



**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  
**Jeffrey Thomas**

**AGENDA**

**January 19, 2023**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 19, 2022, commencing at 4:30 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/8392715619731467608> 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) 247-8321

Access Code: 352-845-610

(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.

**4:30 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 Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	5	BZZA-22-00252 Special Use <i>Dismissal</i>	Kingdom of Heaven Christian Ministries, Inc., Lessee  Request to continue occupying the premises as a religious assembly hall	9235 W Capitol Dr

**4:30 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 Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>2</u>	4	BZZA-22-00311 Special Use	Jewish Family Services, Property Owner  Request to continue occupying the premises as a social service facility	1300 N Jackson St



**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**4:30 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>3</u>	4	BZZA-22-00368 Special Use	University Partners, LLP, Property Owner  Request to continue occupying the premises as a rooming house	825 N 16Th St
<u>4</u>	4	BZZA-22-00380 Special Use	Bit Properties, LLC, Property Owner  Request to continue occupying the premises as a sorority house	1436 W Kilbourn Av
<u>5</u>	4	BZZA-22-00409 Special Use, Use Variance	Cathedral Center, LLC, Lessee  Request to add an emergency residential facility and continue occupying the premises as a social service facility (this is a new operator)	845 N Van Buren St
<u>6</u>	4	BZZA-22-00422 Use Variance	Midwest Veterinary Partners, LLC dba Downtown Veterinary Clinic, Lessee  Request to continue occupying the premises as an animal hospital/clinic	931 E Ogden Av
<u>7</u>	6	BZZA-22-00370 Special Use	Riverwest Grown, LLC, Lessee  Request to occupy the premises as a general retail establishment (retail plant store)	3379 N Pierce St
<u>8</u>	7	BZZA-22-00326 Special Use	Inspiring Young Women, Lessee  Request to continue occupying the premises as a group home	2770 N 45Th St

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**4:30 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>9</u>	7	BZZA-22-00347	Special Use	It Takes A Village2, LLC, Lessee  Request to occupy the premises as a daycare center for 67 children per shift infant - 12 years of age, operating 24 hours Monday - Sunday	4345 W Fond Du Lac Av
<u>10</u>	7	BZZA-22-00348	Special Use	Brothers Petrol, Inc., Lessee  Request to continue occupying the premises as a motor vehicle filling station	4137 W Fond Du Lac Av
<u>11</u>	7	BZZA-22-00359	Special Use	Gregory's Little Helpers Childcare Center, Lessee  Request to occupy the premises as a daycare center for 31 children per shift infant - 13 years of age, operating 24 hours Monday - Sunday	4322 W Center St AKA 2702 N 44Th St
<u>12</u>	7	BZZA-22-00417	Special Use	Jordan Cathedral Church of Milwaukee, Lessee  Request to occupy the premises as a religious assembly hall	3828 W Burleigh St
<u>13</u>	8	BZZA-22-00318	Special Use	Fiesta Properties, LLC, Lessee  Request to continue occupying the premises as an assembly hall	1329 S 35Th St
<u>14</u>	8	BZZA-22-00366	Special Use	Dhawan Corporation, Property Owner  Request to add an addition and continue occupying the premises as a filling station	3510 W Lincoln Av

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**4:30 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>15</u>	8	BZZA-22-00391	Special Use	Zubha POP Foods, LLC dba Popeyes #908, Lessee  Request to continue occupying the premises as a restaurant with a drive-through facility	4209 W Greenfield Av
<u>16</u>	9	BZZA-22-00224	Use Variance	Jesus and Juana Contreras, Property Owner  Request to occupy the premises as a contractor's yard and outdoor storage facility	6603 N 56Th St
<u>17</u>	9	BZZA-22-00332	Special Use	MKE Good Hope, LLC, Property Owner  Request to continue occupying the premises a motor vehicle filling station	5909 W Good Hope Rd
<u>18</u>	9	BZZA-22-00427	Special Use	Bennie Kern, Lessee  Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	7960 N 76Th St
<u>19</u>	9	BZZA-22-00440	Special Use	Iqbal Singh, Prospective Buyer  Request to continue occupying the premises as motor vehicle filling station and car wash	9425 W Brown Deer Rd

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**4:30 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>20</u>	10	BZZA-22-00274	Special Use	A Promise of Hope Foundation, Inc. dba A Promise of Hope II and United Communities, Property Owner	5330 W Lisbon Av
				Request to add a social service facility and continue occupying the premises as a daycare center for 65 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight, and an elementary school for 60 children grades K3 - 5th operating Monday - Friday 7:00 a.m. - 3:30 p.m., and an adult day care center (expanding into basement)	
<u>21</u>	10	BZZA-22-00324	Special Use	Vision Forward Association, Inc., Lessee	912 N Hawley Rd
				Request to add a day care center for 24 children per shift infant to 8 years of age, operating Monday - Friday 7:00 a.m. - 6:00 p.m. and continue occupying the premises as a social service facility	
<u>22</u>	11	BZZA-22-00340	Special Use	Cleveland Avenue Citgo, LLC, Lessee	6001 W Cleveland Av
				Request to add an addition to the Board-approved motor vehicle filling station	
<u>23</u>	11	BZZA-22-00344	Special Use	Iglesia de Dios Pentecostal Arca de Salvacion, Inc., Property Owner	4415 W Forest Home Av
				Request to continue occupying the premises as a religious assembly hall	

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p><b><u>4:30 p.m. Consent Agenda (continued)</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>24</u>	14	BZZA-22-00432 Special Use	Jason Langley, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility	2750 S 14Th St
<u>25</u>	15	BZZA-22-00319 Special Use	Family Worship Center Pentecostal Church of Holiness, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	1428 N 27Th St
<u>26</u>	1	BZZA-22-00375 Dimensional Variance	Northwest Side Community Development Corporation, Lessee  Request to construct an off-premise free-standing sign that exceeds the maximum allowed height	4101 N 31St St
<u>27</u>	3	BZZA-22-00360 Special Use	Milwaukee Group of AA, Inc., Lessee  Request to continue occupying the premises as an assembly hall	933 E Center St
<u>28</u>	3	BZZA-22-00376 Special Use	Abundant Life Ministries, Inc. dba Abundant Life Manor, Lessee  Request to continue occupying the premises as a community living arrangement for 42 residents	1904 E Belleview Pl
<u>29</u>	3	BZZA-22-00384 Special Use	Cafe Corazon, Inc., Lessee  Request to continue occupying the premises as a sit-down restaurant	3129 N Bremen St

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**4:45 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>30</u>	9	BZAP-22-00008 Resubmission Request	Menard Inc., Property Owner  Request for a resubmission to construct additional outdoor storage units to the existing self-service storage facility and add light motor vehicle and heavy motor vehicle outdoor storage (intensification of existing Board-approved use), without the minimum required from setback, minimum required glazing, required building materials, and fence along the street frontage	8120 W Brown Deer Rd
-----------	---	---------------------------------------	---	----------------------

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**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>31</u>	6	BZZA-22-00287	Dimensional Variance	Lamar Advertising of Milwaukee, Lessee  Request to allow an off-premise automatic changeable message sign without the minimum setback, without the minimum distance between signs, without the minimum distance from a residential district, and exceeds the maximum height	3510 N 7Th St
<u>32</u>	6	BZZA-22-00399	Special Use	VPMLK P1, LLC, Property Owner  Request to occupy the premises as a day care center for 78 children per shift infant to 5yrs. of age, operating Monday - Friday 7:00 a.m. to 6:00 p.m.	2153 N Martin L King Jr Dr
<u>33</u>	7	BZZA-22-00111	Special Use	Car Connections, LLC, Lessee  Request to continue occupying the premises as light motor vehicle sales facility (this is a new operator)	4635 N Hopkins St
<u>34</u>	8	BZZA-22-00288	Special Use	Peladitos Centro de Cuidado Infantil 3, LLC, Prospective Buyer  Request to continue occupying the premises a a daycare for 22 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. - 10:00 p.m.	1762 S Muskego Av



**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

<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>35</u>	9	BZZA-22-00342 Dimensional Variance	Milwaukee County Department of Transportation, Lessee  Request to reconstruct existing parking lot without the minimum required landscaping buffer	6141 N Hopkins St
<u>36</u>	9	BZZA-22-00343 Dimensional Variance	Milwaukee County Department of Transportation, Property Owner  Request to construct a building without the minimum required landscaping buffer	6270 N Hopkins 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>37</u>	9	BZZA-22-00352 Special Use	Intellectual Leaders Early Child Care, LLC, Property Owner  Request to occupy the premises as a 24 hour family day care home for 8 children per shift infant to 12 years of age, operating Monday - Friday	6477 N 51St St
<u>38</u>	9	BZZA-22-00383 Dimensional Variance	Midwest Refrigerated Services, Inc., Lessee  Request to erect a free-standing sign that exceeds the maximum allowed height and display area	8501 W Brown Deer Rd
<u>39</u>	10	BZZA-22-00217 Use Variance, Dimensional Variance	Bomb Pot Masters, LLC, Property Owner  Request to occupy the premises as a 12-unit multi-family dwelling that does not meet the minimum required lot area per dwelling unit	145 S 76Th St
<u>40</u>	10	BZZA-22-00317 Dimensional Variance	Clear Channel Outdoor, Lessee  Request to erect an off-premise freestanding double-sided billboard sign that exceeds the maximum allowed height and display area	201 S Hawley Ct

**Board of Zoning Appeals, Hearing on Thursday, January 19, 2023**

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

**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>	11	BZZA-22-00401 Dimensional Variance	Autoplex MKE, LLC, Property Owner  Request to amend the previous Board-approved landscape plan (without the minimum required landscaping)	5130 W Forest Home Av
-----------	----	---------------------------------------	---	-----------------------

<u>42</u>	12	BZZA-22-00336 Dimensional Variance	LAS Investments, LLC, Property Owner  Request to construct two commercial fence structures on street lot line and rear lot line that exceed the maximum allowed height	145 S 1St St AKA 155 S 1St St
-----------	----	---------------------------------------	---	----------------------------------

**7:15 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>43</u>	14	BZZA-22-00328 Dimensional Variance	Christopher Thompson, Property Owner  Request to construct a detached garage that exceeds the maximum allowed square footage and wall height	2562 S Williams St
-----------	----	---------------------------------------	--	--------------------

<u>44</u>	14	BZZA-22-00371 Dimensional Variance	Dan Magnant and Tessa Danielson, Property Owner  Request to construct a fence along the side street that exceeds the maximum allowed height	3746 S Brust Av
-----------	----	---------------------------------------	--	-----------------

<u>45</u>	14	BZZA-22-00454 Dimensional Variance	Alison True, Property Owner  Request to allow a fence that exceeds the maximum allowed height along the street side property line and obstructs the required vision triangle	301 E Wilbur Av
-----------	----	---------------------------------------	--	-----------------

**Closed Session Meeting**

The Board of Zoning Appeals of the City of Milwaukee may vote to convene Closed Session, pursuant to Wis. Stats. Secs. 19.85 (1)(g), for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.