



Board of Zoning Appeals

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Henry Szymanski

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Jewel Currie
Jennifer Current
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AGENDA

December 3, 2020

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 3, 2020, 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/1642683977257049615> 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 (213) 929-4232

Access Code: 738-484-878

(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 adaordinator@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 November 5, 2020 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>	9	BZZA-19-00194 Special Use, Use Variance <i>Dismissal</i>	OEM Group, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, repair facility, and outdoor salvage operation	6401 N 76Th St
<u>2</u>	10	BZZA-18-00291 Special Use <i>Dismissal</i>	HG Lisbon, LLC, Prospective Buyer Request to add a drive-through facility to the Board-approved fast-food/carry-out restaurant (this is a new operator)	6016 W Lisbon Av



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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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2:00 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>	13	BZZA-19-00201 Dimensional Variance <i>Dismissal</i>	One Outdoor, LLC, Other Request to erect an off-premise sign that does not meet the minimum required setback from a residential district from which the sign face is visible, does not meet the minimum required setback from a side lot line abutting a residential district, and does not meet the minimum required distance from another off-premise sign located on the same side of a freeway	4343 S 6Th St
<u>4</u>	13	BZZA-19-00371 Use Variance <i>Dismissal</i>	Absolute Auto Salvage, LLC, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility	2151 W Ohio Av
<u>5</u>	14	BZZA-19-00420 Special Use <i>Dismissal</i>	Hide House Corporation, Lessee Request to occupy a portion of the premises as an assembly hall	2625 S Greeley St
<u>6</u>	15	BZZA-19-00203 Special Use <i>Dismissal</i>	Sonya Robinson, Lessee Request to occupy the premises as a day care center for 25 children per shift infant to 12 years of age, operating Monday - Saturday 6:30 a.m. - Midnight	2712 N 15Th St
<u>7</u>	15	BZZA-19-00358 Special Use <i>Dismissal</i>	Caroline Weeks, Property Owner Request to occupy the premises as a light motor vehicle repair facility	1819 W North Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>8</u>	2	BZZA-19-00326 Special Use <i>Dismissal</i>	Justice Auto, LLC, Lessee Request to increase the number of vehicles for sale on site from 8 to 22 and to continue occupying the premises as a light motor vehicle sales facility	6027 W Villard Av
<u>9</u>	3	BZZA-18-00460 Dimensional Variance, Special Use <i>Dismissal</i>	One Outdoor, LLC., Property Owner Request to allow an off-premise freestanding sign that exceeds the maximum display area, maximum allowed height, does not meet the required distance to a residential district, and the minimum required lot line setback	621 E Brady St
<u>10</u>	7	BZZA-18-00468 Use Variance <i>Dismissal</i>	Mike's Kennel, Property Owner Request to occupy the premises as an animal boarding facility	3211 N 41St St
<u>11</u>	7	BZZA-19-00442 Special Use <i>Dismissal</i>	Hopkins Street Auto Sales, LLC, Lessee Request to add outdoor storage (storage container) and to continue occupying the premises as light motor vehicle sales facility	4635 N Hopkins St
<u>12</u>	8	BZZA-19-00024 Special Use <i>Dismissal</i>	Andy Kochanski, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (storage for wood pile for a wood burning boiler)	1920 S 37Th St

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>13</u>	10	BZZA-20-00174 Special Use	Amedee Daniel O’Gorman dba O’Gorman & Sons Automotive, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	540 N Hawley Rd
<u>14</u>	10	BZZA-20-00286 Special Use	Educator's Credit Union, Property Owner Request to continue occupying the premises as a bank with a drive-through facility	7000 W Appleton Av
<u>15</u>	12	BZZA-20-00279 Use Variance	Collins Caring Corner, LLC, Lessee Request to occupy the premises as a day care center for 114 children per shift 2 1/2 - 13 years of age, operating Monday - Friday 5:00 a.m. - 9:00 p.m.	1115 S 7Th St
<u>16</u>	13	BZZA-20-00288 Dimensional Variance, Special Use	Cargo Force, Inc., Lessee Request to occupy the premises as a truck freight terminal that does not meet the minimum required landscaping and screening	430 W Grange Av

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><u>2:00 p.m. Consent Agenda (continued)</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></p>				
<u>17</u>	15	BZZA-20-00293 Special Use	House of Sacrifice Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	930 W Center St
<u>18</u>	4	BZZA-20-00258 Special Use	Interstate Parking Company, LLC, Other Request to occupy the premises as a principal use parking lot	132 N Jackson St
<u>19</u>	4	BZZA-20-00259 Special Use	Interstate Parking Company, LLC, Other Request to occupy the premises as a principal use parking lot	625 E Chicago St
<u>20</u>	4	BZZA-20-00285 Special Use	Milwaukee School of Engineering, Property Owner Request to allow two wall signs that exceeds the maximum allowed display area	1121 N Milwaukee St
<u>21</u>	5	BZZA-20-00262 Special Use	Speedway, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	8431 W Appleton Av
<u>22</u>	5	BZZA-20-00278 Use Variance	MJT Pickle Properties, LLC, Prospective Buyer Request to occupy the premises as a food processing facility and general retail establishment (permitted)	8415 W Burleigh St

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>23</u>	6	BZZA-20-00272 Special Use	Grace Fellowship Church of Milwaukee, Inc., Property Owner	3879 N Port Washington Av
			Request to continue occupying the premises as a religious assembly hall	
<u>24</u>	7	BZZA-20-00280 Special Use	Khahra Petroleum dba K D Power Mart, Property Owner	5904 W Hampton Av
			Request to continue occupying the premises as a motor vehicle filling station	
<u>25</u>	8	BZZA-20-00257 Special Use	Fruta Y Raspados, LLC, Lessee	2635 W Burnham St
			Request to occupy a portion of the premises as a restaurant without a drive-through facility	

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>26</u>	9	BZZA-20-00283 Use Variance	Pawn America Wisconsin, LLC, Lessee	6574 N 76Th St
			Request to occupy the premises as a pawn shop	

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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>27</u>	12	BZZA-20-00233 Special Use	Rayan Auto Sales, LLC, Lessee Request to occupy the premises as a light motor vehicle repair and sales facility	421 W Virginia St
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<u>28</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
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2:45 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>29</u>	14	BZZA-20-00268 Special Use	Malaysian Grocery Store, LLC, Lessee Request to occupy the premises as a general retail establishment	2491 S 9Th Pl
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<u>30</u>	15	BZZA-20-00001 Special Use	John Sims dba John's Auto, Property Owner Request to add an outdoor storage facility and continue occupying the premises as a light motor vehicle repair	2419 W Fond Du Lac Av
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<u>31</u>	15	BZZA-20-00269 Special Use	Kenyatta Miller dba Diane's Gifted Hands, Lessee Request to increase the number of children from 50 children per shift to 75, increase the age of children from 2 - 12 years of age to infant - 13, and continue occupying the premises as a day care center operating Monday - Saturday 6:00 a.m. - 6:00 p.m.	2004 N 33Rd St
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>3:15 p.m. Public Hearings.</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
<u>32</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>33</u>	1	BZZA-20-00273 Special Use	CKLC III, LLC, Lessee Request to occupy a portion of the premises as a day care center for 110 children per shift infant -13 years of age, operating Monday - Friday 5:00 a.m. - 7:00 p.m.	5161 N Hopkins St
<u>34</u>	1	BZZA-20-00282 Special Use	Future Investment Childcare, LLC, Lessee Request to occupy the premises as a day care center for 46 children for first shift and 10 children for second shift 3 - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m.	6205 N Teutonia Av AKA 6207 N Teutonia 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>35</u>	2	BZZA-20-00240 Special Use	Peter Fiumefreddo dba Fremos Tavern/Motel, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (skipping containers)	6449 W Fond Du Lac Av
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
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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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>36</u>	3	BZZA-20-00153	Dimensional Variance, Special Use	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>37</u>	3	BZZA-20-00281	Dimensional Variance	John Torres, Property Owner Request to allow a two-family dwelling that does not meet the minimum required east side setback	713 E Pearson St AKA 715 E Pearson St

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>38</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>39</u>	4	BZZA-20-00289	Dimensional Variance	St. John's Communities, Inc., Property Owner Request to allow four canopy signs that exceed the maximum number of canopy signs allowed and exceeds the maximum allowed display area	1840 N Prospect Av
<u>40</u>	7	BZZA-20-00225	Dimensional Variance, Special Use	Milwaukee Materials, LLC c/o The MRD Group, Inc., Prospective Buyer 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 (this is a new operator)	3295 W Townsend St

Board of Zoning Appeals, Hearing on Thursday, December 3, 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>41</u>	7	BZZA-20-00254 Use Variance	Maquetia Jamerson dba Children's Center of Excellence, 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.	4353 W Fond Du Lac Av
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