



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates

Secretary
Jeffrey Thomas

AGENDA

October 8, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 8, 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/1184212915982888718> 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) 930-5321

Access Code: 247-595-854

(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 September 10, 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>	7	BZZA-20-00205 Special Use	Sheikh & DD, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	5835 W Hampton Av
<u>2</u>	8	BZZA-20-00206 Special Use	CM Best Mufflers and Brakes, LLC, Lessee Request to continue occupying a portion of the premises as a motor vehicle repair facility (used in conjunction with 1773 S. Muskego Av.)	1763 S Muskego Av



Board of Zoning Appeals, Hearing on Thursday, October 8, 2020

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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>	8	BZZA-20-00207 Special Use	CM Best Mufflers and Brakes, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1773 S Muskego Av
<u>4</u>	10	BZZA-20-00210 Special Use	Beyond The Stars, LLC dba Beyond The Stars Learning Center, Lessee Request to increase the number of children from 74 to 85 children per shift and continue occupying the premises as a day care center for children infant to 14 years of age, operating Monday - Friday 5:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 9:00 p.m. (this is a new operator)	6333 W Burleigh St
<u>5</u>	10	BZZA-20-00224 Special Use	Ahmed Petro Mart, LLC dba Clark Mart, Lessee Request to continue occupying the premises as a motor vehicle filling station	7535 W Blue Mound Rd
<u>6</u>	12	BZZA-20-00187 Special Use	Tokyo's Auto Vision and Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	1715 W Pierce 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.
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>	12	BZZA-20-00229 Special Use	Van Collision And Alteration INC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility, sales facility, and body shop	938 W National Av
<u>8</u>	14	BZZA-20-00194 Special Use	Hub Group Trucking, Inc. Lessee Request to continue occupying the premises as a truck freight terminal that does not meet the minimum required landscape buffer	550 W Oklahoma Av
<u>9</u>	14	BZZA-20-00201 Special Use	Ivan Zaiats, Property Owner Request to continue occupying the premises as a light motor vehicle sales	2775 S Chase Av
<u>10</u>	1	BZZA-20-00203 Special Use	Future Scholar Christian Academy, LLC, Lessee Request to reduce the number of children from 25 per shift to 20 per shift, reduce the hours of operation from 24 hours to 5:00 a.m. to midnight, and continue occupying the premises as a day care center for children infant to 13 years of age, operating Sunday - Saturday	4273 N Teutonia Av

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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>11</u>	2	BZZA-20-00202 Special Use	Future Scholar Christian Academy, LLC, Lessee Request to increase the number of children from 116 to 150, increase the age of children from infant - 12 to infant - 13 years of age, and continue occupying the premises as a day care center operating Sunday - Saturday 5:00 a.m. - midnight (this is a new operator)	6401 W Capitol Dr
<u>12</u>	3	BZZA-20-00213 Special Use	Transcenter/Nehemiah Project, Inc., Property Owner Request to continue occupying the premises as a group home for 8 occupants	2574 N Cramer St
<u>13</u>	5	BZZA-20-00180 Special Use	Apostolic Restoration Ministries, Inc., Lessee Request to continue occupying a portion of the premises as a religious assembly hall	9235 W Capitol Dr Suite 305
<u>14</u>	5	BZZA-20-00209 Special Use	Appleton Express, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	7646 W Appleton Av

Board of Zoning Appeals, Hearing on Thursday, October 8, 2020

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

4:00 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.
No oral testimony will be taken on these items.

<u>15</u>	6	BZAP-19-00003 Appeal of Order	Earl Grunewald, 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
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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>16</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 80 children per shift infant - 13 years of age, operating Monday - Saturday 5:00 a.m. - midnight	4850 W Fond Du Lac Av
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<u>17</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
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Item No. Ald Dist. Case No. Type Case Information Location

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

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18 8 BZZA-20-00197 Jehova Tronara Church AIC, Lessee 2925 W Lincoln Av
Special Use

Request to continue occupying a portion of the premises as a religious assembly hall and social service facility (this is a new operator)

19 9 BZZA-20-00037 Outdoor Lighting Construction Co., Inc., 8628 W Calumet Rd
Dimensional Variance Property Owner

Request to occupy a portion of the premises as an outdoor storage facility (permitted) that does not meet the minimum required screening

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

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20 9 BZZA-20-00161 Shalonda N. Myles dba Revenge Body 5816 W Hemlock St
Use Variance Weight Loss and Wellness, Lessee

Request to occupy the premises as a medical office

21 10 BZZA-20-00199 Mommy's New Beginning Services, 6040 W Lisbon Av
Special Use LLC, Lessee

Request to occupy a portion of the premises as a social service facility

22 10 BZZA-20-00221 St. Vincent Pallotti, Property Owner 7616 W Stevenson St
Dimensional Variance

Request to allow a free-standing sign that exceeds the maximum allowed display area and maximum allowed height

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

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<u>23</u>	11	BZZA-20-00090 Dimensional Variance	Jeffery Welch, Property Owner Request to allow fence located along a side street that does not meet the minimum required setback	3572 S 80Th St
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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>24</u>	12	BZZA-20-00176 Dimensional Variance	Marcos Ramos-Garcia, Property Owner Request to construct a residential garage using shipping containers that exceeds the maximum allowed lot coverage	1748 S 3Rd St
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<u>25</u>	12	BZZA-20-00219 Special Use	Bella M & C, LLC, Lessee Request to occupy the premises as an assembly hall	1104 W Historic Mitchell St
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<u>26</u>	12	BZZA-20-00223 Dimensional Variance	Element Apartments, LLC, Prospective Buyer Request to construct a (permitted) mixed-use commercial retail building and multi-family dwelling that exceeds the maximum allowed side street setback, maximum allowed building height, does not meet the minimum required lot area per dwelling unit, and does not meet the minimum required glazing area for the primary street frontage	924 S 5Th St AKA 934 S 5Th St
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5:30 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>27</u>	12	BZZA-20-00238 Dimensional Variance	La Causa, Inc., Property Owner Request to construct a general office (permitted) that uses simulated stucco products as a building material, does not face the primary street, does not meet the required entrance door orientation, does not meet the minimum required build-out, and does not meet the minimum required glazing	413 W Scott St
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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>28</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>29</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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<u>30</u>	14	BZZA-20-00195 Special Use, Dimensional Variance	Dale and Carrie, LLC dba Dale Z's, Lessee Request to construct a fence along the street and occupy the premises as an outdoor recreation facility (pickleball courts to be used in conjunction with the permitted bar located at 3585 S. Howell Av.)	3574 S Chase Av
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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.
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<u>31</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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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.
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<u>32</u>	15	BZZA-20-00168 Special Use	One Stop Auto Sales & Tires, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	3230 W Lisbon Av
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<u>33</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
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<u>34</u>	2	BZZA-20-00212 Special Use	Adams & Claybrooks Investments, LLC, Lessee Request to occupy the premises as a light motor vehicle sales and repair facility	8822 W Appleton Av
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<u>35</u>	2	BZZA-20-00220 Special Use	Mazen Jaber dba Amstar Petroleum, Property Owner Request to add an addition to the Board approved motor vehicle filling station	9114 W Silver Spring Dr
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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>7:00 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>36</u>	3	BZZA-20-00153 Special Use, Dimensional Variance	1018 E Wright Street, LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscaping	1018 E Wright St
<u>37</u>	3	BZZA-20-00218 Special Use	Julia Calo dba Curly Hair Extraordinaire, Lessee Request to occupy a portion of the premises as a personal service facility (hair salon)	1728 N Franklin Pl
<u>38</u>	3	BZZA-20-00222 Use Variance, Dimensional Variance	Bridge33 Capital, Prospective Buyer Request to construct a 4 unit multi-family dwelling that does not meet the minimum required lot size, does not meet the minimum front setback, minimum south side street setback, and minimum rear setback	2604 E Park Pl
<u>39</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
<u>40</u>	6	BZZA-20-00204 Special Use	ETD Bells, LLC (Pacific Bells, LLC), Lessee Request to construct a restaurant with a drive-through facility (increasing proposed hours of operation to 24 hours)	208 E Capitol Dr AKA 230 E Capitol Dr
<u>41</u>	6	BZZA-20-00217 Special Use	Cutting Edge Staffing, LLC, Lessee Request to occupy the premises as a business service facility (employment agency)	1400 N 6Th St