



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St Arnold Bell

Secretary
Jeffrey Thomas

AGENDA

September 9, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 9, 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/4917391350294283791> 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: 871-121-239

(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 July 1, 2021 Minutes of the Board of Zoning Appeals.
Approval of the July 29, 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>	3	BZZA-21-00232 Dimensional Variance	Peter Jest DBA Shank Hall, Property Owner Request to erect a wall sign and projecting sign in the same wall segment that exceeds the maximum allowed number of signs	1434 N Farwell Av
<u>2</u>	14	BZZA-21-00224 Special Use	PaPa Bear Daycare Corp., Lessee Request to increase the hours of operation from 7:00 a.m. - 6:00 p.m. to 6:00 a.m. - 6:00 p.m. and continue occupying the premises as a day care center for 40 children per shift infant to 12 years of age, operating Monday - Friday (this is a new operator)	3001 S 13Th St



Board of Zoning Appeals, Hearing on Thursday, September 9, 2021

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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>3</u>	5	BZZA-21-00222 Special Use	Walgreen Co., Lessee Request to continue occupying the premises as a general retail establishment (permitted) with a drive-through facility	5201 N 91St St
<u>4</u>	5	BZZA-21-00246 Special Use	Chimney Doctors, LLC, Lessee Request to continue occupying the premises as a contractor's shop	5349 N Lovers Lane Rd
<u>5</u>	6	BZZA-21-00234 Dimensional Variance	Bader Philanthropies, Inc., Lessee Request to allow a wall sign that is not attached to a flat, opaque wall surface	3338 N Martin L King Jr Dr
<u>6</u>	6	BZZA-21-00237 Special Use	Matt Drilias Personal Training, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school	3473 N Booth St
<u>7</u>	7	BZZA-21-00215 Use Variance	Wisconsin Community Services, Inc. (WCS), Lessee Request to occupy a portion of the premises as a social service facility	3725 N Sherman Bl
<u>8</u>	9	BZZA-21-00178 Special Use	Quick Motors, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales facility	7800 N 76Th 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>9</u>	9	BZZA-21-00226	Special Use	AT85, LLC dba Golden Gardens, Property Owner	8526 W Mill Rd
				Request to continue occupying the premises as a community living arrangement for 38 occupants	
<u>10</u>	9	BZZA-21-00243	Special Use	Cave Enterprises, LLC DBA Burger King, Lessee	6544 N 76Th St
				Request to continue occupying the premises as a restaurant with a drive-through facility	
<u>11</u>	12	BZZA-21-00220	Special Use	La Causa, Inc., Property Owner	522 W Walker St
				Request to continue occupying the premises as a social service facility and large group shelter care facility	
<u>12</u>	14	BZZA-21-00235	Dimensional Variance	Timothy Schneider, Property Owner	2110 E Holt Av
				Request to construct a garage that does not meet the minimum required setback	
<u>13</u>	1	BZZA-21-00219	Special Use	1-9 Youth & Family Services, Property Owner	4039 N 19Th Pl
				Request to continue occupying the premises as a group home for 8 occupants	

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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>14</u>	2	BZZA-21-00227 Special Use, Dimensional Variance	Gods Worship and Praise Temple Inc., Lessee Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (this is a new operator)	6450 W Fond Du Lac Av
<u>15</u>	2	BZZA-21-00239 Special Use	Hurtigmat Restaurateurs, LLC, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	8220 W Hampton Av

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>16</u>	3	BZZA-21-00211 Dimensional Variance	898 MU, LLC, Property Owner Request to construct an addition that does not meet the minimum required rear setback	1646 N Astor St
<u>17</u>	5	BZZA-21-00233 Special Use	Biolife Plasma Services, Other Request to occupy the premises as a medical service facility	10202 W Silver Spring Dr

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

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<u>18</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
<u>19</u>	6	BZZA-21-00204 Special Use	Riverwest Food Pantry, Inc., Prospective Buyer Request to occupy the premises as a community center	324 W North Av
<u>20</u>	6	BZZA-21-00207 Dimensional Variance	Monika Clauer, Property Owner Request to erect a solid 6 foot fence in the side yard	1002 E Vienna Av AKA 1014 E Vienna Av

5:00 p.m. Public Hearings.

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<u>21</u>	6	BZZA-21-00229 Use Variance	United Towing, LLC, Lessee Request to occupy the premises as a home occupation (ground transportation)	2671 N Holton St
<u>22</u>	6	BZZA-21-00247 Special Use	Rose Hill Missionary Baptist, Property Owner Request to occupy the premises as a religious assembly hall	2024 N Martin L King Jr Dr
<u>23</u>	6	BZZA-21-00260 Special Use	Nash Auto Repairs, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	3850 N Holton St

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

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<u>24</u>	7	BZZA-21-00244 Special Use	By the Block, LLC, Property Owner Request to occupy the premises as a general retail establishment	3000 N 22Nd St
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<u>25</u>	8	BZZA-21-00196 Special Use	Christina Cordoves, Lessee Request to add a light motor vehicle repair facility and continue occupying the premises as a light motor vehicle body shop (this is a new operator)	2639 S 31St St
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5:45 p.m. Public Hearings.

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<u>26</u>	8	BZZA-21-00225 Use Variance	All 4 Auto, LLC, Prospective Buyer Request to occupy the premises as a light motor vehicle repair facility	3111 W National Av
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<u>27</u>	10	BZZA-21-00025 Dimensional Variance	Heather Long, Property Owner Request to allow a fence in the side yard over the maximum allowed height	3850 N 69Th St
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<u>28</u>	11	BZZA-21-00242 Special Use	Cave Enterprises, LLC DBA Burger King, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	3219 S 27Th St
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<u>29</u>	12	BZZA-21-00218 Special Use	El Rey Mexican Products Inc., Lessee Request to add an accessory use heavy motor vehicle parking lot to the Board-approved food processing facility	1530 S Muskego Av
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5:45 p.m. Public Hearings (continued)

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<u>30</u>	12	BZZA-21-00236 Special Use	Curtis Wolf DBA Smokey's, Lessee Request to occupy the premises as a tavern	2179 S 16Th 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>31</u>	12	BZZA-21-00254 Dimensional Variance	CCM-Cesar Chavez, LLC, Property Owner Request to construct a multi-family dwelling (permitted) that exceeds the maximum allowed front setback and side street setback, does not meet the minimum required lot area per dwelling unit, does not meet the minimum required glazing on the primary street frontage, and has overhead garage doors facing the street that do not meet the minimum required setback	1127 S Cesar E Chavez Dr
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<u>32</u>	13	BZZA-21-00251 Special Use	Midwest Car Corporation, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility (permitted), repair facility, and car wash	5934 S Howell Av
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<u>33</u>	14	BZZA-21-00060 Dimensional Variance	Juan and Diana Gonzalez, Property Owner Request to allow a detached garage/carport that does not meet the minimum required side setback located in the rear yard	3302 S 7Th St
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<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
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6:30 p.m. Public Hearings (continued)

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<u>35</u>	15	BZZA-21-00230 Dimensional Variance	Landmark Digital, Lessee Request to allow an off-premise sign that exceeds the maximum allowed display area	1423 N 12Th St
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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>36</u>	15	BZZA-21-00049 Use Variance	Reginald Baldwin dba Wright Car Connection, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and car wash (this is a new operator)	2481 N Teutonia Av
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<u>37</u>	15	BZZA-21-00191 Special Use	Navdip Kaur, Property Owner Request to construct a general retail establishment	1819 N 12Th St
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<u>38</u>	15	BZZA-21-00213 Special Use	Charles McCoy dba Charquise Boutique, Prospective Buyer Request to occupy the premises as an assembly hall	3914 W Center St
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<u>39</u>	1	BZZA-21-00155 Special Use, Dimensional Variance	Carter's Christian Academy, Inc., Property Owner Request to construct an indoor recreation that does not meet the minimum glazing required and the minimum number of parking spaces required	5261 N 35Th St
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Board of Zoning Appeals, Hearing on Thursday, September 9, 2021

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

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

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<u>40</u>	2	BZZA-21-00256 Special Use	Generation of Excellence Trendsetters, LLC, Lessee Request to occupy the premises as a social service facility	6633 W Mill Rd
<u>41</u>	2	BZZA-21-00216 Special Use	Schmied Incorporated Transitional Living and Family Services, Lessee Request to continue occupying a portion of the premises as a group foster home for 8 occupants	7700 W Thurston Av

Closed Session Meeting

The Board of Zoning Appeals of the City of Milwaukee may vote to convene in 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.