



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates

Secretary
Jeffrey Thomas

AGENDA

September 10, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 10, 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/2650697544022834702> 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 (562) 247-8422

Access Code: 843-160-931

(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 30, 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>	6	BZZA-20-00149 Special Use <i>Dismissal</i>	Clara Mohammed School, Inc., Lessee Request to occupy a portion of the premises as a secondary school	510 E Burleigh St
<u>2</u>	2	BZZA-20-00137 Special Use <i>Dismissal</i>	Eyes Wide Open Seeing Beyond Today, Lessee Request to continue occupying the premises as a group home for 6 occupants	8123 W Villard Av
<u>3</u>	4	BZZA-20-00183 Dimensional Variance <i>Dismissal</i>	Wisconsin Center District, Property Owner Request to erect four permanent banner signs that exceed the maximum allowed area	405 W Kilbourn Av



Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 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>	2	BZCM-20-00003 Extension of Time	Let the Children Come Learning Academy, LLC, Lessee Request for an extension of time to comply with the conditions of BZZA-18-00074	4700 N 76Th St
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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>5</u>	7	BZZA-20-00178 Special Use	MacPyles Corporation, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	4925 W Hampton Av
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<u>6</u>	8	BZZA-20-00197 Special Use	Jehova Tronara Church, AIC, Lessee Request to continue occupying a portion of the premises as a religious assembly hall and social service facility (this is a new operator)	2925 W Lincoln Av
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<u>7</u>	10	BZZA-20-00163 Use Variance, Dimensional Variance	Wisconsin Lutheran High School, Property Owner Request to construct an accessory building (garage) for indoor storage use that exceeds the maximum allowed sidewall height	330 N Glenview Av
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Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 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>8</u>	10	BZZA-20-00164 Special Use, Use Variance, Dimensional Variance	Milwaukee Brewers Baseball Club, L.P., Lessee Request to continue to allow an off-premise sign that exceeds the maximum allowed display area, exceeds the maximum allowed height above grade, is more than 30 degrees from perpendicular to the nearest neighboring residential property, and to continue to allow an on-premise free-standing sign that exceeds the maximum allowed display area	201 S 46Th St
<u>9</u>	10	BZZA-20-00179 Special Use	Kid-Taste Child Care, LLC, Lessee Request to occupy the premises as a day care center for 146 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	4610 W State St
<u>10</u>	10	BZZA-20-00181 Special Use	A Purposeful Childcare Center, Lessee Request to continue occupying the premises as a day care center for 49 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 9:00 p.m.	3075 N 72Nd St
<u>11</u>	11	BZZA-20-00190 Dimensional Variance	West View Townhomes, LLC, Property Owner Request to install air-conditioning condensers in the front yard of the premises	9810 W Beloit Rd

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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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4:00 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>	12	BZZA-20-00156 Special Use	La Causa, Inc., Property Owner Request to continue occupying the premises as an elementary school for 180 children grades K4 - K5 and a day care center for 200 children infant - 12 years of age, operating Monday - Friday from 5:30 a.m. - 6:00 p.m.	809 W Greenfield Av
<u>13</u>	12	BZZA-20-00192 Use Variance	Sanad Enterprises, LLC, Lessee Request to continue occupying the premises as a motor vehicle repair facility	1919 S 13Th St
<u>14</u>	12	BZZA-20-00193 Special Use	La Causa, Inc., Property Owner Request to continue occupying the premises as a social service facility	804 W Greenfield Av
<u>15</u>	14	BZZA-20-00167 Dimensional Variance	Jeffrey Bond, Property Owner Request to raze the existing garage and construct a new garage that exceeds the maximum allowed sidewall height	2911 S Wentworth Av
<u>16</u>	15	BZZA-20-00172 Dimensional Variance	Royal Capitol Group, Prospective Buyer Request to construct a new multi-family dwelling (permitted) that exceeds the maximum allowed side street setback	2442 N 20Th St AKA 1908 W Meinecke Av

Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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4:00 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>17</u>	2	BZZA-20-00171 Special Use	Money Talks Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	6502 W Fond Du Lac Av
<u>18</u>	4	BZZA-20-00184 Special Use	Interstate Parking Company, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	508 N Plankinton Av AKA 105 W Michigan Av
<u>19</u>	4	BZZA-20-00185 Special Use	Interstate Parking Company, LLC, Lessee Request to continue occupying the premises as a principal use parking structure (this is a new operator)	111 W Michigan St

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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>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>20</u>	6	BZAP-19-00003 Appeal of Order	Earl Grunewald, Property Owner 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.

<u>21</u>	6	BZZA-20-00159 Dimensional Variance	American Family Insurance, Property Owner Request to allow three temporary banner signs that exceed the maximum allowed display area, maximum allowed duration of display time, and the maximum allowed quantity of temporary banner signs	1319 N Martin L King Jr Dr
<u>22</u>	6	BZZA-20-00166 Special Use	Maria Abadie, Property Owner Request to occupy a portion of the premises as an assembly hall	629 E Keefe Av

Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

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

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

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>23</u>	7	BZZA-19-00462 Special Use, Dimensional Variance	Divine Hands Sales and Service, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash that does not meet the minimum required landscaping	5507 W Hampton Av
<u>24</u>	7	BZZA-20-00005 Special Use	Amazing Mays Child Care, LLC, Property Owner Request to occupy the premises as a day care center for 115 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	4850 W Fond Du Lac Av
<u>25</u>	8	BZZA-20-00154 Special Use	MKE Child Care, Inc., Lessee Request to occupy a portion of the premises as a day care center for 70 children per shift infant - 12 years of age, operating Monday - Friday 5:30 a.m. - 6:00 p.m.	2727 W Cleveland 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
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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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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>27</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>28</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>29</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>30</u>	10	BZZA-20-00146 Special Use	North Avenue Market, LLC, Prospective Buyer Request to occupy the premises as a restaurant with a drive-through facility	5900 W North Av

5:30 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>	10	BZZA-20-00165 Special Use	Harold & Son's Detail Shop, LLC, Lessee Request to continue occupying a portion of the premises as a hand car wash (this is a new operator)	7009 W Capitol Dr
<u>32</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 7:00 a.m. - 6:30 p.m. (this is a new operator)	921 N 49Th St

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

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<u>33</u>	10	BZZA-20-00175 Special Use	Capitol Heights Learning Center, LLC, Property Owner Request to continue occupying the premises as a day care center for 30 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	5814 W Burleigh St
<u>34</u>	10	BZZA-20-00189 Special Use	Sunbusters, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	665 S 72Nd St
<u>35</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

6:00 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>36</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
<u>37</u>	12	BZZA-20-00173 Special Use	National Block, LLC, Property Owner Request to occupy a portion of the premises as an assembly hall	425 W National Av
<u>38</u>	12	BZZA-20-00176 Dimensional Variance	Marcos Ramos-Garcia, Property Owner Request to construct a residential garage using shipping containers	1748 S 3Rd St

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6:00 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>39</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
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<u>40</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
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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>41</u>	14	BZZA-20-00198 Use Variance	Kinsella Irish Dance, Lessee Request to occupy a portion of the premises as a personal instruction school (dance studio)	445 W Oklahoma Av
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<u>42</u>	14	BZZA-20-00208 Special Use	Jackrabbit Greens, LLC, Lessee Request to occupy a portion of the premises as a commercial farming enterprise	514 E Potter Av
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Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

<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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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>43</u>	15	BZZA-20-00158	Special Use	Little Achievers Family Daycare, Lessee	3732 W Lisbon Av
				Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - 11:30 p.m. to 24 hours Monday - Sunday, reduce the number of children from 40 per shift to 30 children 1st and 2nd shift and 20 children 3rd shift, and continue occupying the premises as a day care center for children infant -12 years of age (this is a new operator)	

<u>44</u>	15	BZZA-20-00168	Special Use	One Stop Auto Sales & Tires, LLC, Lessee	3230 W Lisbon Av
				Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	

<u>45</u>	1	BZZA-20-00107	Special Use	Motor Kings, LLC, Lessee	3903 W Villard Av
				Request to occupy the premises as a light motor vehicle sales and repair facility	

<u>46</u>	2	BZZA-20-00196	Special Use	AJA Enterprise, LLC,	6643 W Mill Rd
				Request to occupy a portion of the premises as a social service facility	

Board of Zoning Appeals, Hearing on Thursday, September 10, 2020

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

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>47</u>	4	BZZA-20-00188 Special Use	JS 1962, LLC, Property Owner Request to occupy a portion of the premises as a dormitory	925 N Old World Third St
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