



Board of Zoning Appeals

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AGENDA

November 3, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 3, 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. Please follow the link for computer access <https://register.gotowebinar.com/register/6760908421015303179> 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) 655-0052
Access Code: 595-248-536

(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 Board of Zoning Appeals 2023 Calendar.
Approval of the June 30, 2022 Minutes of the Board of Zoning Appeals.
Approval of the July 28, 2022 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>	2	BZZA-21-00376 Special Use <i>Dismissal</i>	Justice Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	6027 W Villard Av
<u>2</u>	2	BZZA-22-00286 Special Use <i>Dismissal</i>	Festus Auto Sales, LLC, Property Owner Request to occupy the premises as a light motor vehicle sales facility	7525 W Florist Av



Board of Zoning Appeals, Hearing on Thursday, November 3, 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>	4	BZZA-22-00283 Special Use <i>Dismissal</i>	Alaafia Women's Corporation dba Alaafia African Family Resource Center, Lessee Request to occupy the premises as a social service facility	1037 W Mc Kinley Av
<u>4</u>	7	BZZA-21-00454 Dimensional Variance <i>Dismissal</i>	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>5</u>	10	BZZA-22-00301 Use Variance <i>Dismissal</i>	OneHope27, Inc., Property Owner Request to occupy the premises as transitional housing	1245 N 45Th St

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>6</u>	4	BZZA-22-00294 Special Use	Eta Mu House Corporation of Alpha Phi, Property Owner Request to increase the number of occupants from 22 to 29 and continue occupying the premises as a sorority house (this is a new operator)	1517 W Kilbourn Av
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Board of Zoning Appeals, Hearing on Thursday, November 3, 2022

<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>7</u>	7	BZZA-22-00282 Special Use	Fateh Quick Mart, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	3115 W Fond Du Lac Av
<u>8</u>	11	BZZA-22-00297 Special Use	Lifting Individuals Forward Everyday, LLC DBA LIFE Wellness and Counseling Services, Lessee Request to occupy a portion of the premises as a social service facility	9401 W Beloit Rd Suite 401
<u>9</u>	12	BZZA-22-00243 Use Variance	Collins Caring Corner, LLC dba Collins Academy, Lessee Request to increase the ages from 2 1/2 - 13 years of age to infant to 13years of age, and continue occupying the premises as a day care center for 114 children per shift operating Monday - Friday 5:00 a.m. - 9:00 p.m.	1115 S 7Th St
<u>10</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>11</u>	15	BZZA-22-00240 Special Use	Bridgeman Foods II, Inc., Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	4601 W North Av

Board of Zoning Appeals, Hearing on Thursday, November 3, 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>12</u>	15	BZZA-22-00260	Wisconsin Community Services, Inc., Special Use Property Owner	2404 N 50Th St
			Request to continue occupying the premises as a community living arrangement for 36 residents	
<u>13</u>	1	BZZA-21-00111	MacPyles Corporation dba McDonald's, Special Use Lessee	7170 N Teutonia Av
			Request to continue occupying the premises as a restaurant with a drive-through facility	

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>	2	BZZA-22-00341	Fast Time Tires & Brakes, LLC, Lessee Special Use	6046 W Fond Du Lac Av
			Request to continue occupying a portion of the premises as a light motor vehicle repair facility (this is a new operator)	
<u>15</u>	7	BZZA-22-00034	Tavone Hunt, Property Owner Dimensional Variance	4967 W Medford Av
			Request to allow a 6 ft. fence in the front and side yard	

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

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<u>16</u>	8	BZZA-21-00461 Use Variance	Estrella Fugaz Party Rental, LLC, Lessee Request to occupy the premises as a tool/equipment rental facility	1820 S 31St St
<u>17</u>	8	BZZA-22-00261 Special Use	NextGen Early Education Child Development Center Corp., 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
<u>18</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

5:15 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>19</u>	10	BZZA-22-00217 Use Variance, Dimensional Variance	Bomb Pot Masters, 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
<u>20</u>	10	BZZA-22-00242 Special Use	Royal Empire, LLC dba Lisbon Sales and Service, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	7515 W Lisbon Av

Board of Zoning Appeals, Hearing on Thursday, November 3, 2022

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5:15 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>21</u>	12	BZZA-22-00308 Dimensional Variance	Taxco Apartments, LLC, Property Owner Request to allow two wall signs that exceed the maximum allowed display area	625 S 5Th St
<u>22</u>	14	BZZA-22-00219 Dimensional Variance	Dusan Medan, Property Owner Request to construct a detached garage that does not meet the minimum required setback	2961 S Mabbett Av
<u>23</u>	14	BZZA-22-00273 Dimensional Variance	Thomas Block, Property Owner Request to construct multiple principal residential buildings on the premises	3070 S Superior St

6:15 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>24</u>	15	BZZA-22-00173 Dimensional Variance	Vliet Street Development, LLC, Property Owner Request to allow a fence (artistic murals) in the rear yard that exceeds the maximum allowed height	3542 W Vliet St
<u>25</u>	15	BZZA-22-00200 Special Use	New Hope & Destiny Home II, Inc., Lessee Request to occupy the premises as a group home for up to 8 occupants (teen girls, ages 12-17 years)	2355 N 8Th St
<u>26</u>	15	BZZA-22-00277 Special Use	Gracie Benson dba Next Level, Lessee Request to occupy the premises as an assembly hall	4411 W North Av

Board of Zoning Appeals, Hearing on Thursday, November 3, 2022

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

6:15 p.m. Public Hearings (continued)

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<u>27</u>	1	BZZA-22-00103	Apy's Cars, Inc., Lessee	4030 W Douglas Av
		Special Use, Dimensional Variance	Request to occupy a portion of the premises as an outdoor salvage operation that does not meet the minimum required landscaping and continue occupying a portion of the premises as an indoor salvage operation (this is a new operator)	