



Board of Zoning Appeals

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Brett Blomme

Vice Chairman
Henry Szymanski

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Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Karen D. Dardy
Erik Richardson

Secretary
Jeffrey Thomas

AGENDA

December 5, 2019

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 5, 2019, 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. 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 November 7, 2019 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>	1	BZZA-19-00064 Use Variance <i>Dismissal</i>	Milwaukee County, Prospective Buyer Request to construct a new building and occupy the premises as a community living arrangement (residential care facility)	6600 N Teutonia Av
<u>2</u>	1	BZZA-19-00193 Special Use, Dimensional Variance <i>Dismissal</i>	Anthony Jefferson, Lessee Request to add a light motor vehicle outdoor storage facility to the existing non-conforming light motor vehicle repair facility that does not meet the minimum required landscaping	2711 W Atkinson 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>	6	BZZA-19-00113 Use Variance <i>Dismissal</i>	Lock N Load Towing, Lessee Request to occupy a portion of the premises as an indoor salvage operation and an indoor storage facility	2435 N Holton St, Unit G1
<u>4</u>	7	BZZA-19-00344 Special Use <i>Dismissal</i>	Redevelopment Authority of the City of Milwaukee (RACM)/ Strauss Brands, LLC, Property Owner Request to occupy the premises as an intense manufacturing facility	3025 W Hopkins St
<u>5</u>	9	BZZA-19-00065 Use Variance <i>Dismissal</i>	Milwaukee County, Prospective Buyer Request to construct a new building and occupy the premises as a community living arrangement (residential care facility)	6101 W Mill Rd
<u>6</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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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>7</u>	10	BZZA-19-00131 Special Use <i>Dismissal</i>	Casanova's Outdoor Adventure Store, Inc., Lessee Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle body shop, repair facility, and sales facility, operating in conjunction with a permitted heavy motor vehicle body shop, repair facility and sales facility, and permitted light motor vehicle outdoor storage facility	665 S 72Nd St
<u>8</u>	10	BZZA-19-00127 Special Use <i>Dismissal</i>	Donta Davis, LLC, Lessee Request to occupy the premises as a ground transportation and light motor vehicle repair facility	7202 W Appleton Av

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>9</u>	13	BZZA-19-00369 Use Variance	Gina's Trucking, Inc., Lessee Request to continue occupying the premises as a truck freight terminal	4965 S Howell Av
<u>10</u>	14	BZZA-19-00364 Dimensional Variance	Thomas Anderson, Property Owner Request to construct a garage that exceeds the maximum lot coverage allowed	1621 E Saveland Av

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

Items Scheduled for approval on the Consent Agenda.

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<u>11</u>	14	BZZA-19-00377	Use Variance	Ride Alive Motorcycle Academy, LLC, Lessee	1911 S Allis St
				Request to continue occupying a portion of the premises as a personal instruction school (motorcycle safety training range)	
<u>12</u>	15	BZZA-19-00356	Special Use	BAYAN & G, LLC, Lessee	2801 N 20Th St
				Request to continue occupying the premises a general retail establishment	
<u>13</u>	15	BZZA-19-00389	Use Variance	Children's Hospital of Wisconsin, Lessee	2561 N 29Th St
				Request to continue occupying the premises as a medical office (this is a new operator)	
<u>14</u>	7	BZZA-19-00388	Dimensional Variance	Propallet, LLC, Lessee	3100 W Burleigh St
				Request to continue occupying the premises as a permitted outdoor storage facility that does not meet the minimum required landscaping (this is a new operator)	
<u>15</u>	1	BZZA-19-00359	Special Use	Wax On Wax Off, LLC, Lessee	6613 N Teutonia Av
				Request to continue occupying the premises as a car wash (this is a new operator)	

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

Items Scheduled for approval on the Consent Agenda.

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<u>16</u>	2	BZZA-19-00374 Special Use, Dimensional Variance	Liberty and Truth Ministries, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required parking	6119 W Fond Du Lac Av
<u>17</u>	2	BZZA-19-00395 Special Use	Best Deals on Wheels, LLC, Property Owner Request to continue to occupy the premises as a motor vehicle sales and rental facility	5250 N 76Th St
<u>18</u>	2	BZZA-19-00375 Special Use	Liberty and Truth Ministries, Inc., Property Owner Request to continue occupying the premises as a social service facility	6109 W Fond Du Lac Av
<u>19</u>	3	BZZA-19-00373 Special Use, Dimensional Variance	DKJA Investments, LLC, Property Owner Request to allow multiple principal residential buildings on a lot that does not meet the minimum required south or rear setbacks and exceeds the maximum allowed front setback (to convert a portion of an existing garage into a single-family dwelling)	1662 N Humboldt Av
<u>20</u>	4	BZZA-19-00406 Special Use	Community Advocates, Inc., Property Owner Request to continue occupying the premises as a social service facility	728 N James Lovell St

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

Items Scheduled for approval on the Consent Agenda.

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<u>21</u>	4	BZZA-19-00408 Special Use	Community Advocates, Inc., Lessee Request to continue occupying the premises as a principal use parking lot	626 W Wisconsin Av
<u>22</u>	4	BZZA-19-00380 Special Use	The Northwestern Mutual Life Insurance Company, Lessee Request to continue occupying the premises as a principal use parking lot	822 N Van Buren St
<u>23</u>	4	BZZA-19-00382 Special Use	Interstate Parking Co., LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	319 E Clybourn St
<u>24</u>	4	BZZA-19-00385 Special Use	Interstate Parking Co. LLC, Lessee Request to continue occupying the premises as a principal use parking lot (this is a new operator)	801 W Wisconsin Av
<u>25</u>	4	BZZA-19-00383 Special Use	Interstate Parking Co. LLC, Lessee Request to continue occupying the premises as a principal use parking structure (this is a new operator)	777 N Milwaukee St
<u>26</u>	5	BZZA-19-00397 Dimensional Variance	Christ King Congregation, Property Owner Request to erect a freestanding sign that exceeds the maximum allowed display area	9101 W Center St

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

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<u>27</u>	6	BZZA-19-00368 Special Use	Lil Dinks and Bubbles Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 109 children per shift infant - 12 years of age, operating Monday - Sunday 5:00 a.m. - midnight	531 E Burleigh St
<u>28</u>	6	BZZA-19-00391 Special Use, Dimensional Variance	Clear Channel Outdoor, Lessee Request to modify an existing static billboard to an automatic changeable message sign that exceeds the maximum allowed height, does not meet the required distance to a residential district, and the minimum required lot line setback	724 W Mc Kinley Av
<u>29</u>	6	BZZA-19-00372 Special Use	Paw-Paw and Bessie's, LLC, Property Owner Request to continue occupying the premises as a day care center for 38 children per shift infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:30 p.m.	2977 N 17Th St
<u>30</u>	7	BZZA-19-00361 Special Use	Sheila's Shining Stars FCC, LLC, Property Owner Request to continue occupying the premises as a daycare center for 125 children per shift infant - 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight	3651 N 27Th St

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

Items Scheduled for approval on the Consent Agenda.

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<u>31</u>	8	BZZA-19-00360	Special Use	Iglesia Pentecostal Camino al Cielo, Lessee Request to occupy the premises as a religious assembly hall	2039 W National Av
<u>32</u>	8	BZZA-19-00390	Special Use	AIDS Resource Center of Wisconsin, Inc., Lessee Request to continue occupying the premises as a transitional living facility for 15 occupants	923 S 24Th St
<u>33</u>	8	BZZA-19-00407	Special Use	Community Advocates, Inc., Request to continue occupying the premises as an emergency residential shelter and social service facility	3025 W Mitchell St
<u>34</u>	8	BZZA-19-00402	Special Use	Miller Compressing Company, Lessee Request to continue occupying the premises as an outdoor salvage operation	4025 W Lincoln Av
<u>35</u>	8	BZZA-19-00418	Special Use	MA Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	2934 W Burnham St
<u>36</u>	10	BZZA-19-00362	Special Use	Milwaukee Brewers Baseball Club, Lessee Request to erect a wall sign that is not attached to a flat, opaque wall surface	301 S 44Th St

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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>37</u>	12	BZZA-19-00331 Dimensional Variance	Susio, LLC, Property Owner Request to allow an accessory parking lot without the minimum required perimeter landscaping, allow an ornamental metal fence that exceeds the maximum allowed height, and allow a wall sign that exceeds that maximum allowed display area	600 S 6Th St
<u>38</u>	12	BZZA-19-00403 Special Use, Dimensional Variance	CCM- Cesar Chavez, LLC, Property Owner Request to construct a new mixed-use commercial building (permitted) that exceeds the maximum allowed side street setback and that contains a health clinic and an accessory use parking lot	1109 S Cesar E Chavez Dr
<u>39</u>	12	BZZA-19-00404 Special Use, Dimensional Variance	Sixteenth Street Community Health Centers, Inc., Lessee Request to construct a new mixed-use commercial building (permitted) that exceeds the maximum allowed side street setback and to occupy a portion of the premises as a health clinic and an accessory use parking lot	1127 S Cesar E Chavez Dr
<u>40</u>	12	BZZA-19-00400 Special Use	Noel and Catherine Due, Property Owner Request to occupy a portion of the premises as a rooming house for 14 occupants	803 S 3Rd 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. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>41</u>	12	BZZA-19-00370 Dimensional Variance	Jose Galindo, Property Owner Request to allow an accessory structure (shed) that exceeds the maximum allowed lot coverage and does not meet the minimum required side setback	1700 W Becher St
<u>42</u>	13	BZZA-19-00414 Dimensional Variance	Milwaukee County Mitchell International Airport, Property Owner Request to erect a free-standing sign that exceeds the maximum allowed display area	5300 S Howell Av
<u>43</u>	14	BZZA-19-00355 Dimensional Variance	Staffing Partners, Inc., Lessee Request to allow a temporary window signs that exceeds the maximum glazing area and to erect a wall sign that exceeds the maximum display area allowed	2217 S 1St St
<u>44</u>	14	BZZA-19-00332 Special Use, Dimensional Variance	New Vision Landscaping, LLC, Lessee Request to occupy the premises as a contractor's yard that does not meet the minimum required landscaping	2509 E Oklahoma Av
<u>45</u>	14	BZZA-19-00396 Use Variance	Street Angels, Inc., Lessee Request to occupy a portion of the premises as a social service facility	445 W Oklahoma Av

Board of Zoning Appeals, Hearing on Thursday, December 5, 2019

<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>46</u>	15	BZZA-19-00349 Special Use	Kal Service, LLC, Property Owner Request to construct an addition and continue occupying the premises as a motor vehicle filling station and convenience store	2624 W Lisbon Av
<u>47</u>	15	BZZA-19-00367 Dimensional Variance	Salah Ahmed, Property Owner Request to allow a solid wood fence that exceeds the maximum allowed height, that the area above 4 ft. high is not at least 50% open, that does not meet the required footage from the side walk, and is located within 20 ft. of the vision triangle	2811 N 34Th St
<u>48</u>	15	BZZA-19-00378 Special Use	Girls Lovett Home, Lessee Request to continue occupying the premises as a group home for 7 occupants	2351 N Sherman Bl
<u>49</u>	15	BZZA-19-00416 Special Use	HG Sears, LLC, Property Owner Request to occupy a portion of the premises as a convention center	2100 W North Av
<u>50</u>	14	BZZA-19-00336 Use Variance	Early Start Daycare, LLC, Prospective Buyer Request to occupy the premises as a day care center for 51 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m.	803 W Oklahoma Av

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3:15 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>51</u>	1	BZZA-19-00299 Special Use, Dimensional Variance	Budget Towing, Lessee Request to add an outdoor salvage operation and continue occupying the premises as an indoor salvage operation that does not meet the minimum required landscaping	2456 W Cornell St
<u>52</u>	1	BZZA-19-00363 Special Use	New Hope & Destiny Home II, Lessee Request to continue occupying the premises as a group home for 8 occupants	4227 N 21St St
<u>53</u>	1	BZZA-19-00405 Special Use	Infinite Kidz Academy, LLC, Lessee Request to occupy a portion of the premises as a day care center for 65 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m.	6750 N 43Rd St
<u>54</u>	2	BZZA-19-00366 Special Use	Carter's Christian Education Center, Inc., Lessee Request to occupy the premises as a 24 hour day care center for 50 children 6:00 a.m. - 9:00 p.m. and 20 children 9:00 p.m. - 6:00 a.m. infant - 13 years of age, operating Sunday - Saturday	5566 N 76Th St
<u>55</u>	2	BZZA-19-00399 Special Use	Paul Grewal, Prospective Buyer Request to construct a motor vehicle filling station	6373 N 91St St

Board of Zoning Appeals, Hearing on Thursday, December 5, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 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>56</u>	3	BZZA-19-00266 Dimensional Variance	At Terrace, LLC, Property Owner Request to construct a single-family dwelling that does not meet the minimum required front façade width	2381 N Terrace Av
<u>57</u>	3	BZZA-19-00422 Special Use	Riley's Water Street, LLC, Property Owner Request to occupy the premises as a fast-food/carry-out restaurant	1652 N Water St
<u>58</u>	4	BZZA-19-00340 Special Use, Dimensional Variance	HYVEE, Inc. dba Wahlburgers, Lessee Request to erect an awning sign that exceeds the maximum allowed height, a window sign the exceeds the maximum allowed glazing, and install decorative lighting that is visible from an adjoining property or public right-of-way	322 N Broadway
<u>59</u>	4	BZZA-19-00430 Special Use	JS 1924, LLC, Property Owner Request to occupy the premises as a multi-family dwelling that contains units located at street level and a general retail establishment	333 W State St
<u>60</u>	5	BZZA-19-00243 Use Variance	Future Rising Stars Child Care, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift 2 1/2 - 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight	8006 W Appleton Av

Board of Zoning Appeals, Hearing on Thursday, December 5, 2019

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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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>61</u>	6	BZZA-19-00329 Special Use	Libby's Funhouse, LLC, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 10:30 p.m.	3714 N Martin L King Jr Dr
<u>62</u>	9	BZZA-19-00337 Special Use	TJW PLANTS, LLC, Property Owner Request to occupy the premises as a light motor vehicle repair facility	9005 W Brown Deer Rd
<u>63</u>	9	BZZA-19-00392 Special Use	Ndi Igbo in Wisconsin, Inc., Property Owner Request to occupy the premises as a community center	7259 N 76Th St
<u>64</u>	10	BZZA-19-00393 Special Use	De Niz Child Care Center, LLC, Property Owner Request to occupy the premises as a day care center for 46 children per shift infant - 9 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	6654 W Lisbon Av