



Board of Zoning Appeals

Chairperson
Roy Evans

Vice Chairman
Henry Szymanski

Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St. Arnold Bell
Clifton Crump

Secretary

AGENDA
July 27, 2023

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 27, 2023, 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://attendee.gotowebinar.com/register/5718015050571982684>

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: 993-931-633 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.

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	1	BZZA-21-00432 Special Use <i>Dismissal</i>	Kingdom Kids Learning Academy, LLC, Lessee Request to occupy the premises as a day care center for 45 children per shift infant - 13 years of age, operating Sunday - Saturday 6:00 a.m. - 10:00 p.m. (this is a new operator)	2320 W Capitol Dr

2	1	BZZA-22-00089 Use Variance <i>Dismissal</i>	Janice Pinkston dba Exceeding Excellence Child Development, Lessee	3718 W Lancaster Av
			Request to occupy the premises as a day care center for 51 children per shift infant to 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
3	11	BZZA-22-00045 Special Use	Oklahoma Mart, LLC, Lessee	5912 W Oklahoma Av
			Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
4	12	BZZA-21-00394 Special Use	Iglesia El Shaddai Casa de Dios, Lessee	2315 S 13Th St
			Request To occupy the premises as a Religious Assembly	
5	12	BZZA-23-00199 Special Use	St. Charles Youth & Family Services, Inc dba Owen's Place, Other	504 W National Av
			Request to occupy the premises as a social service facility	
6	12	BZZA-23-00207 Special Use	Fifth Street Investment, LLC, Property Owner	711 S 5Th St 2
			Request to continue occupying a portion of the premises as a rooming house for 8 occupants	
7	13	BZZA-21-00276 Dimensional Variance	Gerardo Reyes-Ortiz and Caitlin Reyes, Property Owner	1337 W Morgan Av
			Request to allow a fence in the side yard that exceeds the maximum height allowed	
8	13	BZZA-23-00185 Special Use	Toor Auto Services INC., Property Owner	4161 S Howell Av 3
			Request to continue occupying the premises as a motor vehicle repair facility, sales facility, and body shop	

9	13	BZZA-23-00201	US Special Delivery, LLC, Property Owner Special Use	5282 S 13Th St
			Request to continue occupying the premises as a truck freight terminal	
10	13	BZZA-23-00212	Playtime Doggy Daycare II, LLC, Property Owner Dimensional Variance	1204 W Layton Av
			Request to install two wall signs on the east and west elevations that exceeds the maximum display area allowed	
11	13	BZZA-23-00228	Old Dominion Freight Line, Inc., Property Owner Special Use	401 W Layton Av
			Request to continue occupying the premises as a truck freight terminal (this is an intensification)	
12	14	BZZA-23-00189	Rio Villa, LLC, Lessee Special Use	2901 S 11Th St
			Request To occupy the premises as a restaurant.	
13	15	BZZA-21-00345	Atlas Realty Investments, LLC, Property Owner Use Variance	2124 N 12Th St
			Request to occupy the premises as a contractor's shop	
14	15	BZZA-23-00160	Chapman's Little Lovely Ones, LLC, Special Use	1432 N 24Th St
			Request to occupy the premises as a day care center for 30 children infant - 12 years of age operating Monday - Friday from 5:00 a.m. - midnight	
15	15	BZZA-23-00178	Milwaukee Public Schools/ VJS, Property Owner Dimensional Variance	921 W Meinecke Av
			Request to allow a freestanding sign that exceeds the maximum height and display area allowed	
16	15	BZZA-23-00179	Milwaukee Public Schools/ VJS, Property Owner Dimensional Variance	2816 W Clarke St
			Request to erect a freestanding sign that exceeds the vertical geometric perpendicular requirement	

17	1	BZZA-23-00187	Beyond the Gap, INC , Property Owner Special Use	7436 N Teutonia Av
			Request to occupy as a Social Service facility. Monday-Friday hours 8am-4:30pm	
18	1	BZZA-23-00210	Beyond the Gap, INC, Property Owner Special Use	7448 N Teutonia Av
			Request to occupy the premises as a social service facility	
19	1	BZZA-23-00200	Moe's Traditional Living Center 2, Lessee Special Use	4234 N 26Th St
			Request to continue occupying the premises as a male group home for 7 occupants	
20	2	BZZA-23-00138	Bailey's Learn and Laugh Childcare, LLC, Use Variance Lessee	6245 W Fond Du Lac Av
			Request to continue occupying the premises as a day care center for 40 children, infant - 13 years of age, operating Monday - Sunday from 6:00 a.m. - 6:30 p.m. (this is a new operator)	
21	3	BZZA-23-00176	Vicky Quick Mart, LLC, Property Owner Special Use	2426 N Farwell Av
			Request to continue occupying the premises as a motor vehicle filling station	
22	3	BZZA-23-00217	Impala DK, LLC, Property Owner Dimensional Variance,Special Use	1227 N Water St
			Request to erect an animated sign that exceeds the maximum display area allowed	
23	4	BZZA-23-00097	Major Goolsby's Inc, Lessee Special Use	340 W Kilbourn Av
			Request to install a sign that that exceeds the maximum display area allowed.	
24	4	BZZA-23-00139	Benson's Restaurant Group, Lessee Special Use	322 N Broadway
			Request to erect an awning sign that exceeds the maximum allowed height	

25	7	BZZA-23-00157	Children & Youth of Esteem, LLC, Lessee Special Use	3727 N Sherman Bl Request to occupy the premises as a day care center for 75 children, ages 6 weeks to 12 years old, operating 6am-6pm, Monday-Friday
26	8	BZZA-21-00461	Estrella Fugaz Party Rental, LLC, Lessee Use Variance	1820 S 31St St Request to occupy the premises as a tool/equipment rental facility
27	8	BZZA-22-00037	Choice One Financial Services, LLC, Lessee Special Use	2000 W Forest Home Av Request to continue occupying the premises as a currency exchange and cash-for-gold business
28	8	BZZA-23-00149	The Akademik Group Center LLC, Use Variance	2105 W Mitchell St Property Owner Request to continue occupying the premises as a child daycare center for 40 children per shift, ages 2 weeks and 5 years of age, Monday-Friday, hours 5:30am-6pm
29	8	BZZA-23-00190	School of Sister Group, Property Owner Dimensional Variance	1495 S Layton Bl Request to erect two free standing monument signs on the same frontage of the same building
30	8	BZZA-23-00191	Lomeli Auto Body Shop, LLC, Property Special Use	2808 W Forest Home Av Owner Request to continue operating an automotive body shop.
31	9	BZZA-23-00224	Pauline's Learning Center, LLC, Lessee Use Variance	6812 W Brown Deer Rd Request to occupy a portion of the premises as a day care center for 50 children per shift, infant - 14 years of age, operating Monday - Sunday from 5:30 a.m. - midnight

32	10	BZZA-22-00364	Life Change Pharmacy, LLC, Lessee Dimensional Variance	Request to allow signage that exceeds the maximum allowed glazing	7115 W Capitol Dr
33	10	BZZA-23-00131	Speedy Brakes, Lessee Special Use	Request to continue to occupy the premises as a light motor vehicle repair shop	6927 W Capitol Dr
34	6	BZZA-22-00275	SH 7203-7207, LLC dba Life Storage, Special Use	Property Owner Request to occupy the premises as a Heavy Motor vehicle Outdoor Storage Facility.	532 E Capitol Dr
35	6	BZZA-23-00136	Burlington Stores, Property Owner Dimensional Variance	Request to install a new Type A wall sign, measuring 43'1" X 9'4 7/8" (405.66 sf), internally lit, on north façade of building. New Type B monument sign, measuring 26' X 8'4 1/2".	709 E Capitol Dr
36	6	BZZA-23-00175	GP2 Petroleum, LLC, Property Owner Special Use	Request to continue occupying the premises as a filling station (this is a renewal)	122 W Capitol Dr
37	6	BZZA-23-00198	Camp Gates MKE, Lessee Special Use	Request to occupy the premises as a day camp for 15 children per shift, operating Monday-Friday from 8am-5pm.	1840 N Martin L King Jr Dr

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>	
<u>4:15 pm</u>					
38	11	BZZA-22-00423	Mohammed Shafie, Property Owner Dimensional Variance	Request to construct a 5ft solid fence in front yard that exceeds the maximum height allowed	3109 W Lakefield Dr

39	11	BZZA-23-00170	Prime Electric, LLC, Lessee	3238 S 92Nd St
		Special Use	Request to do a commercial addition to the contractor's yard	
40	12	BZZA-23-00180	Fourth & Florida LLC, Property Owner	412 S 4Th St
		Dimensional Variance	Request to construct a multi-family residential building on the premises that exceeds the lot area per dwelling unit, that does not meet the minimum glazing requirement from the primary street frontage, and does not meet the minimum overhead garage door setback required.	
41	12	BZZA-23-00181	Fourth & Florida LLC, Property Owner	418 S 4Th St
		Dimensional Variance	Request to construct a multi-family residential building on the premises that exceeds the lot area per dwelling unit, that does not meet the minimum glazing requirement from the primary street frontage, and does not meet the minimum overhead garage door setback required.	
42	12	BZZA-23-00194	View Milwaukee, LLC, Lessee	1020 W National Av
		Dimensional Variance	Request to have a sign within 1000 feet of the high rise bridge	
43	13	BZZA-22-00354	Robert Reyes, Property Owner	3340 S 15Th Pl
		Dimensional Variance	Request to construct a solid fence in the side and rear yard that exceeds the maximum height allowed	
44	14	BZZA-23-00029	Tender Car Auto Sales, LLC, Property Owner	737 W Cleveland Av
		Special Use	Request to occupy the premises as a motor vehicle repair and body shop	
45	14	BZZA-23-00114	Milwaukee Public Schools, Property Owner	2424 S 4Th St
		Dimensional Variance	Request to install NEW Type B freestanding sign, appx 6' x 4' (24sf) and 6' in height to read "RILEY DUAL LANGUAGE MONTESSORI" and include electronic message board. Sign to be located on NEW sign base.	

46	14	BZZA-23-00137	Heritage Outdoor MKE, Lessee Dimensional Variance	Request to install a double sided off premise sign with automatic changeable message sign	200 W Oklahoma Av
47	15	BZZA-22-00088	Yasir Arabiyat dba J's Restaurant Special Use	Request to continue occupying a portion of the premises as a contractor's yard	3733 W Lisbon Av
48	15	BZZA-22-00310	Darryl Ware dba Love's Tires, Lessee Special Use	Request to continue to occupy the premises as a light motor vehicle repair facility and light motor vehicle outdoor Storage	2028 N 31St St
49	15	BZZA-22-00478	Charquise LLC dba. Charquise Boutique Hall, Special Use	Request to modify the board approved plan of operation, and to continue occupying the premises as an assembly hall.	3914 W Center St
50	15	BZZA-23-00219	Michael Gibson, Property Owner Dimensional Variance	Request to allow a 25.5 ft. vehicle to be parked on the premises	1959 N 15Th St
<u>5:15 pm</u>					
51	1	BZZA-22-00018	Ozone Tires, LLC, Lessee Special Use	Request to occupy a portion of the premises as an outdoor storage (shipping container) on a site with a light motor vehicle repair facility (Auto repair and tire sales) (continuous non-conforming use)	4235 W Silver Spring Dr
52	1	BZZA-23-00203	RETRAC Enterprises INC, Property Owner Special Use	Request to occupy the premises as a health clinic	4117 N Green Bay Av
53	2	BZZA-22-00425	Jamekia Pitts, Property Owner Dimensional Variance	Request to construct a 6ft solid vinyl fence in the side yard (permit after the fact)	4645 N 68Th St

54	3	BZZA-23-00095	Bancar, LLC, Property Owner Use Variance	2642 N Frederick Av Request to occupy the premises as a rooming house
55	5	BZZA-23-00010	Mariana Trevino, Property Owner Dimensional Variance	10008 W Highwood Av Request to allow a fence in the side yard and rear yard that does not meet the minimum required setback, exceeds the maximum allowed height, and is located within the vision triangle
56	7	BZZA-23-00142	24/7 Auto body LLC . dba. 24/7 Auto Sales, Special Use	3801 N 35Th St Prospective Buyer Request to continue occupying the premises as a light motor vehicle sales and repair facility and body shop
57	7	BZZA-23-00162	Children R Children, LLC, Lessee Dimensional Variance	4100 W Burleigh St Request To install a window sign in the allowable viewing area
58	7	BZZA-23-00205	Nic's Towing & Salvage LLC, Property Special Use	3204 N 32Nd St Owner Request to occupy the premises as an indoor and outdoor salvage operation
59	7	BZZA-23-00214	Hugs and Tugs Family Childcare, LLC, Special Use	4761 N 57Th St Lessee Request to occupy the premises as a family Day Care Home for 8 children per shift, ages 6 weeks - 14 years of age, operating 24hrs from Monday-Friday, and Saturday-Sunday 6am-4pm.
<u>6:15 pm</u>				
60	8	BZZA-22-00046	Je Automotive, LLC, Lessee Special Use	1595 S 38Th St Request to occupy the premises as an indoor salvage operation

61	8	BZZA-22-00406 Special Use	MX Auto Care, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and body shop	2147 S Muskego Av
62	8	BZZA-22-00487 Special Use	Lake View Motors, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility and hand car wash	2624 W Greenfield Av
63	8	BZZA-23-00135 Special Use	Mke Avenue, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	2007 W National Av
64	9	BZZA-22-00374 Special Use	EG Legacy Collision & Auto Body, LLC, Lessee Request to occupy the premises as a motor vehicle body shop, repair facility, and outdoor storage facility (permitted)	5501 W Mill Rd
65	9	BZZA-23-00192 Special Use	First Step Academy LLC, Lessee Request Request to occupy the premises as a child day care center for 50 children per shift, 3 weeks to 12 years of age, operating Monday - Friday from 6 am - 11:30 pm	5501 W Mill Rd
66	9	BZZA-23-00202 Special Use	Hands of Steel Auto Detail, LLC, Lessee Request to occupy the premises as a car wash	5501 W Mill Rd
67	10	BZZA-23-00154 Special Use	Sunny Smiles Learning Center, Lessee Request to occupy the premises as a Family Care Center for 4 children, ages 1 year to 4 years old, Sunday through Saturday, 3am to 6pm.	3856 N 69Th St
68	6	BZZA-23-00039 Dimensional Variance	Parminder Kaur, Lessee Request to allow signage that exceeds the maximum allowed Sq ft. and exceeds the maximum allowed window coverage	418 E Center St

69	6	BZZA-23-00145	Gregory Schley, Property Owner	3169 N Pierce St
		Dimensional Variance, Use Variance	Request to place a shipping container on a residential lot to be used as a storage shed that exceeds the maximum lot coverage allowed	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
			<u>7:15 pm</u>	
70	6	BZZA-23-00188 Special Use	Thrive for Life, Lessee Request to occupy the premises as transitional housing (tenancy up to 48 months).	327 W Brown St