



Board of Zoning Appeals

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AGENDA

October 7, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 7, 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/2968500393475627791> 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: 677-430-029

(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 September 9, 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>	6	BZZA-21-00204 Special Use <i>Dismissal</i>	Riverwest Food Pantry, Inc., Prospective Buyer Request to occupy the premises as a community center	324 W North Av
<u>2</u>	8	BZZA-21-00196 Special Use <i>Dismissal</i>	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
<u>3</u>	12	BZZA-21-00189 Special Use <i>Dismissal</i>	829, LLC, Prospective Buyer Request to occupy the premises as a principal use parking lot	822 S 2Nd St



Board of Zoning Appeals, Hearing on Thursday, October 7, 2021

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>4</u>	6	BZZA-21-00282 Special Use	St. John's Evangelical Lutheran Church, Property Owner Request to occupy a portion of the premises as a social service facility	816 W Vliet St
<u>5</u>	7	BZZA-21-00283 Special Use	Great Faith Progressive Missionary Baptist Church, Other Request to continue occupying the premises as a religious assembly hall	4767 N Hopkins St
<u>6</u>	9	BZZA-21-00273 Special Use	Grace Manor, LLC, Lessee Request to occupy a portion of the premises as a community living arrangement for 76 residents	6800 N 76Th St
<u>7</u>	10	BZZA-21-00271 Special Use	Teddy Bear Child Care, LLC, Property Owner Request to continue occupying the premises as a day care center for 40 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	5140 W Lisbon Av

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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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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>	11	BZZA-21-00290	Milwaukee Public Schools, Dimensional Variance	Property Owner	6506 W Warnimont Av
				Request to allow a freestanding sign that exceeds the maximum allowed display area and number of signs	
<u>9</u>	12	BZZA-21-00255	Triple E's Autobody Work, LLC, Lessee	Special Use	1711 W Pierce St
				Request to continue occupying a portion of the premises as a light motor vehicle repair facility and body shop (this is a new operator)	
<u>10</u>	12	BZZA-21-00289	Milwaukee Public Schools, Dimensional Variance	Property Owner	823 S 4Th St
				Request to allow a projecting electronic message sign that exceeds the maximum number allowed	
<u>11</u>	1	BZZA-21-00275	Gielow's Lawn and Garden Equipment, Inc., Lessee	Use Variance	6643 N Teutonia Av
				Request to continue occupying the premises as a general retail establishment	
<u>12</u>	2	BZZA-21-00259	Jami Nash dba The Learning Palace, Lessee	Special Use	8749 W Fond Du Lac Av
				Request to occupy the premises as a day care center for 49 children per shift infant – 12 yrs. of age, operating Monday - Sunday 5:30 a.m. - midnight	

Board of Zoning Appeals, Hearing on Thursday, October 7, 2021

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>13</u>	2	BZZA-21-00281 Special Use	Baby Fever Childcare, LLC, Lessee Request to increase the number of children per shift from 50 to 70 and continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	7625 W Mill Rd
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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>14</u>	4	BZZA-21-00274 Special Use	The Neutral Project, LLC, Property Owner Request to construct a mixed-use building that contains dwelling units that does not meet the interior street frontage zone requirement	1005 N Edison St
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Board of Zoning Appeals, Hearing on Thursday, October 7, 2021

<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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4:15 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>15</u>	6	BZZA-21-00231	Special Use, Dimensional Variance	Materia Magicka, LLC, Lessee Request to occupy the premises as a religious assembly hall that does not meet the minimum required number of parking spaces	2678 N Holton St
<u>16</u>	6	BZZA-21-00238	Special Use, Dimensional Variance	Christ Church Milwaukee, Inc., Prospective Buyer Request to occupy the premises as a religious assembly hall without the required number of parking spaces	1422 N Vel R Phillips Av
<u>17</u>	6	BZZA-21-00252	Dimensional Variance	Sharon Fields, Property Owner Request to allow a 6 foot fence in the front yard and side yards	2006 N 5Th St

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>18</u>	6	BZZA-21-00264	Special Use	Stella and Enzo's LLC dba WAG Social, Lessee Request to occupy the premises as a tavern	3889 N 1St St
<u>19</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
<u>20</u>	8	BZZA-21-00202	Special Use	Chihuahua Auto Repairs, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and outdoor storage facility (this is a new operator)	3335 W National Av

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

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<u>21</u>	9	BZZA-21-00174 Special Use	Lexdan Automotive of WI, Inc. dba Lexdan Imports, Lessee Request to occupy the premises as a light and heavy motor vehicle outdoor storage facility	8730 N 91St St
<u>22</u>	10	BZZA-21-00240 Special Use	DTJ Automotive, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	5616 W Lisbon Av

5:45 p.m. Public Hearings.

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<u>23</u>	11	BZZA-21-00272 Special Use	Prime Electric. LLC, Lessee Request to occupy the premises as a contractor's yard	3238 S 92Nd St
<u>24</u>	11	BZZA-21-00284 Dimensional Variance	Rosemary Perez, Property Owner Request to allow an accessory structure (treehouse) that exceeds that maximum allowed height	7123 W Waterford Av
<u>25</u>	12	BZZA-21-00173 Special Use	Refrigerant Recovery, Inc., Lessee Request to occupy the premises as a mixed-waste processing facility and an outdoor storage facility	1125 W National Av

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5:45 p.m. Public Hearings (continued)

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<u>26</u>	12	BZZA-21-00254 Dimensional Variance	CCM-Cesar Chavez, LLC, Property Owner	1127 S Cesar E Chavez Dr
			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	

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>27</u>	13	BZZA-21-00251 Special Use	Midwest Car Corporation, Property Owner	5934 S Howell Av
			Request to occupy the premises as a light motor vehicle outdoor storage facility (permitted), repair facility, and car wash	

<u>28</u>	15	BZZA-21-00221 Special Use	Raceway on Lisbon, LLC, Lessee	3230 W Lisbon Av
			Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	

<u>29</u>	1	BZZA-20-00232 Special Use, Dimensional Variance	C4SIMS Auto. LLC, Lessee	4225 W Mill Rd
			Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping and screening	

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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>30</u>	1	BZZA-21-00268 Special Use	Select Tire Sales, Inc., Lessee Request to continue occupying the premises as a light motor vehicle repair facility	4957 N Teutonia Av
<u>31</u>	2	BZZA-21-00248 Dimensional Variance	Felicia Beamon, Property Owner Request to allow a 6 foot fence located in the side yard	4151 N 73Rd St
<u>32</u>	3	BZZA-21-00211 Dimensional Variance	898 MU, LLC, Property Owner Request to construct a building addition that does not meet the minimum required rear setback	1646 N Astor St
<u>33</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