



Board of Zoning Appeals

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Henry Szymanski

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Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

July 30, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 30, 2020, 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/7266289026824117772> 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 (631) 992-3221

Access Code: 588-829-293

(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. 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 2, 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> | 8 | BZCM-20-00002 Extension of Time | El Patio, LLC, Property Owner Request for an extension of time to comply with the conditions of case #BZZA-19-00074 | 3126 W Pierce St |



Board of Zoning Appeals, Hearing on Thursday, July 30, 2020

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|---|------------------|-------------------------------|---|----------------------|
| <p><u>4:00 p.m. Consent Agenda (continued)</u> <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>2</u> | 6 | BZZA-20-00142 Use Variance | Ms. Clay's Learning Center, LLC, Lessee Request to reduce the number of children and their ages from 35 per shift infant to 12 years of age to 21 per shift infant to 10 years of age, to modify the hours and days of operation from Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 10:00 p.m. to Monday - Friday 6:30 a.m. - 10:30 p.m., and to continue occupying a portion of the premises as a day care center (this is a new operator) | 2216 W Hopkins St |
| <u>3</u> | 9 | BZZA-20-00148 Special Use | JoJo's Playhouse, LLC, Lessee Request to continue occupying the premises as a day care center for 46 children per shift infant - 13 years of age, operating Monday - Saturday 5:30 a.m. - midnight | 6900 N 76Th St |
| <u>4</u> | 9 | BZZA-20-00150 Special Use | Rauch and Romanshek Partnership, Property Owner Request to continue occupying the premises as an ambulance service | 9401 W Brown Deer Rd |
| <u>5</u> | 10 | BZZA-20-00157 Special Use | Cady's Kids Child Care, Inc., Lessee Request to continue occupying the premises as a day care center for 102 children per shift infant to 13 years of age, operating Monday - Friday 6:30 a.m. - 5:30 p.m. | 6825 W Burleigh St |

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| <u>4:00 p.m. Consent Agenda (continued)</u> | | | | |
| <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> | | | | |
| <u>6</u> | 10 | BZZA-20-00170 Special Use | Tiny Green Trees, Inc., Lessee Request to occupy the premises as a day care center for 150 children per shift infant to 10 years of age, operating Monday - Friday from 7:00 a.m. - 6:30 p.m. (this is a new operator) | 921 N 49Th St AKA 917 N 49Th St |
| <u>7</u> | 10 | BZZA-20-00128 Special Use | Kasey's Funland Childcare, LLC, Prospective Buyer Request to occupy the premises as a day care center for 48 children per shift infant - 13 years of age, operating Monday - Friday 7:00 a.m. - 11:00 p.m. | 7101 W Capitol Dr |
| <u>8</u> | 12 | BZZA-20-00144 Use Variance | All Hands Boatworks, Inc., Lessee Request to occupy a portion of the premises as a personal instruction school and social service facility | 1237 W Bruce St |
| <u>9</u> | 13 | BZZA-20-00139 Dimensional Variance | Waleska Cruz, Property Owner Request to allow a deck that exceeds the maximum allowed front setback | 4603 S Lenox St |
| <u>10</u> | 13 | BZZA-20-00141 Dimensional Variance | Jonathan Wimmer, Property Owner Request to construct a deck in the front yard that exceeds the maximum allowed front setback | 4504 S 1St 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.

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| <u>11</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 |
| <u>12</u> | 15 | BZZA-20-00152 Special Use | Revive Youth & Family Services, Request to continue occupying the premises as a group home for 5 occupants | 2544 N 22Nd St |
| <u>13</u> | 15 | BZZA-20-00135 Use Variance | Scott Crawford, Inc., Prospective Buyer Request to occupy the premises as a multi-family dwelling | 2748 N 32Nd St |
| <u>14</u> | 1 | BZZA-20-00138 Special Use | Learning Leaders CDC, Lessee Request to occupy the premises as a day care center for 25 children infant - 3 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m. | 2015 W Atkinson Av |
| <u>15</u> | 1 | BZZA-20-00143 Special Use | Little People University, LLC, Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift 2 1/2 - 13 years of age, operating Monday - Friday 5:30 a.m. - midnight | 3622 W Silver Spring 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.*

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| <u>16</u> | 2 | BZZA-20-00137 Special Use | Eyes Wide Open Seeing Beyond Today II, LLC, Lessee Request to continue occupying the premises as a group home for 6 occupants | 8123 W Villard Av |
| <u>17</u> | 3 | BZZA-20-00147 Use Variance | Annette Robertson, Property Owner Request to occupy the premises as a two-family dwelling | 2717 N Hackett Av |
| <u>18</u> | 4 | BZZA-20-00162 Dimensional Variance | Saint John's Communities, Inc., Property Owner Request to construct an addition (replacement drop off/pick up canopy) to the existing multi-family residential dwelling (permitted) and Board-approved community based-residential facility that does not meet the minimum required front setback | 1840 N Prospect Av |

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|--|------------------|----------------------------------|--|--------------------|
| <u>4:00 p.m. Administrative Review.</u> | | | | |
| <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>19</u> | 6 | BZAP-19-00003 Appeal of Order | Earl Grunewald, 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 |

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.

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| <u>20</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>21</u> | 6 | BZZA-20-00149 Special Use | Clara Mohammed School, Inc., Lessee Request to occupy a portion of the premises as a secondary school | 510 E Burleigh St |
| <u>22</u> | 6 | BZZA-20-00127 Special Use | First Street Classics, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility | 3889 N 1St St |

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4:30 p.m. Public Hearings (continued)

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| <u>23</u> | 7 | BZZA-20-00083 Special Use | Men of Men, Inc. DBA Men of Men II, Lessee Request to occupy the premises as a group home for 5 occupants | 4011 W Roosevelt Dr |
| <u>24</u> | 7 | BZZA-20-00112 Use Variance | Children R Children, LLC, Lessee Request to occupy a portion of the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m. | 4100 W Burleigh St |
| <u>25</u> | 8 | BZZA-20-00073 Use Variance | National Food Market, Property Owner Request to raze an existing building and construct a general retail establishment | 3101 W National Av |

5:00 p.m. Public Hearings.

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| <u>26</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>27</u> | 9 | BZZA-20-00155 Dimensional Variance | River View Homeowners Association, Inc., Request to allow a residential subdivision sign that exceeds the maximum allowed display area | 7890 N Granville Rd |

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5:00 p.m. Public Hearings (continued)

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| <u>28</u> | 9 | BZZA-20-00140 Special Use | Willow Creek Residential Care, Lessee Request to occupy the premises as a community living arrangement for 24 occupants | 8726 W Mill Rd |
| <u>29</u> | 10 | BZZA-20-00071 Special Use | Carter Christian Academy, Lessee Request to occupy a portion of the premises (basement) as an elementary school | 5310 W North Av |
| <u>30</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 |
| <u>31</u> | 12 | BZZA-20-00169 Use Variance | Republic Holdings, LLC, Property Owner Request to occupy a portion of the premises as an assembly hall | 123 E Walker St |

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| <u>32</u> | 12 | BZZA-20-00111 Special Use | Children’s Library International, Inc., Property Owner Request to occupy a portion of the premises as a general office | 901 W Maple St |
| <u>33</u> | 12 | BZZA-20-00129 Use Variance | Findley Foundation, Inc., Lessee Request to occupy a portion of the premises as a social service facility | 530 S 11Th St 300 |

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5:30 p.m. Public Hearings (continued)

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| <u>34</u> | 13 | BZZA-20-00082 Special Use | Pekan, LLC dba Amstar, Lessee Request to continue occupying the premises as a motor vehicle filling station with a convenience store and car wash | 4866 S 27Th St |
| <u>35</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>36</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>37</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 |

6:00 p.m. Public Hearings.

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| <u>38</u> | 15 | BZZA-20-00066 Special Use | MAJERE GOG Group Home, Inc., Lessee Request to occupy the premises as a group foster home for 8 occupants | 912 W Hadley St |
| <u>39</u> | 15 | BZZA-20-00145 Special Use | 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 |

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6:00 p.m. Public Hearings (continued)

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| <u>40</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 |
| <u>41</u> | 1 | BZZA-20-00106 Special Use | Seven Stars Auto Salvage, LLC, Lessee Request to continue occupying a portion of the premises as an indoor and outdoor salvage operation | 6440 N 40Th St |
| <u>42</u> | 1 | BZZA-20-00134 Special Use | SMS Investment Group, Property Owner Request to occupy the premises as a 24 hour day care center for 85 children per shift infant - 12 years of age, operating Monday - Sunday | 7245 N Teutonia Av |
| <u>43</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>44</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 |

6:30 p.m. Public Hearings.

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| <u>45</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 |
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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.
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| <u>46</u> | 3 | BZZA-20-00088 Special Use | TAG 1, LLC, Property Owner Request to occupy a portion of the premises as an assembly hall | 1818 N Farwell Av |
| <u>47</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>48</u> | 4 | BZZA-20-00133 Special Use, Dimensional Variance | Interstate Parking Company, LLC, Lessee Request to occupy a portion of the premises as a principal use parking lot that does not meet the minimum required landscaping | 700 W State St |