



Board of Zoning Appeals

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Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St. Arnold Bell
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Secretary
Jeffrey Thomas

AGENDA

September 8, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 8, 2022, 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/8574005293024584972> 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) 655-0060

Access Code: 995-114-345

(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 June 2, 2022 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-21-00034 Special Use <i>Dismissal</i>	Saif Al Mahdi dba Save Auto Sales, Lessee Request to occupy the premises as a light motor vehicle sales facility	9605 W Flagg Av
<u>2</u>	10	BZZA-20-00300 Special Use <i>Dismissal</i>	More Than A Home CBRF, Lessee Request occupy the premises as a community living arrangement for 8 occupants	5412 W Burleigh St
<u>3</u>	9	BZZA-19-00452 Special Use <i>Dismissal</i>	A Better Living Family Services, LLC, Prospective Buyer Request to occupy the premises as a community living arrangement for 55 occupants	8534 W Mill Rd



Board of Zoning Appeals, Hearing on Thursday, September 8, 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>4</u>	9	BZZA-20-00284 Special Use <i>Dismissal</i>	Divine Living Adult Day Care Center, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	6843 W Brown Deer Rd
<u>5</u>	6	BZCM-22-00002 Extension of Time	Marcia Mikich, Property Owner Request for an extension of time to comply with the conditions of BZZA- 21-00033	1810 N Palmer St
<u>6</u>	12	BZCM-22-00001 Extension of Time	Dominic Chiovari, Property Owner Request for an extension of time to comply with the conditions of BZZA-20-00326	1931 S 14Th 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>7</u>	15	BZZA-22-00189 Special Use	Jennifer's Love Nest, LLC, Lessee Request to increase the age of children from infant - 12 to infant - 13 years of age, and continue occupying the premises as a 24 hour day care center for 27 children per shift operating Monday - Sunday (new operator)	2434 W Hadley St
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Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
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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>8</u>	15	BZZA-22-00238	Special Use	Little Dream Chasers II, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 50 children per shift infant - 13 years of age, operating Monday – Sunday	3511 W Lisbon Av
<u>9</u>	1	BZZA-22-00156	Special Use	Leader Towing & Transport, Inc., Lessee Request to continue occupying the premises as a ground transportation service, light motor vehicle repair and sales facility, outdoor salvage operation, and outdoor storage of heavy and light motor vehicles	6944 N Teutonia Av
<u>10</u>	2	BZZA-22-00174	Special Use	All Saints Anglican Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	6430 W Fond Du Lac Av
<u>11</u>	2	BZZA-22-00191	Special Use	Zubha POP Foods, LLC, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	7458 W Appleton Av
<u>12</u>	2	BZZA-22-00206	Special Use	Milwaukee County DHHS Behavioral Health Services (BHS), Lessee Request to occupy a portion of the premises as a health clinic	8200 W Silver Spring Dr

Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<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>13</u>	3	BZZA-22-00198 Special Use	Our Space, Inc. dba Parachute House, Lessee Request to continue occupying the premises as a transitional housing facility for 5 occupants	1624 N Van Buren St
<u>14</u>	4	BZZA-22-00258 Special Use	SP Plus Corporation, Lessee Request to continue occupying the premises as an accessory use parking lot (this is a new operator)	417 E Chicago St
<u>15</u>	5	BZZA-22-00153 Special Use	Little Dream Chasers, LLC, Property Owner Request to occupy the premises as a day care center for 60 children per shift infant -13 years of age, operating Monday - Sunday 5:30 a.m. - midnight	4473 N 76Th St
<u>16</u>	5	BZZA-22-00211 Special Use	Isaac's Kar Enterprises, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility, repair facility and car wash	4735 N 76Th St
<u>17</u>	6	BZZA-22-00138 Special Use	Fast Fuel Convenience, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	3551 N Teutonia Av

Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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<u>18</u>	6	BZZA-22-00159	Special Use	Milwaukee Health Services, Inc., Property Owner	2523 N Martin L King Jr Dr
				Request to continue occupying the premises as a principal use parking lot	
<u>19</u>	6	BZZA-22-00165	Special Use	Pristine Child Care Center, LLC, Lessee	1850 N Martin L King Jr Dr
				Request to increase the hours of operation from 6:30 a.m. - 12:30 a.m. to 6:00 a.m. - 12:30 a.m., and continue occupying the premises as a day care center for 80 children per shift infant to 13 years of age, operating Monday - Friday	
<u>20</u>	7	BZZA-22-00137	Use Variance	Brainiac's Child Development Center, LLC, Lessee	3913 N 35Th St
				Request to occupy the premises as a day care center for 24 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight	
<u>21</u>	7	BZZA-22-00139	Special Use	House of Prayer Holy Reformation Church, Inc., Property Owner	5514 W Fond Du Lac Av
				Request to continue occupying the premises as a religious assembly hall	
<u>22</u>	7	BZZA-22-00150	Use Variance	Children R Children, LLC, Lessee	4100 W Burleigh St
				Request to continue occupying a portion of the premises as a day care center for 24 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m.	

Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

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<u>23</u>	7	BZZA-22-00177 Special Use	Sweet Communion Baptist Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	3765 N 35Th St
<u>24</u>	8	BZZA-22-00142 Special Use	Rigoberto Sanchez DBA Rigo's Auto Repair, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	2534 W Greenfield Av
<u>25</u>	8	BZZA-22-00193 Use Variance	Fun For Kids Bilingual Academy, LLC, Lessee Request to continue occupying the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday 5:30 a.m. - 7:00 p.m.	3014 W Lincoln Av
<u>26</u>	8	BZZA-22-00262 Special Use	Tiny Green Trees, Inc., Lessee Request to continue occupying the premises as a day care center for 23 children per shift infant - 8 years of age, operating Monday - Friday 6:30 a.m. - 6:30 p.m.	717 S 37Th St
<u>27</u>	9	BZZA-22-00140 Special Use	QC Financial Services, Inc., Lessee Request to continue occupying a portion of the premises as a currency exchange, payday loan or title loan agency	8360 W Brown Deer Rd

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

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<u>28</u>	9	BZZA-22-00183	Special Use	The Community Relations - Social Development Commission in Milwaukee County, Lessee Request to occupy a portion of the premises as a social service facility	9155 N 76Th St
<u>29</u>	10	BZZA-22-00157	Special Use	The Office Technology Group, Inc., Lessee Request to occupy the premises as a business service with accessory repair and recycling	8836 W Schlinger Av
<u>30</u>	10	BZZA-22-00208	Special Use	Holy Miracle Christian Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	5900 W Center St
<u>31</u>	12	BZZA-22-00186	Special Use	Debbie Coops, LLC dba The Toolbox, Property Owner Request to continue occupying the premises as a tavern	1500 W Scott St
<u>32</u>	12	BZZA-22-00195	Special Use	United Community Center, Inc., Property Owner Request to decrease the number of children per shift from 75 to 33, increase the age from 3 - 5 to infant - 5 years of age, and continue occupying the premises as a day care center operating Monday - Friday 7:30 a.m. - 5:00 p.m. (this is a new operator)	239 W Washington St

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

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<u>33</u>	12	BZZA-22-00210	Special Use	Apostolic House of Worship, Inc., Lessee Request to occupy the premises as a religious assembly hall	1714 S 9Th St
<u>34</u>	13	BZZA-22-00154	Dimensional Variance	Jacob Rusch, Property Owner Request to allow a 6 ft. solid wood fence in the side yard	4267 S 24Th Ct
<u>35</u>	13	BZZA-22-00181	Special Use	Layton Restaurant, LLC dba McDonald's Restaurant, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	191 W Layton Av
<u>36</u>	13	BZZA-22-00194	Special Use	Performance Freight Systems, Inc., Lessee Request to continue occupying the premises as a truck freight terminal	2040 W Oklahoma Av
<u>37</u>	14	BZZA-22-00278	Dimensional Variance	Andrew Reid and Jamie Beauchamp, Property Owner Request to construct a detached garage that exceeds the maximum allowed lot coverage	2941 S Clement 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>38</u>	15	BZZA-21-00187 Dimensional Variance	Yanaira De La Cruz, Property Owner Request to allow a fence that exceeds the maximum allowed height along a side street and side yard and within a vision triangle	2603 N 34Th St
<u>39</u>	15	BZZA-21-00365 Dimensional Variance	Marrio Barnes, Property Owner Request to allow a solid wood fence in the side yard that exceeds the maximum allowed height and is located within the required 15 ft. vision triangle	1628 W Lloyd St
<u>40</u>	15	BZZA-22-00126 Use Variance	33rd Center St. Auto Sales, LLC, Lessee Request to add an outdoor salvage operation to the Board-approved light motor vehicle sales facility	3302 W Center St
<u>41</u>	15	BZZA-22-00265 Special Use	Brighter Future Learning Academy, Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age, operating 5:00 a.m. to midnight Monday - Sunday	3233 W North Av
<u>42</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

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:15 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>43</u>	1	BZZA-22-00182 Special Use	Sherman Auto Empire, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	6310 N Sherman Bl
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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>44</u>	1	BZZA-22-00241 Special Use	DT's Automotive Repair and Training Center, LLC, Lessee Request to add a light motor vehicle repair facility and continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	2620 W Silver Spring Dr
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<u>45</u>	2	BZZA-21-00422 Special Use, Use Variance	Money Talks Auto Sales, LLC, Request to occupy a portion of the premises as a light motor vehicle sales and repair facility, car wash, and indoor salvage operation	6546 W Fond Du Lac Av
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<u>46</u>	3	BZZA-22-00169 Dimensional Variance	Unity Senior Living I, LLC, Property Owner Request to occupy the premises as a multi-family dwelling (permitted) that does not meet the number of parking spaces required and does not meet the minimum required lot area per dwelling unit	1442 N Farwell Av
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<u>47</u>	3	BZZA-22-00199 Special Use	Urban Ecology Center, Inc., Lessee Request to occupy the premises as an assembly hall	1420 E Park Pl
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Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>48</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>49</u>	6	BZZA-22-00106 Use Variance	Wolfhouse Customs, LLC dba Dirty Dozen MC, Lessee Request to continue occupying the premises as an assembly hall (this is a new operator)	3865 N Richards St
<u>50</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

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>51</u>	7	BZZA-22-00146 Dimensional Variance	Kenneth Dyson, Property Owner Request to construct an accessory structure (garage) that exceeds the maximum allowed lot coverage	3333 N 39Th St
<u>52</u>	7	BZZA-22-00192 Dimensional Variance	Milwaukee County Parks, Property Owner Request to allow a fence along the front yard and side yard that exceeds the maximum allowed height	4679 N 34Th St

Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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5:45 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>53</u>	8	BZZA-22-00234 Special Use	Lamar Advertising of Milwaukee, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required setback or minimum required distance between signs (this project is an alteration of an existing sign with a new operator)	1610 W St Paul Av
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<u>54</u>	10	BZZA-22-00044 Special Use	64070, LLC, Property Owner Request to occupy the premises as a car wash	640 S 70Th St
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<u>55</u>	10	BZZA-22-00136 Special Use	Family Ties Auto Sales, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility (previously continuous non-conforming)	5816 W Appleton Av
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<u>56</u>	12	BZZA-19-00240 Dimensional Variance	George Duarte, Property Owner Request to allow a parking space in the front yard	1227 S 17Th St
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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>57</u>	12	BZZA-22-00067 Use Variance	Dream Big Childcare Learning Center, LLC, Lessee Request to occupy the premises as a day care center for 31 children per shift infant - 14 years of age, operating Monday - Sunday 6:00 a.m. - midnight	1231 W Historic Mitchell St
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<u>58</u>	12	BZZA-22-00161 Special Use	Big Shot Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	2072 S 6Th St
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Board of Zoning Appeals, Hearing on Thursday, September 8, 2022

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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>59</u>	12	BZZA-22-00172 Special Use	Red Maple MKE, LLC, Lessee Request to occupy the premises as a tavern	100 W Maple St
<u>60</u>	12	BZZA-22-00204 Use Variance	JLC Towing, LLC, Lessee Request to occupy the premises as a ground transportation service	936 W Greenfield Av
<u>61</u>	12	BZZA-22-00213 Dimensional Variance	New Land Enterprises, LLC, Prospective Buyer Request to construct a multi-family dwelling with 87 units that does not meet the minimum required lot area per dwelling unit and exceeds the maximum allowed height	1000 S 5Th St
<u>62</u>	13	BZZA-22-00251 Special Use	E&A Ventures, LLC dba Storage Depot, Property Owner Request to construct a self-service storage facility	4400 S 13Th St AKA 4000 S 13Th St

7:30 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>63</u>	4	BZZA-22-00207 Special Use	Milwaukee Women’s Recovery Center, Inc., Lessee Request to occupy a portion of the premises as a community living arrangement for 15 occupants	2819 W Highland Bl
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Closed Session Meeting

The Board of Zoning Appeals of the City of Milwaukee may vote to convene Closed Session, pursuant to Wis. Stats. Secs. 19.85 (1)(g), for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.