



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates

Secretary
Jeffrey Thomas

AGENDA

November 5, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 5, 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/8874893232146018572> 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) 655-0060

Access Code: 968-537-367

(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 October 5, 2020 Minutes of the Board of Zoning Appeals.

Approval of the Board of Zoning Appeals 2021 Calendar.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	12	BZZA-20-00191 Special Use <i>Dismissal</i>	La Causa, Inc., Property Owner Request to continue occupying the premises as a school for 810 students K-4 - 8th grade, operating Monday - Friday 7:00 a.m. - 7:00 p.m.	1643 S 2Nd St
<u>2</u>	1	BZZA-20-00253 Special Use <i>Dismissal</i>	Wisconsin Community Services, Lessee Request to occupy the premises as transitional housing for 24 residents	2901 W Atkinson Av



Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. 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>3</u>	8	BZZA-20-00260 Special Use	The Gathering of Southeast WI, Inc., Other Request to occupy a portion of the premises as a social service facility	1236 S Layton Bl
<u>4</u>	12	BZZA-20-00187 Special Use	Tokyo's Auto Vision and Sales, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle sales facility (this is a new operator)	1715 W Pierce St
<u>5</u>	12	BZZA-20-00236 Special Use	Auto Depot, LLC, Lessee Request to continue occupying the premises as a motor vehicle sales facility (this is a new operator)	2485 S 13Th St
<u>6</u>	12	BZZA-20-00261 Special Use	Lakeside Luxury Auto Group, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2072 S 6Th St
<u>7</u>	13	BZZA-20-00214 Special Use	Suburu City of Milwaukee, Inc., Lessee Request to continue occupying the premises as a light motor vehicle outdoor storage (to be used in conjunction with the lot at 4590 S. 27th St.)	4580 S 27Th St
<u>8</u>	13	BZZA-20-00215 Special Use	Suburu City of Milwaukee, Inc., Lessee Request to continue occupying the premises as a light motor vehicle outdoor storage (to be used in conjunction with 4580 S. 27th St.)	4590 S 27Th St

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>9</u>	13	BZZA-20-00216 Special Use	Suburu City of Milwaukee, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility and body shop	4640 S 27Th St
<u>10</u>	13	BZZA-20-00247 Special Use	Ivy Lane Corporation, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	3360 S 27Th St
<u>11</u>	13	BZZA-20-00252 Use Variance	The Farmhouse Studio, LLC, Lessee Request to occupy a portion of the premises as a general retail establishment (food truck parked on private property)	4511 S 6Th St
<u>12</u>	1	BZZA-20-00267 Use Variance	Quick Fill Gas 2, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	5016 N Hopkins St
<u>13</u>	2	BZZA-20-00249 Special Use	Coachwerks, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	9710 W Flagg Av

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>14</u>	3	BZZA-20-00234 Special Use	Tata Petroleum Inc. dba BP Pantry 41, Property Owner Request to continue occupying the premises as a motor vehicle filling station and car wash	1030 E North Av
<u>15</u>	3	BZZA-20-00235 Use Variance	Amalfi Guild, LLC, Lessee Request to continue occupying a portion of the premises as a general office (this is a new operator)	2505 N Oakland Av
<u>16</u>	4	BZZA-20-00227 Special Use	Jackson Square, LLC, Property Owner Request to continue occupying the premises as a live-work unit (artist studio)	159 N Jackson St
<u>17</u>	5	BZZA-20-00243 Special Use	SBA Structures, LLC, Lessee Request to continue to allow an 80 ft. transmission tower	7677 W Appleton Av
<u>18</u>	5	BZZA-20-00263 Dimensional Variance	Robert Zell and Melissa Zell, Property Owner Request to construct a garage that exceeds the maximum allowed lot coverage	3143 N 77Th St

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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>19</u>	6	BZZA-20-00200 Use Variance	Next Generation Day Camp & School Age Program, LLC, Lessee Request to increase the age of children from 4 - 12 to 3 - 15 years of age, increase the hours of operation from 6:30 a.m. - 6:30 p.m. to 6:00 a.m. - 7:00 p.m. and continue occupying a portion of the premises as a day care center for 40 children per shift, operating Monday - Friday	1809 W Atkinson Av
<u>20</u>	6	BZZA-20-00266 Special Use	Wellness by Weston, LLC, Lessee Request to occupy a portion of the premises as a personal instruction school	531 E Keefe Av

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>21</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 102
<u>22</u>	8	BZZA-20-00182 Special Use	Real Auto Service, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	2617 S 31St St

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

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

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>23</u>	8	BZZA-20-00250 Special Use	Muskego Autobody, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle repair facility and body shop	2143 S Muskego Av
-----------	---	------------------------------	---	-------------------

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>24</u>	9	BZZA-20-00037 Dimensional Variance	Outdoor Lighting Construction Co., Inc., Property Owner Request to occupy a portion of the premises as an outdoor storage facility (permitted) that does not meet the minimum required screening	8628 W Calumet Rd
-----------	---	---------------------------------------	--	-------------------

<u>25</u>	9	BZZA-20-00114 Special Use	Calumet Motor Cars, Inc., Lessee Request to occupy a portion of the premises as a light motor vehicle sales and repair facility	8425 W Calumet Rd
-----------	---	------------------------------	--	-------------------

<u>26</u>	10	BZZA-20-00251 Special Use	Multicultural Learning Academy, LLC, Lessee Request to occupy the premises as a day care center for 75 children per shift infant - 12 years of age, operating Sunday - Saturday 5:00 a.m. - midnight	7027 W Capitol Dr
-----------	----	------------------------------	--	-------------------

<u>27</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
-----------	----	------------------------------	---	-------------------

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

5:45 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>	12	BZZA-20-00233 Special Use	Rayan Auto Sales, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	421 W Virginia St
<u>29</u>	15	BZZA-20-00244 Special Use	33 rd Center St. Auto Sales, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	3302 W Center St
<u>30</u>	1	BZZA-20-00228 Special Use	Christina Kendricks dba Bright Stars, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:00 p.m. (this is a new operator)	2320 W Capitol Dr
<u>31</u>	1	BZZA-20-00230 Special Use	C4SIMS Auto. LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	6310 N Sherman Bl

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>32</u>	2	BZZA-20-00240 Special Use	Peter Fiumefreddo, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (shipping containers)	6449 W Fond Du Lac Av
-----------	---	------------------------------	---	-----------------------

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
-----------------	------------------	----------------------	-------------------------	-----------------

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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>33</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>34</u>	4	BZZA-20-00239 Special Use	Linkz 2 Learning Childcare, LLC., Lessee Request to increase the hours of operation from 5:30 a.m. - 8:00 p.m. to 6:00 a.m. - midnight and continue occupying the premises as a day care center to 85 children infant - 13 years of age, operating Monday - Friday (this is a new operator)	535 N 27Th St
<u>35</u>	4	BZZA-20-00242 Use Variance	JBC 7, LLC, Property Owner Request to erect a projecting sign	1007 N Cass St

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>36</u>	4	BZZA-20-00248 Special Use	Interstate Parking Company, LLC, Lessee Request to occupy the premises as a principal use parking lot	709 W Juneau Av
<u>37</u>	4	BZZA-20-00276 Dimensional Variance	898 MU, LLC, Property Owner Request to continue occupying the premises as a Board-approved sorority house that does not meet the minimum required number of parking spaces (approved by the Board), does not meet the minimum required side street and rear setbacks, and does not meet the minimum required number of bicycle parking spaces	853 N 16Th St

Board of Zoning Appeals, Hearing on Thursday, November 5, 2020

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

7:15 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>38</u>	6	BZZA-20-00241 Special Use, Dimensional Variance	Carol Storm, Property Owner Request to allow two principal residential buildings on the premises that does meet the minimum required building height, rear setback, and exceeds the maximum allowed front setback	1911 N 2Nd St
<u>39</u>	7	BZZA-20-00225 Special Use, Dimensional Variance	Milwaukee Materials, LLC c/o The MRD Group, Inc., Prospective Buyer Request to continue occupying the premises as an outdoor material reclamation facility that does not meet the minimum required screening (this is a new operator)	3295 W Townsend St