



**Board of Zoning Appeals**

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**Henry Szymanski**

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**Eric Lowenberg**

Alternates  
**Lindsey St. Arnold Bell**  
**Clifton Crump**

Secretary  
**Jeffrey Thomas**

**AGENDA**

**December 1, 2022**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 1, 2022, commencing at 2:00 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/7326437829158193680> 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 (631) 992-3221

Access Code: 777-490-666

(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](mailto:adacoordinator@milwaukee.gov) as soon as possible but no later than 72 hours before the scheduled event.

**2:00 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 June 30, 2022 Minutes of the Board of Zoning Appeals.

Approval of the July 28, 2022 Minutes of the Board of Zoning Appeals.

<b><u>Item No.</u></b>	<b><u>Ald Dist.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
<u>1</u>	11	BZZA-22-00298 Dimensional Variance	Melissa Martinez, Property Owner  Request to allow a 6 ft. fence in the front and side yard without the minimum required setback	3864 S 78Th St
<u>2</u>	12	BZZA-22-00378 Special Use	Gerald L. Ignace Indian Health Center, Lessee  Request to add additional office space to the Board-approved medical clinic (interior build out of a portion of the basement resulting in an intensification of the existing Special Use approval)	930 W Historic Mitchell St



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**2:00 p.m. Consent Agenda (continued)**

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

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<u>3</u>	15	BZZA-22-00313 Special Use	Serenity Inns, Inc., Property Owner  Request to continue occupying the premises as a transitional living facility	2825 W Brown St
<u>4</u>	15	BZZA-22-00350 Special Use	Holy Hill COGIC, Property Owner  Request to continue occupying the premises as a religious assembly hall	2823 W Fond Du Lac Av
<u>5</u>	1	BZZA-22-00068 Special Use	Carpet & Flooring Innovation, LLC, Lessee  Request to occupy the premises and an indoor storage facility	6216 N 35Th St
<u>6</u>	1	BZZA-22-00303 Special Use	Patricia Woods dba Action for Christ, Lessee  Request to continue occupying the premises as a community center	6207 N Teutonia Av
<u>7</u>	1	BZZA-22-00330 Special Use, Use Variance	Jabez Church of God in Christ, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall and social service facility	4001 W Mill Rd
<u>8</u>	2	BZZA-22-00266 Special Use	Little Leaders Academy, LLC, Lessee  Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 9:00 p.m. to 24 hours Monday - Sunday, and continue occupying the premises as a day care center for 94 children infant to 12 yrs. of age	5833 W Silver Spring Dr

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**2:00 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.  
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<u>9</u>	3	BZZA-22-00361 Special Use	City Reformed Church, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	1659 N Farwell Av
<u>10</u>	6	BZZA-22-00312 Special Use	Hollywood Childcare Center, LLC, Property Owner  Request to expand the Board-approved day care center into the 2nd floor for a total of 49 children infant to 13 years of age, operating Monday - Saturday 5:00 a.m. to midnight	1234 W Burleigh St
<u>11</u>	7	BZZA-22-00357 Special Use	Tippi Toes Childcare Center, Inc., Lessee  Request to continue occupying the premises as a 24 hour day care center for 100 children per shift infant - 12 years of age, operating Monday - Sunday	3812 W Burleigh St
<u>12</u>	8	BZZA-22-00037 Special Use	Choice One Financial Services, LLC, Lessee  Request to continue occupying the premises as a currency exchange and cash-for-gold business	2000 W Forest Home Av

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**2:00 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.  
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<u>13</u>	8	BZZA-22-00141 Special Use	Farida, LLC dba South Ave Foods, Lessee  Request to continue occupying the premises as a general retail establishment	2108 S 25Th St
<u>14</u>	9	BZZA-22-00302 Special Use	Automax, LLC dba Byrider Budget Service Center, Lessee  Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	9201 W Brown Deer Rd
<u>15</u>	9	BZZA-22-00309 Special Use	Automatic Apartment Laundries, Inc. dba WASH Multifamily Laundry Systems, Lessee  Request to occupy the premises as an equipment sales and service facility	8888 W Tower Av

**2:15 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>16</u>	10	BZZA-22-00358 Dimensional Variance	SAR of State Street, LLC, Property Owner  Request to construct a light manufacturing facility (permitted) that does not meet the floor elevation and dry land access requirements of the flood fringe overlay zone	5061 W State St
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**2:15 p.m. Public Hearings (continued)**

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<u>17</u>	12	BZZA-22-00306	Dimensional Variance	BBE Investments & Development, LLC, Property Owner  Request to construct a mixed-use building that exceeds the maximum allowed area per dwelling unit	1101 W Historic Mitchell St
<u>18</u>	13	BZZA-22-00031	Dimensional Variance	Dennis Hafert, Property Owner  Request to allow a 24 ft. vehicle (trailer) on the premises	2269 W Bolivar Av
<u>19</u>	13	BZZA-22-00296	Dimensional Variance	Direct Outdoor, LLC, Other  Request to construct an automatic changeable message sign (billboard) that exceeds the maximum allowed display area	1909 W Layton Av
<u>20</u>	14	BZZA-22-00271	Dimensional Variance	Samantha Walch, Property Owner  Request to allow a 6ft. fence in the side yard of the premises	432 E Van Beck Av
<u>21</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

**3:15 p.m. Public Hearings.**

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<u>22</u>	14	BZZA-22-00286	Special Use, Use Variance	Bounce Milwaukee, LLC, Lessee  Request to add a restaurant without a drive-through facility and continue occupying the premises as an indoor recreation facility	2801 S 5Th Ct
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**3:15 p.m. Public Hearings (continued)**

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<u>23</u>	14	BZZA-22-00279	Dimensional Variance	Trent Johnson and Lisa Johnson, Property Owner  Request to allow an addition to the single-family dwelling that does not meet the minimum front setback	2905 S Superior St
<u>24</u>	15	BZZA-22-00291	Special Use	Little Achievers Family Daycare, LLC, Lessee  Request to occupy the premises as a 24 hour day care center for 30 children per shift infant to 12 yrs. of age, operating Sunday - Saturday	3732 W Lisbon Av
<u>25</u>	15	BZZA-22-00346	Use Variance, Dimensional Variance	K.G. Development Group, LLC, Prospective Buyer  Request to occupy the premises as permanent supportive housing and an emergency residential shelter without meeting the minimum required landscaping and screening	2436 N 50Th St
<u>26</u>	1	BZZA-22-00250	Dimensional Variance	Clear Channel Outdoor, Other  Request to convert two existing off-premise signs with static displays to automatic changeable message signs that do not meet the minimum required distance between signs	4206 N Green Bay Av

**Board of Zoning Appeals, Hearing on Thursday, December 1, 2022**

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**3:15 p.m. Public Hearings (continued)**

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<u>27</u>	2	BZZA-22-00289 Special Use	Hands of Steel Auto Detailing, LLC, Lessee	6419 W Capitol Dr
			Request to occupy the premises as a car wash	

**4:15 p.m. Public Hearings.**

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<u>28</u>	3	BZZA-22-00235 Dimensional Variance	College Falls Storage, LLC,	1617 E North Av
			Request to allow interior alterations to the existing building that does not meet the minimum required glazing	

<u>29</u>	3	BZZA-22-00382 Dimensional Variance	Dierdre Laterman, Property Owner	2929 E Edgewood Av
			Request to allow a 6ft. fence in the front and side yard of the premises	

<u>30</u>	4	BZZA-22-00281 Dimensional Variance	Direct Outdoor, LLC, Other	1118 W St Paul Av
			Request to construct an automatic changeable message sign (billboard) that exceeds the maximum allowed area and does not meet the minimum street setback	

<u>31</u>	6	BZZA-22-00337 Dimensional Variance	VPMLK P1, LLC, Property Owner	2153 N Martin L King Jr Dr
			Request to construct a mixed-use multi-family dwelling that does not meet the minimum required lot area per dwelling unit	

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

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<u>32</u>	6	BZZA-22-00399 Special Use	VPMLK P1 LLC, Property Owner  Request to occupy the premises as a day care center for 78 children per shift infant to 5yrs. of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m.	2153 N Martin L King Jr Dr
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**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>33</u>	7	BZZA-22-00264 Dimensional Variance	David Beyer and David Phelps, Property Owner  Request to construct a new residential detached garage that exceeds the maximum allowed sidewall height	3136 N 51St Bl
<u>34</u>	7	BZZA-22-00293 Special Use	Shy's Place, LLC, Lessee  Request to occupy the premises as a day care center for 50 children per shift infant to 13 yrs. of age, operating Sunday - Saturday 6:00 a.m. - 10:30 p.m.	5808 W Hampton Av

<u>35</u>	7	BZZA-22-00390 Special Use, Dimensional Variance	Milwaukee Materials, LLC, Lessee  Request to continue occupying the premises as a processing and recycling of mined materials and an outdoor material reclamation facility that does not meet the minimum required screening	3295 W Townsend St
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**Board of Zoning Appeals, Hearing on Thursday, December 1, 2022**

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

**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>36</u>	8	BZZA-22-00003 Special Use	Advanced Childcare, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	2339 W Greenfield Av
<u>37</u>	8	BZZA-22-00270 Use Variance	Community Advocates Inc., Property Owner  Request to add outdoor storage to the Board-approved emergency residential shelter and social service facility	3025 W Mitchell St

**Closed Session Meeting**

The Board of Zoning Appeals of the City of Milwaukee may vote to convene Closed Session, pursuant to Wis. Stats. Secs. 19.85 (1)(g), for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.