



Board of Zoning Appeals

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AGENDA

October 6, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 6, 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.

https://register.gotowebinar.com/register/8856457736057102350 TO USE YOUR TELEPHONE:

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(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.

Approval of the July 28, 2022 Minutes of the Board of Zoning Appeals.

Table with 5 columns: Item No., Ald Dist., Case No. Type, Case Information, Location. Contains two items: 1. BZZA-21-00146 Special Use Dismissal, United Without Borders Foundation, Inc., Lessee, 1107 W National Av. 2. BZZA-22-00247 Use Variance Dismissal, House of Prayer Enrichment Center, LLC, Lessee, 8430 W Capitol Dr.



Board of Zoning Appeals, Hearing on Thursday, October 6, 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>3</u>	7	BZZA-22-00008 Special Use	Childcare Unlimited Learning Center, LLC, Lessee Request to increase the age of children from 3 - 12 to infant - 12 year of age, increase the hours of operation from Monday - Friday 6:00 a.m. to 8:00 p.m. to Monday - Sunday 6:00 a.m. - midnight, and continue occupying the premises as a day care center for 50 children per shift (this is a new operator)	4913 W Fond Du Lac Av
<u>4</u>	9	BZCM-22-00004 Extension of Time	Evolve Church, Inc., Property Owner Request for an extension of time to comply with the conditions of BZZA-21-00106	6550 N 76Th St
<u>5</u>	2	BZCM-22-00005 Extension of Time	Generation of Excellence Trendsetters, LLC Request for an extension of time to comply with the conditions of BZZA- 21-00256	6633 W Mill Rd

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. Consent Agenda.</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>	1	BZZA-22-00203	Use Variance	BKH Electric, LLC, Lessee Request to continue occupying a portion of the premises as a contractor's shop	5565 N Teutonia Av
<u>7</u>	1	BZZA-22-00223	Special Use	Sahej 2, LLC c/o Pritpal S. Grewal, Lessee Request to continue occupying the premises as a motor vehicle filling station with a convenience store	2620 W Capitol Dr
<u>8</u>	4	BZZA-22-00115	Special Use	The Car Park, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	601 W Wells St
<u>9</u>	4	BZZA-22-00116	Special Use	The Car Park, LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	723 N 6Th St
<u>10</u>	6	BZZA-22-00128	Special Use	Quality Hearts, LLC, Lessee Request to occupy the premises as a general office	333 E Hadley St
<u>11</u>	6	BZZA-22-00269	Special Use	WestCare Wisconsin, Inc., Property Owner Request to occupy the premises as a social service facility	2979 N Palmer St

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>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>12</u>	7	BZZA-22-00145	Use Variance	<p>Nana’s Cozy Corner Inc., Lessee</p> <p>Request to occupy the premises as a day care center for 13 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. (this is an expansion of the existing day care for 39 children located in the adjacent units at 4006 and 4008 - 4012 N. 42nd St. for a total capacity of 52 children)</p>	4132 W Capitol Dr
<u>13</u>	7	BZZA-22-00192	Dimensional Variance	<p>Milwaukee County Parks, Property Owner</p> <p>Request to allow a fence along the front yard and side yard that exceeds the maximum allowed height</p>	4679 N 34Th St
<u>14</u>	7	BZZA-22-00216	Special Use	<p>S.M.I.L.E. Inc., Lessee</p> <p>Request to continue occupying the premises as a social service facility</p>	4222 W Capitol Dr
<u>15</u>	7	BZZA-22-00253	Use Variance	<p>Prism Economic Development Corporation, Lessee</p> <p>Request to occupy a portion of the premises as a catering service, food processing facility, and personal instruction school</p>	3725 N Sherman Bl

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

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

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>16</u>	7	BZZA-22-00263 Special Use	Little Giants Learning Academy, LLC, Lessee Request to increase the days and hours of operation from Monday - Friday 6:00 a.m. to 6:00 p.m. to Monday - Sunday 6:00 a.m. - 11:30 p.m. and continue occupying the premises as a day care center for 100 children per shift infant - 13 years of age (this is a new operator)	4040 W Fond Du Lac Av
<u>17</u>	7	BZZA-22-00316 Use Variance	Brainiac's Child Development Center, LLC, Lessee Request to increase the ages from infant -12 years to infant - 13 years of age, increase the hours and days of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Sunday 6:00 a.m. - midnight, and continue occupying the premises as a day care center for 29 children per shift	3924 W Fond Du Lac Av
<u>18</u>	7	BZZA-22-00320 Special Use	Ivory Hills Family Child Care Center, LLC, Lessee Request to increase the ages from infant - 12 years to infant - 13 years and to continue occupying the premises as a day care center for 49 children per shift, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	4300 W Burleigh St

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

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

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

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*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>19</u>	8	BZZA-22-00122 Special Use	Platinum Motors, LLC, Lessee Request to continue occupying the premises as a motor vehicle repair facility and body shop	3822 W National Av
<u>20</u>	8	BZZA-22-00201 Special Use	Centro Cristiano Maranata, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	2137 W Mitchell St
<u>21</u>	8	BZZA-22-00226 Special Use	Hector Razo dba Razo's Automotive Auto Repair, Property Owner Request to continue occupying a portion of the premises as a light motor vehicle repair facility	2912 W Burnham St
<u>22</u>	8	BZZA-22-00232 Special Use	Prince of Peace/Principe De Paz Congregation, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	1007 S 24Th St

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

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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>23</u>	9	BZZA-22-00257	Special Use	AREC 1, LLC, Property Owner Request to construct an indoor storage facility, and continue occupying the premises as a heavy motor vehicle rental facility with a permitted accessory use parking structure (intensification of existing non-conforming use) (this is a new operator)	5701 W Good Hope Rd
<u>24</u>	10	BZZA-22-00202	Special Use	Ali Petroleum Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	5706 W Blue Mound Rd
<u>25</u>	12	BZZA-22-00233	Special Use	Gayo's Muffler and Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	2704 S 16Th St
<u>26</u>	13	BZZA-22-00284	Special Use	Malnati 11 Transportation, Inc. dba Custom Limousine Service, Lessee Request to occupy a portion of the premises as a ground transportation service	5105 S Howell Av
<u>27</u>	13	BZZA-22-00285	Special Use	Safe Auto Collision, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle body shop	5040 S 27Th St

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

Items Scheduled for approval on the Consent Agenda.

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<u>28</u>	13	BZZA-22-00321	Dimensional Variance	Temur Ivanov, Property Owner Request to allow a 10 ft. fence	2151 W Ohio Av
<u>29</u>	13	BZZA-22-00322	Special Use	National 3 Oil, LLC dba BP, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	4709 S Howell Av
<u>30</u>	14	BZZA-22-00185	Dimensional Variance	Patricia Jens, Property Owner Request to continue to allow a fence in the rear yard that exceeds the maximum allowed height	3033 S Shore Dr
<u>31</u>	14	BZZA-22-00218	Special Use	Guarding Your Angels, Inc., Lessee Request to reduce the hours of operation from Monday - Friday 6:00 a.m. to midnight to Monday - Friday 5:30 a.m. to 6:00 p.m., increase the number and ages of the children from 78 per shift infant - 12 years to 94 per shift infant -13 years of age, and continue occupying the premises as a day care center (this is an expansion of the existing day care center into the third floor of the building)	2338 S 6Th St
<u>32</u>	14	BZZA-22-00315	Special Use	Nestling House, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 60 children per shift 2 to 12 years of age, operating Monday - Friday 7:00 a.m. - 5:30 p.m.	3200 S Herman 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>33</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	1628 W Lloyd St
<u>34</u>	15	BZCM-22-00003 Condition Modification	S V Penix, Property Owner Request to modify condition #6 of BZZA-16-00474 "That no other equipment or commercial vehicles are stored on site except the three snow plows identified in the previously approved plan of operation"	2467 N 34Th St

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>35</u>	2	BZZA-22-00245 Special Use	Devoted Hearts 1, LLC, Prospective Buyer Request To occupy the premises as a group home for 5 occupants	4718 N 69Th St
<u>36</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>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>37</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>38</u>	4	BZZA-22-00209 Special Use, Dimensional Variance	AbleLight Village, LLC, Property Owner Request to construct a social service facility, permanent support housing (permitted), and a multi-family dwelling (permitted) that exceeds the maximum front setback allowed, that does not meet the minimum required rear setback and the minimum required number of bicycle parking spaces	3200 W Highland Bl
<u>39</u>	4	BZZA-22-00236 Use Variance	Bella M&C, LLC dba The Clybourn, Lessee Request to occupy the premises as an assembly hall	2202 W Clybourn St
<u>40</u>	6	BZZA-22-00168 Special Use	Tati Investments, LLC, Prospective Buyer Request to occupy the premises as an artist studio, personal instruction school, and general office	2917 N Holton 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>5:15 p.m. Public Hearings.</u>				
<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>41</u>	7	BZZA-21-00454 Dimensional Variance	Paris Nails & Spa, LLC dba Milwaukee Nail and Toe Spa, Lessee Request to erect a wall sign that exceeds the maximum allowed display area	5444 W Fond Du Lac Av
<u>42</u>	8	BZZA-21-00193 Special Use	El Tapatio Auto Sales, LLC, Lessee Request to add a light motor vehicle repair facility, and continue occupying the premises as a light motor vehicle sales facility	2606 W Greenfield Av
<u>43</u>	8	BZZA-22-00196 Special Use, Use Variance	Moras Auto Uno, LLC, Lessee Request to allow more than the previous Board-approved limit of vehicles to be parked outdoors, and continue occupying the premises as a heavy and light motor vehicle outdoor storage facility, and an outdoor salvage operation	3120 W Burnham St
<u>44</u>	9	BZZA-22-00190 Special Use	Driven Bands, Inc., Prospective Buyer Request to raze the existing structure and construct a light motor vehicle repair facility	6401 N 76Th St
<u>45</u>	10	BZZA-22-00217 Use Variance, Dimensional Variance	Bomb Pot Masters, LLC, Property Owner Request to occupy the premises as a 16-unit multi-family dwelling that does not meet the minimum required lot area per dwelling unit	145 S 76Th St

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>6:15 p.m. Public Hearings.</u>				
<u>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>				
<u>46</u>	10	BZZA-22-00272 Special Use	Amber Bricco dba Denizen MKE, Prospective Buyer Request to occupy the premises as an assembly hall	4227 W Vliet St
<u>47</u>	11	BZZA-22-00267 Special Use, Use Variance, Dimensional Variance	DR. MOE AUTOMOTIVE, LLC, Lessee Request to add outdoor storage that does not meet the minimum screening requirements and to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	3459 W Forest Home Av
<u>48</u>	12	BZZA-22-00022 Special Use	Mibha Khizu Grocery Store, LLC, Property Owner Request to occupy the premises as a general retail establishment	2644 S 13Th St
<u>49</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
<u>50</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

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<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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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>51</u>	13	BZZA-22-00178	Special Use	Braeger Real Estate, LLC, Property Owner	4100 S 27Th St
				Request to add an addition and continue occupying the premises as a light motor vehicle sales, repair, and body shop (this is an intensification of an existing use)	
<u>52</u>	14	BZZA-22-00212	Dimensional Variance	Ryan and Molly Yurk, Property Owner	454 E Potter Av
				Request to construct a detached garage with dormers that are wider than half the length of the roof	
<u>53</u>	15	BZZA-22-00163	Use Variance	Kiddie Oasis Daycare, LLC, Lessee	2115 W North Av
				Request to occupy the premises as a day care center for 76 children per shift infant - 13 years of age, operating Sunday - Saturday 6:00 a.m. - 10:00 p.m.	
<u>54</u>	15	BZZA-22-00215	Special Use	VWSS Lloyd, LLC, Property Owner	2320 N 11Th St
				Request to occupy the premises as a self-service storage facility	

Board of Zoning Appeals, Hearing on Thursday, October 6, 2022

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

8:00 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>55</u>	12	BZZA-22-00213	New Land Enterprises, LLC, Dimensional Variance Prospective Buyer	1000 S 5Th St
			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	
<u>56</u>	12	BZZA-22-00333	New Land Enterprises, LLC Dimensional Variance Prospective Buyer	417 W Mineral St
			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	