



Board of Zoning Appeals

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Jewel Currie
Jennifer Current
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Jeffrey Thomas

AGENDA

November 4, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 4, 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 TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 4, 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/2470012608410445070> 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 (914) 614-3221 Access Code: 333-997-871

(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 October 7, 2021 Minutes of the Board of Zoning Appeals.
Approval of the 2022 Board of Zoning Appeals Calendar.

<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-21-00311 Special Use	JS Petroleums LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	1432 W Locust St
<u>2</u>	7	BZZA-21-00324 Special Use	Lashunda Family Child Care. LLC, Lessee Request to continue occupying the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday – Sunday	4143 N 40Th St



Board of Zoning Appeals, Hearing on Thursday, November 4, 2021

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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>	9	BZZA-21-00303 Special Use	Flyers Energy, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	9110 N 107Th St
<u>4</u>	12	BZZA-21-00325 Special Use	1RA Iglesia Pentcostal Camino Al Cielo Corp., Lessee Request to continue occupying the premises as a religious assembly hall (this is a new operator)	1834 W Lincoln Av
<u>5</u>	14	BZZA-21-00278 Special Use	Lighthouse Youth Center, Inc., Property Owner Request to continue occupying the premises as a community center	1132 W Oklahoma Av
<u>6</u>	14	BZZA-21-00304 Dimensional Variance	Eugene and Kristina Trotter, Property Owner Request to allow a 6 ft. fence along the side street that does not meet the minimum required setback	800 E Lincoln Av
<u>7</u>	15	BZZA-21-00263 Special Use	Motlani Unlimited Corporation DBA Fast Lube USA, Property Owner Request to continue occupying a portion of the premises as a light motor vehicle repair facility without the minimum required landscaping	1900 W North 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>8</u>	1	BZZA-21-00209 Special Use	M & M S Playhouse, LLC, Lessee Request to increase the age of children from infant - 12 years of age to infant - 13, decrease the number of children per shift from 40 to 24, and continue occupying the premises as a day care center operating 24 hours Monday - Sunday (this is a new operator)	5244 N 35Th St
<u>9</u>	1	BZZA-21-00296 Special Use	U.S. Bank, Property Owner Request to add an ATM to the existing non-restaurant drive-through facility (bank drive-through)	3720 W Villard Av
<u>10</u>	1	BZZA-21-00300 Special Use	Silver Spring Petro Mart BP, Inc., Lessee Request to occupy the premises as a 24-hour motor vehicle filling station and convenience store (permitted)	3606 W Silver Spring Dr
<u>11</u>	2	BZZA-21-00312 Special Use	Amazing Grace Child Care Center, LLC, Property Owner Request to decrease the hours and days of operation from 24 hours Sunday - Saturday to 6:00 a.m. - 6:00 p.m. Monday – Friday, and continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age	10050 W Appleton Av
<u>12</u>	2	BZZA-21-00327 Special Use	Huntington National Bank, Other Request to continue occupying the premises as a bank (permitted) with a drive-through facility (this is a new operator)	4110 N 76Th St

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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>13</u>	5	BZZA-21-00119 Special Use, Dimensional Variance	Untouchable Auto & Diesel, LLC, Lessee Request to continue occupying the premises as a heavy motor vehicle repair facility and outdoor salvage operation that does not have the required buffer for parking and has a parking area that is paved with an unapproved surface material	11920 W Carmen Av
<u>14</u>	5	BZZA-21-00328 Use Variance	Materion Advanced Chemicals, Inc., Lessee Request to occupy the premises as an intense manufacturing and a hazardous materials storage facility	12255 W Carmen Av
<u>15</u>	6	BZZA-21-00306 Dimensional Variance	Pete's Fruit Market, Lessee Request to allow interior alterations to the existing general retail establishment (permitted) that will result in the building not meeting the minimum required glazing	2323 N Martin L King Jr Dr

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

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<u>16</u>	10	BZZA-21-00214 Dimensional Variance	Wendy Montes De Oca, Property Owner Request to allow a fence in the rear yard that exceeds the maximum allowed height, and a decorative gate that exceeds the maximum allowed width	609 S 61St St
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5:00 p.m. Public Hearings.

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<u>17</u>	11	BZZA-21-00277 Dimensional Variance	Elizabeth Grade and Conrad Canfield, Property Owner Request to allow a fence in the side yard and rear yard that exceeds the maximum allowed height	2877 S 46Th St
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<u>18</u>	11	BZZA-21-00290 Dimensional Variance	Milwaukee Public Schools, Property Owner Request to allow a freestanding sign that exceeds the maximum allowed display area and number of signs	6506 W Warnimont Av
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<u>19</u>	12	BZZA-21-00262 Special Use	The Universal Church, Lessee Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces	923 S Cesar E Chavez Dr
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<u>20</u>	12	BZZA-21-00269 Special Use	Guarding Your Angels, Inc., Lessee Request to increase the number of children per shift from 93 to 112 children, decrease the hours of operation from 5:30 a.m. - midnight to 5:30 a.m. to 6:00 p.m., and continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Friday	1436 W Mitchell St
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5:00 p.m. Public Hearings (continued)

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<u>21</u>	12	BZZA-21-00307 Special Use	Chill and Puff Hookah Lounge, LLC, Lessee Request to occupy the premises as an assembly hall	111 E Mitchell St
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5:45 p.m. Public Hearings.

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<u>22</u>	13	BZZA-21-00195 Special Use	Lyft, Inc., Lessee Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
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<u>23</u>	13	BZZA-21-00251 Special Use	Midwest Car Corporation, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility (permitted), repair facility, and car wash	5934 S Howell Av
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<u>24</u>	13	BZZA-21-00329 Dimensional Variance	Automax, LLC DBA Byrider, Lessee Request to allow a freestanding sign that exceeds the maximum allowed display area and height	4810 S 27Th St
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<u>25</u>	14	BZZA-21-00250 Dimensional Variance	UW Credit Union, Property Owner Request to construct a new financial institution (permitted) that exceeds the maximum allowed side street setback	115 W Oklahoma Av
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<u>26</u>	15	BZZA-21-00221 Special Use	Raceway on Lisbon, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	3230 W Lisbon Av
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6:30 p.m. Public Hearings.

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<u>27</u>	15	BZZA-21-00266 Special Use	Bonds & Sons, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	4000 W Lisbon Av
<u>28</u>	2	BZZA-21-00259 Special Use	Jami Nash DBA The Learning Palace, Lessee Request to occupy the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	8749 W Fond Du Lac Av
<u>29</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 to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	5140 W Lisbon Av
<u>30</u>	1	BZZA-21-00067 Special Use, Use Variance	S&G Junking and Towing, LLC, Lessee Request to occupy a portion of the premises as light motor vehicle outdoor storage, outdoor salvage, and a ground transportation service	4912 W Villard Av

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7:15 p.m. Public Hearings.

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<u>31</u>	1	BZZA-21-00279 Special Use	Granny V's Learning Center, LLC, Property Owner Request to increase the number of children per shift from 50 to 75, and continue occupying the premises as a day care center for children infant to 12 years of age operating, Monday - Saturday 6:00 a.m. - midnight	5200 N 51St Bl
<u>32</u>	1	BZZA-21-00319 Use Variance	Hazel Luckett DBA Little Me Child Care, LLC, Property Owner Request to increase the number of children from 8 to 15 per shift, increase the ages from infant - 5 years of age to infant - 13 years of age, decrease the hours and days of operation from Monday - Sunday 6:00 a.m. - 11:00 p.m. to Monday - Friday 6:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center (this is a new operator)	1927 W Hampton Av
<u>33</u>	4	BZZA-21-00308 Special Use	Milwaukee Brewing Company, LLC, Lessee Request to occupy a portion of the premises as a large alcohol beverage facility	1128 N 9Th St