



Board of Zoning Appeals

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AGENDA

December 2, 2021

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 2, 2021, 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/1750011713211460366> 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: 563-365-693

(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.

2:00 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 7, 2021 Minutes of the Board of Zoning Appeals.
Approval of the November 4, 2021 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>	10	BZCM-21-00005 Extension of Time	North Avenue Market, LLC, Prospective Buyer Request for an extension of time to comply with the conditions of BZZA-20-00146	5900 W North Av



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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.*

<u>2</u>	6	BZZA-21-00340 Special Use	Nova Testing Facilities, LLC, Lessee Request to occupy a portion of the premises as a non-restaurant drive-through facility	3745 N Richards St
<u>3</u>	8	BZZA-21-00350 Special Use	SKCO- National, LLC, Other Request to continue occupying the premises as a restaurant with a drive-through facility	2520 W National Av
<u>4</u>	10	BZZA-21-00317 Dimensional Variance	Pallotine Fathers and Brothers Incorporated, Property Owner Request to erect a freestanding sign that exceeds the maximum number allowed	5424 W Blue Mound Rd
<u>5</u>	12	BZZA-21-00267 Special Use	The Boys Tire Shop, LLC, Lessee Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	1022 W Maple St
<u>6</u>	13	BZZA-21-00347 Special Use	College Restaurants, LLC dba McDonald's, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	6262 S 13Th 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.

*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>	13	BZZA-21-00348 Special Use	South 27 th Restaurant LTD dba McDonald's, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	5890 S 27Th St
<u>8</u>	15	BZZA-21-00341 Use Variance	Angela's Lil Angels, Lessee Request to increase the age of children from infant - 12 years of age to infant - 13, and continue occupying the premises as a day care center for 50 children per shift, operating Monday - Sunday 6 a.m. - midnight	2526 W Vliet St
<u>9</u>	15	BZZA-21-00362 Special Use	Wisconsin Community Services, Inc., Property Owner Request to continue occupying the premises as a social service facility (this is a new operator)	3732 W Wisconsin Av
<u>10</u>	1	BZZA-21-00342 Special Use	Heartland Child Development Center, LLC, Property Owner Request to increase the age of children from infant - 12 years of age to infant 13, increase the hours of operation from Monday - Sunday 6:00 a.m. - 10:30 p.m. to 24 hours Monday - Friday and Saturday - Sunday 6:00 a.m. - 6:00 p.m., and continue occupying the premises as a day care center for 69 children per shift (this is a new operator)	2717 W Atkinson Av

Board of Zoning Appeals, Hearing on Thursday, December 2, 2021

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

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. 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-21-00148 Special Use	Open Doors Learning Center #4, LLC, Lessee Request to continue occupying the premises as a 24 hour day care center for 49 children per shift infant to 12 years of age, operating Monday - Saturday	8301 W Silver Spring Dr
<u>12</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. - 11:00 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>13</u>	3	BZZA-21-00349 Special Use	PB Partners, LLC dba Dino's, Lessee Request to occupy the premises as a tavern	808 E Chambers St

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>14</u>	6	BZZA-21-00245 Special Use, Use Variance	Lucky 7 Custom Cycles of Milwaukee, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility and general retail establishment	3860 N Palmer St
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2:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>15</u>	6	BZZA-21-00293 Special Use	Learning As We Grow Childcare, LLC, Lessee Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 13 years of age, operating Monday – Sunday	3746 N Vel R Phillips Av
<u>16</u>	6	BZZA-21-00297 Special Use	Panda & Pals Playhouse Child Care Center, LLC, Lessee Request to occupy the premises as a day care center for 27 children per shift infant - 12 years and 11 months of age, operating Monday - Friday 6:00 a.m. - midnight	3240 N Teutonia Av
<u>17</u>	7	BZZA-21-00287 Special Use	TSP Living, Lessee Request to occupy the premises as a group home for 7 occupants	4528 N 39Th St
<u>18</u>	8	BZZA-21-00315 Special Use	United Community Center, Property Owner Request to occupy the premises as a principal use parking lot	2046 S Muskego Av

3:00 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>19</u>	9	BZZA-21-00288 Special Use	African American Roundtable, Inc., Lessee Request to occupy a portion of the premises as a social service facility	6918 W Brown Deer Rd
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3:00 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>20</u>	9	BZZA-21-00294 Use Variance	Jacobus Energy, Property Owner Request to add an outdoor storage facility to the existing indoor storage facility (permitted) and light motor vehicle repair facility (permitted)	9110 N 107Th St
<u>21</u>	10	BZZA-21-00326 Special Use	Switching Lanes, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	5700 W Center St
<u>22</u>	12	BZZA-21-00262 Special Use, Dimensional Variance	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
<u>23</u>	12	BZZA-21-00333 Dimensional Variance	Desatar Ministry Inc., Property Owner Request to allow a 6 ft. fence without the minimum required setback	1170 W Windlake Av

3:45 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>24</u>	12	BZZA-21-00361 Dimensional Variance	Milwaukee Metropolitan Sewerage District (MMSD), Other Request to erect a freestanding sign that exceeds the maximum allowed height	1201 S 2Nd St
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3:45 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>25</u>	13	BZZA-21-00329 Dimensional Variance	Automax, LLC, Lessee Request to allow a freestanding sign that exceeds the maximum allowed display area and height	4810 S 27Th St
<u>26</u>	13	BZZA-21-00384 Special Use, Dimensional Variance	Milwaukee Hospital, LLC, Prospective Buyer Request to construct a new hospital that exceeds the maximum allowed front setback	1801 W Layton Av
<u>27</u>	13	BZZA-21-00426 Special Use, Dimensional Variance	Milwaukee Hospital, LLC, Prospective Buyer Request to construct a new hospital that exceeds the maximum allowed front setback	1909 W Layton Av
<u>28</u>	15	BZZA-21-00221 Special Use	Raceway on Lisbon, 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
<u>29</u>	15	BZZA-21-00299 Use Variance	Faith Temple Pentecostal Church, Property Owner Request to occupy a portion of the premises as a day care center for 16 children per shift infant - 12 years of age, operating Monday - Friday 7:00 a.m. - 10:00 p.m.	2807 W Elder Wallace Dr

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>30</u>	15	BZZA-21-00323 Use Variance	Fit Club MKE, Lessee Request to occupy the premises as a personal instruction school	2549 N 30Th St
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4:30 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>31</u>	15	BZZA-21-00334 Use Variance	McClendon Capital Group, LLC, Prospective Buyer Request to occupy the premises as a multi-family dwelling (senior housing)	3040 W Meinecke Av
<u>32</u>	15	BZZA-21-00335 Use Variance	McClendon Capital Group, LLC, Prospective Buyer Request to occupy the premises as a multi-family dwelling (senior housing)	3100 W Meinecke Av AKA 3112 W Meinecke Av
<u>33</u>	15	BZZA-21-00336 Use Variance	McClendon Capital Group, LLC, Prospective Buyer Request to occupy the premises as a multi-family dwelling (senior housing)	3100 W Meinecke Av AKA 3100 R W Meinecke Av
<u>34</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>35</u>	1	BZZA-21-00300 Special Use	Silver Spring Petro Mart BP, Inc., Lessee Request to occupy the premises as a motor vehicle filling station and convenience store (permitted)	3606 W Silver Spring Dr

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>36</u>	1	BZZA-21-00310 Special Use	Angelo Newman Sr. dba Teutonia Auto Repair, Lessee Request to occupy a portion of the premises as a light motor vehicle repair facility	6151 N Teutonia Av
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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>37</u>	2	BZZA-21-00314 Special Use	Everything's Done Right dba Trust Use Motors, Lessee Request to add motor vehicle repair and continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	6027 W Villard Av
<u>38</u>	3	BZZA-21-00322 Dimensional Variance	GMI Assets 2, LLC, Property Owner Request to construct a pergola that exceeds the maximum allowed sidewall and overall height	2762 N Murray Av
<u>39</u>	3	BZZA-21-00332 Dimensional Variance	Dane E. Voeltz and Angela K. Stenklyft, Prospective Buyer Request to construct a garage that exceeds the maximum allowed sidewall height	2432 N Weil St
<u>40</u>	4	BZZA-21-00298 Special Use	Black Swan Enterprises, LLC, Prospective Buyer Request to construct an assembly hall	520 E Summerfest Pl AKA 100 N. Jefferson St.
<u>41</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

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

5:15 p.m. Public Hearings (continued)

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

<u>42</u>	5	BZZA-21-00321 Special Use	AMS of Wisconsin, LLC dba Vin Baker Recovery, Lessee	4757 N 76Th St
			Request to occupy the premises as a medical service facility	