Dimensional Variance	Bradley Christensen, Property Owner  Request to allow a fence that does not meet the minimum required setback and is located within the vision triangle	2876 N Grant Bl