



**Board of Zoning Appeals**

Chairperson  
**Roy Evans**

Vice Chairman  
**Henry Szymanski**

Members  
**Jewel Currie**  
**Jennifer Current**  
**Eric Lowenberg**

Alternates

Secretary  
**Jeffrey Thomas**

**AGENDA**

**January 14, 2021**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 14, 2021, 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/103833892386979851> 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 (562) 247 - 8422

Access Code: 559-511-909

(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.

**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 December 3, 2020 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>	7	BZZA-20-00060 Special Use <i>Dismissal</i>	Mr. Carface Auto Detail, LLC, Lessee  Request to continue occupying a portion the premises as a hand car wash (this is a new operator)	3427 N 35Th St
<u>2</u>	7	BZZA-20-00061 Special Use <i>Dismissal</i>	Mr. Carface, LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle sales facility	3427 N 35Th St



**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>4:00 p.m. Consent Agenda.</u></b>  <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>3</u>	12	BZZA-20-00264 Special Use	Drivince, LLC dba Tom's Auto Maintenance, Lessee  Request to add a light motor vehicle sales facility to the existing (non-conforming) light motor vehicle repair facility	1570 W Lincoln Av
<u>4</u>	12	BZZA-20-00291 Special Use	Assembly of Pentecostal Church of Jesus Christ, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	2335 S 13Th St
<u>5</u>	13	BZZA-20-00292 Special Use	Nash Auto Repairs, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility	5236 S 27Th St
<u>6</u>	15	BZZA-20-00246 Special Use	Empower Milwaukee, LLC, Prospective Buyer  Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	1834 W Walnut St
<u>7</u>	2	BZZA-20-00275 Special Use	2 Helping Hands, LLC, Lessee  Request to increase the ages of the children from infant - 12 years of age to infant - 13 years of age and continue occupying the premises as a day care center for 56 children per shift, operating Monday - Friday 6:00 a.m. to 10:00 p.m.	6414 W Silver Spring Dr
<u>8</u>	2	BZZA-20-00315 Special Use	Anchorage Homes Adult Day Center, LLC, Property Owner  Request to continue occupying the premises as an adult day care	6435 W Capitol Dr

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<b><u>4:00 p.m. Consent Agenda (continued)</u></b>				
<b><u>Items Scheduled for approval on the Consent Agenda.</u></b>				
<b><u>No oral testimony will be taken on these items.</u></b>				
<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>9</u>	4	BZZA-20-00313 Use Variance	Dishup, LLC, Lessee  Request to occupy the premises as a catering service	311 E Wisconsin Av
<u>10</u>	5	BZZA-20-00290 Use Variance	Northstar Management, Inc. dba North Star Loans, Lessee  Request to continue occupying a portion of the premises as a payday loan agency	8333 W Appleton Av
<u>11</u>	6	BZZA-20-00294 Special Use	Zysotskiy Jackson dba Fresh Fades Barbershop, Lessee  Request to occupy the premises as a personal service facility	100 W Center St
<u>12</u>	6	BZZA-20-00302 Special Use	Clark of Milwaukee, Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	4751 N Santa Monica Bl
<u>13</u>	7	BZZA-20-00307 Special Use	Families First Child Care, LLC, Property Owner  Request to increase the age of children from infant - 12 years of age to infant - 13 years of age and to continue occupying the premises as a 24-hour family day care home for 8 children per shift operating Monday - Sunday	4424 W Howie Pl

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**4:00 p.m. Administrative Review.**

Items Scheduled for consideration and action by the Board in Administrative Review.  
No oral testimony will be taken on these items.

<u>14</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 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
-----------	---	---	--	--------------------

**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>15</u>	10	BZZA-20-00299 Special Use	Circle of Friends Adult Day Services, LLC.,  Request to occupy a portion of the premises as an adult day care center	5418 W Burleigh St
<u>16</u>	10	BZZA-20-00301 Special Use	Social Puff Hookah Station, LLC, Lessee  Request to occupy a portion of the premises as an assembly hall	5924 W North Av
<u>17</u>	10	BZZA-20-00314 Special Use	Nord Automotive, LLC, Lessee  Request to continue occupying a portion of the premises as a light motor vehicle repair facility (this is a new operator)	7002 W Center St

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**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>18</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>19</u>	12	BZZA-20-00344 Special Use	Walker Street Café, LLC, Lessee  Request to occupy a portion of the premises as a tavern and restaurant without a drive-through facility	123 E Walker St

**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>20</u>	13	BZZA-20-00094 Special Use	Lyon Realty, LLC, Lessee  Request to continue occupying the premises as a general office (real estate office)	3479 S 15Th Pl
<u>21</u>	13	BZZA-20-00274 Special Use	Point Loomis Station, LLC, Property Owner  Request to construct a mixed-use building and occupy a portion of the premises as a restaurant with a drive-through facility	3701 S 27Th St
<u>22</u>	13	BZZA-20-00288 Special Use, Dimensional Variance	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

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**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>23</u>	13	BZZA-20-00309 Special Use	Mian 254 Oil, LLC., Lessee  Request to continue occupying the premises as a motor vehicle filling station and convenience store (this is a new operator)	1300 W Layton Av
-----------	----	------------------------------	--	------------------

**6:00 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>	14	BZZA-20-00330 Dimensional Variance	Charles Tollefsen, Property Owner  Request to construct a two-family dwelling (permitted) that does not meet the minimum required combined side setback	2556 S Shore Dr
-----------	----	---------------------------------------	---	-----------------

<u>25</u>	15	BZZA-20-00244 Special Use	33rd Center St. Auto Sales, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	3302 W Center St
-----------	----	------------------------------	--	------------------

<u>26</u>	15	BZZA-20-00245 Special Use	RV's Food & Liquor, LLC, Property Owner  Request to continue occupying the premises as a general retail establishment (this is a new operator)	1556 N 33Rd St
-----------	----	------------------------------	---	----------------

<u>27</u>	15	BZZA-20-00318 Special Use	Wisconsin Community Services, Inc., Lessee  Request to occupy the premises as a transitional housing facility for 24 occupants	2465 W Fond Du Lac Av
-----------	----	------------------------------	---	-----------------------

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**6:45 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>	1	BZZA-20-00228 Special Use	Christina Kendricks, 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>29</u>	2	BZZA-20-00306 Special Use	One Source Properties, LLC, Prospective Buyer  Request to occupy the premises as a mixed-waste processing facility, heavy motor vehicle outdoor storage, and an indoor and outdoor storage facility (permitted)	8520 W Kaul Av
<u>30</u>	2	BZZA-20-00312 Special Use	Corine Daisy Alberta Jackson dba Rosie's Family Childcare Center, Lessee  Request to occupy a portion of the premises as a day care center for 30 children per shift 1 - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m.	6416 W Capitol Dr
<u>31</u>	4	BZZA-20-00305 Special Use	WWB Development II, LLC Property Owner  Request to allow a wall sign that exceeds the maximum allowed display area	770 N Water St

**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**7:30 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>	4	BZZA-20-00256 Special Use	TNSH Landlord, LLC, Lessee  Request to continue occupying the premises as a principal use parking lot (use in conjunction with 749 N. 2nd St. and 738 N. Old World Third St.) (this is a new operator)	215 W Wells St
<u>33</u>	4	BZZA-20-00255 Special Use	TNSH Landlord, LLC, Lessee  Request to continue occupying the premises as principal use parking lot (use in conjunction with 749 N. 2nd St. and 215 W. Wells St.) (this is a new operator)	738 N Old World Third St
<u>34</u>	4	BZZA-20-00317 Special Use	TNSH Landlord, LLC, Lessee  Request to continue occupying the premises as a principal use parking lot (use in conjunction with 215 W. Wells St. and 738 N. Old World Third St.) (this is a new operator)	749 N 2Nd St
<u>35</u>	4	BZZA-20-00350 Special Use, Dimensional Variance	J. Jeffers & Co., LLC, Property Owner  Request to divide the parcel into 4 lots and to use one of the lots as a principal use parking lot that does not meet the minimum required side setbacks, does not meet the minimum required lot width, and does not meet the minimum required lot area	333 W State St AKA 925 N Old World Third St 918 N Vel Phillips Av 330 W Kilbourn Av

**8:15 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>	5	BZZA-20-00310 Special Use	West North Ave Properties, LLC, Property Owner  Request to allow an off-premise automatic changeable message sign	9000 W Burleigh St
-----------	---	------------------------------	--	--------------------



**Board of Zoning Appeals, Hearing on Thursday, January 14, 2021**

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

**8:15 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>	7	BZZA-20-00287 Special Use, Dimensional Variance	Dough Makers, LLC, Prospective Buyer  Request to occupy the premises as a restaurant with a drive-through facility and allow a free-standing sign that exceeds the maximum allowed height and display area	3500 W Capitol Dr
<u>38</u>	8	BZZA-20-00257 Special Use	Fruta Y Raspados, LLC, Lessee  Request to occupy a portion of the premises as a restaurant without a drive-through facility	2635 W Burnham St
<u>39</u>	8	BZZA-20-00308 Special Use	Just Miles II, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash	2021 W Forest Home Av
<u>40</u>	8	BZZA-20-00311 Special Use	AJ's Alley Cats, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility	2636 S 32Nd St
<u>41</u>	9	BZZA-20-00161 Use Variance	Shalonda N. Myles dba Revenge Body Weight Loss and Wellness, Lessee  Request to occupy the premises as a medical office	5816 W Hemlock St