



**Board of Zoning Appeals**

Chairperson  
**Brett Blomme**

Vice Chairman  
**Henry Szymanski**

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

Alternates  
**Karen D. Dardy**  
**Erik Richardson**

Secretary  
**Jeffrey Thomas**

**AMENDED AGENDA**

**May 2, 2019**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 2, 2019, 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. 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 April 4, 2019 Minutes of the Board of Zoning Appeals.

Litigation report by Assistant City Attorney Julie P. Wilson.

The Board of Zoning Appeals may convene into closed session on May 2, 2019 in Room 301-A, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the Board is or is likely to become involved and then will go into open session for the regular agenda.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	14	BZZA-19-00031 Use Variance <i>Dismissal</i>	Regional Finance Corporation of WI, Lessee  Request to occupy a portion of the premises as an installment loan agency	2260 S Kinnickinnic Av
<u>2</u>	14	BZAP-19-00001 Appeal of Determination <i>Dismissal</i>	Regional Finance Corporation of WI, Lessee  Request to appeal a determination by the Development Center that the proposed use is an installment loan agency	2260 S Kinnickinnic Av



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**4:00 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>	15	BZZA-18-00285 Special Use <i>Dismissal</i>	Totally Kids, LLC, Property Owner  Request to occupy the premises as a day care center for 20 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	2712 N 15Th St
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**4:00 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>4</u>	5	BZZA-19-00093 Special Use	ACME Enterprises, LLC, Other  Request to continue occupying the premises as a fast-food/carry-out restaurant with arcade games and a drive-through facility (permitted) (this is a new operator)	11313 W Silver Spring Dr
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<u>5</u>	6	BZZA-19-00085 Use Variance	All Faith Solid Foundation Church, Lessee  Request to continue occupying the premises as a religious assembly hall	4127 N Richards St
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<u>6</u>	6	BZZA-19-00098 Special Use	Milwaukee Fortress, LLC, Property Owner  Request to allow a wall sign that is not attached to a flat, opaque wall surface	100 E Pleasant St AKA 1726 N 1St St
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**4:00 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>7</u>	10	BZZA-19-00040 Special Use	Christian Life in Faith Ministry, Lessee  Request to occupy a portion of the premises as a religious assembly hall	3510 W St Paul Av
<u>8</u>	10	BZZA-19-00092 Special Use	ACME Enterprises, LLC, Other  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator)	6409 W Blue Mound Rd
<u>9</u>	12	BZZA-19-00090 Special Use	Durango Cashing Checks Inc., Property Owner  Request to continue occupying the premises as a currency exchange facility	1112 W Lincoln Av
<u>10</u>	13	BZZA-19-00087 Dimensional Variance	ARS Acquisition, LLC, Property Owner  Request to continue to allow an existing building that does not meet the minimum required setback, a fence that does not meet the minimum required buffer depth and exceeds the maximum allowed height	4350 S 13Th St
<u>11</u>	13	BZZA-19-00088 Use Variance	Rivcrete Ready Mix, LLC, Lessee  Request to continue occupying a portion of the premises as a heavy manufacturing facility (concrete plant) (this is a new operator)	4350 S 13Th St

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**4:00 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>12</u>	14	BZZA-19-00101 Special Use	F10 Restaurants, Inc., Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant (this is a new operator)	3902 S Whitnall Av
<u>13</u>	15	BZZA-19-00072 Special Use	Laddi, LLC dba Chahal Citgo, Lessee  Request to continue occupying the premises as a motor vehicle filling station	3308 W Vliet St
<u>14</u>	15	BZZA-19-00084 Special Use	Arial's Learning Cave, LLC, Lessee  Request to increase the ages of children from infant - 12 years of age to infant - 14 years of age and continue occupying the premises as a day care center for 50 children per shift, operating Monday - Sunday 6:00 a.m. to midnight	4517 W North Av
<u>15</u>	15	BZZA-19-00083 Special Use	A.J.J. Petroleum, Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station	905 W Center St
<u>16</u>	1	BZZA-19-00099 Special Use	Life & Liberty Church, Property Owner  Request to continue occupying the premises as a religious assembly hall	2009 W Hampton Av

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**4:00 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>17</u>	2	BZAP-19-00002 Extension of Time	Let the Children Come Learning Academy, LLC, Lessee  Request for an extension of time to comply with the conditions of BZZA-18-00074	4700 N 76Th St
<u>18</u>	4	BZZA-19-00091 Special Use	Old National Bank, Lessee  Request to allow a wall sign that is not attached to a flat, opaque wall surface	788 N Jefferson St
<u>19</u>	4	BZZA-19-00096 Special Use	252, LLC, Property Owner  Request to increase the number of occupants from 350 to 385 for the Board-approved dormitory	252 E Menomonee 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>20</u>	5	BZZA-19-00103 Dimensional Variance	Pinelawn Memorial Park, LLC, Property Owner  Request to construct a new crematorium (permitted) that exceeds the maximum allowed front and side street setbacks, does not meet the minimum height requirement, does not meet the minimum build-out requirement for primary street frontage, and does not meet the minimum required glazing for the primary street frontage	10700 W Capitol Dr
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**4:15 p.m. Public Hearings (continued)**

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<u>21</u>	6	BZZA-19-00111 Special Use	Glow 414 Inc., Property Owner  Request to occupy the premises as a social service facility	2300 W Hopkins St
<u>22</u>	7	BZZA-19-00019 Special Use	God's Hands God's Will Outreach Mission & Ministries, Inc., Lessee  Request to occupy a portion of the premises as a religious assembly hall	5444 W Fond Du Lac Av
<u>23</u>	7	BZZA-18-00474 Special Use	Safety First Learning Center, Lessee  Request to occupy a portion of the premises as a day care center for 72 children per shift infant - 13 years of age, operating Monday - Friday 5:00 a.m. to midnight	3380 N 35Th St
<u>24</u>	7	BZZA-19-00054 Special Use	Bundles of Joyz Childcare Center, LLC, Lessee  Request to occupy the premises as a day care center for 50 children per shift 3 - 12 years of age, operating Monday - Friday 6:00 a.m. to 8:00 p.m.	4913 W Fond Du Lac Av
<u>25</u>	8	BZZA-19-00003 Special Use	Peladitos Centro de Cuidado Infantil, LLC, Lessee  Request to occupy the premises as a day care center for 30 children per shift, infant - 12 years of age, operating Monday - Friday from 5:30 a.m. - 10:00 p.m.	2220 W National Av

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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.  
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<u>26</u>	8	BZZA-19-00073 Special Use	Feeding His Flock, Inc., Lessee  Request to occupy a portion of the premises as a religious assembly hall and social service facility	2925 W Lincoln Av
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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>27</u>	9	BZZA-19-00097 Dimensional Variance	Mohindra, Inc. dba Vince's Beer & Liquor, Property Owner  Request to allow an intensification of the existing (non-conforming) freestanding sign that exceeds the maximum allowed height	7141 N 43Rd St
<u>28</u>	9	BZZA-19-00059 Special Use	Guardian Angels Adult Day Services II, LLC, Lessee  Request to occupy the premises as an adult day care center	6814 W Brown Deer Rd
<u>29</u>	10	BZZA-19-00053 Special Use	Logan's Detail & C.A.R. Services, LLC, Lessee  Request to continue occupying a portion of the premises as a car wash (this is a new operator)	2571 N 55Th St
<u>30</u>	10	BZZA-19-00002 Special Use	A-Team Automotive, LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle repair facility	5518 W Lisbon 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>31</u>	12	BZZA-19-00018 Special Use	Campion Learning Center, Lessee  Request to occupy the premises as a day care center for 9 children per shift infant - 13 years of age, operating Sunday - Saturday 6:00 a.m. to midnight	1534 W Rogers St
<u>32</u>	12	BZZA-18-00401 Use Variance	Palko Energies, LLC, Property Owner  Request to occupy the premises as a material reclamation facility	1038 W National Av
<u>33</u>	13	BZZA-19-00081 Special Use	6231 LLC dba Scrub-A-Dub, Property Owner  Request to construct an addition to the Board-approved car wash	6231 S Howell Av
<u>34</u>	13	BZZA-19-00108 Dimensional Variance	Matt Talbot Recovery Services, Inc., Property Owner  Request to divide the parcel into two lots that does not meet the minimum required lot width	429 W Uncas Av
<u>35</u>	13	BZZA-19-00079 Special Use	PLS Financial Solutions of Wisconsin, Inc. dba PLS Check Cashers, Lessee  Request to occupy the premises as a currency exchange facility and payday loan agency	3904 S 27Th St

**6:15 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>	14	BZZA-19-00071 Special Use	Columbia St. Mary's Hospital Milwaukee, Inc., Property Owner  Request to continue occupying the premises as a health clinic	3056 S Kinnickinnic Av
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**6:15 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>	1	BZZA-19-00080 Special Use	Put God 1st Enrichment Center, LLC, Lessee  Request to occupy the premises as a daycare center for 19 children infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	4202 W Silver Spring Dr
<u>38</u>	1	BZZA-19-00077 Special Use, Dimensional Variance	Square Business Automotive, Prospective Buyer  Request to occupy the premises as a light motor vehicle sales facility without the minimum required landscaping	4152 N 35Th St
<u>39</u>	2	BZZA-19-00030 Special Use, Dimensional Variance	Uptop Motoring, LLC, Prospective Buyer  Request to add a motor vehicle sales facility to the existing (non-conforming) repair facility without the minimum required landscaping	9921 W Carmen Av
<u>40</u>	3	BZZA-19-00102 Special Use	Ogden Midwest Funding V, LLC, Property Owner  Request to occupy a portion of the premises as a community living arrangement for 65 occupants	1442 N Farwell Av

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**6:15 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>	3	BZZA-18-00460 Special Use, Dimensional Variance	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, the required distance between 2 off-premise freestanding signs, and the minimum required lot line setback	621 E Brady St
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<u>42</u>	4	BZZA-19-00076 Dimensional Variance	J. Jeffers & Co., Property Owner  Request to construct an 11 story office building that exceeds the maximum allowed building area	511 N Broadway
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**7:15 p.m. Public Hearings (Contested).**

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>43</u>	10	BZZA-19-00068 Dimensional Variance	Brent and Pamela Fraser, Property Owner  Request to allow landscaping that exceeds the maximum allowed height for objects located within the vision triangle	5037 W Washington Bl
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