



**Board of Zoning Appeals**

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**Jeffrey Thomas**

**AGENDA**

**March 2, 2023**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 2, 2023, 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. Please follow the link for computer access

<https://register.gotowebinar.com/register/2161998730332705626> 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 (415) 655-0060

Access Code: 697-545-041

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.

**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 January 19, 2023 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>	8	BZZA-22-00431 Special Use <i>Dismissal</i>	El Dios Vivo, Inc., Lessee  Request to continue occupying the premises as a religious assembly hall without the minimum required parking	2226 S 23Rd St
<u>2</u>	12	BZAP-23-00001 Extension of Time	CCM-Cesar Chavez, LLC, Property Owner  Request for an extension of time to comply with the conditions of BZZA-21-00254	1121 S Cesar E Chavez Dr AKA 1127-1135 S Cesar E Chavez Dr

**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.*



**Board of Zoning Appeals, Hearing on Thursday, March 2, 2023**

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>3</u>	7	BZZA-23-00030 Use Variance	Wisconsin Community Services, Inc., Lessee  Request to occupy the premises as a social service facility	3725 N Sherman Bl
<u>4</u>	9	BZZA-22-00441 Special Use	9026 Fuel LLC, Prospective Buyer  Request to continue occupying the premises as a motor vehicle filling station and convenience store	9026 W Brown Deer Rd
<u>5</u>	12	BZZA-23-00022 Special Use	Your Move MKE, LLC, Lessee  Request to occupy the premises as a community center	1109 W Historic Mitchell St
<u>6</u>	13	BZZA-23-00028 Special Use	Brar 05 Petro, Inc., Prospective Buyer  Request to continue occupying the premises as a motor vehicle filling station	1313 W Grange Av
<u>7</u>	15	BZZA-22-00436 Special Use	Revive Transitional Living Center I, Lessee  Request to continue occupying the premises as a group home for 5 occupants	2536 N 22Nd St
<u>8</u>	15	BZZA-23-00021 Special Use	Children's Pantry Family Resource Center Inc., Lessee  Request to continue occupying the premises as a 24 hour day care center for 99 children per shift infant to 13 years of age, operating Monday - Sunday (new operator)	3130 W Lisbon Av

**Board of Zoning Appeals, Hearing on Thursday, March 2, 2023**

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**2:00 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>9</u>	15	BZZA-23-00035	Special Use	Next Chapter Living Center I, Lessee  Request to continue occupying the premises as a group foster home for boys ages 12-17	2767 N 16Th St
<u>10</u>	15	BZZA-23-00036	Special Use	Next Chapter Living Center II, Lessee  Request to continue occupying the premises as a group foster home for boys ages 12-17	2773 N 16Th St
<u>11</u>	1	BZZA-22-00445	Special Use	Auto Start, Inc. Sales and Service, Lessee  Request to continue occupying the premises as a motor vehicle sales & repair facility	4210 W Silver Spring Dr
<u>12</u>	1	BZZA-22-00468	Use Variance	FoodRight, Inc., Lessee  Request to occupy the premises as a social service facility	6100 N 42Nd St
<u>13</u>	4	BZZA-22-00418	Special Use	Marquette Mansions, Property Owner  Request to continue occupying the premises as a rooming house	1621 W Kilbourn Av
<u>14</u>	4	BZZA-22-00419	Special Use	Marquette Delta Corporation, Property Owner  Request to continue occupying the premises as a fraternity/sorority house	1615 W Kilbourn Av

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**2:00 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>15</u>	4	BZZA-22-00420 Special Use	Marquette Delta Corporation, Property Owner	845 N 16Th St
			Request to continue occupying the premises as a fraternity/sorority house	

<u>16</u>	4	BZZA-22-00450 Special Use	Three B Company, LLC, Property Owner	953 N 17Th St
			Request to continue occupying the premises as a rooming house	

**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>17</u>	6	BZZA-22-00435 Special Use	The Brick House, Prospective Buyer	504 E Center St
			Request to occupy the premises as an assembly hall	

<u>18</u>	6	BZZA-22-00453 Special Use	Bandari House, Inc., Lessee	3218 N 9Th St
			Request to occupy the premises as a group foster home for 6 occupants	

**Board of Zoning Appeals, Hearing on Thursday, March 2, 2023**

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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>19</u>	7	BZZA-22-00443 Special Use	Crayons 2 careers Child Care, LLC, Lessee  Request to occupy the premises as a daycare center for 39 children per shift infant to 13yrs of age, operating Monday - Saturday 6:00 a.m. to 11:00 p.m.	3900 W Burleigh St
<u>20</u>	10	BZZA-22-00228 Dimensional Variance	Estefani Villafuentes, Property Owner  Request to allow a parking space in the front yard	509 S 71St St
<u>21</u>	10	BZZA-22-00255 Special Use	Pressed Cafe, LLC, Lessee  Request to occupy the premises as a restaurant without a drive-through facility	235 N 36Th St
<u>22</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

**3:15 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>23</u>	12	BZZA-22-00187 Special Use	Gomez Auto Custom and Service, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility	1666 S Cesar E Chavez Dr
<u>24</u>	12	BZZA-22-00259 Special Use	Ammon Corporation, Property Owner  Request to occupy the premises as a rooming house	500 W Maple St

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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>25</u>	12	BZZA-22-00470 Special Use	Sixteenth Street Community Health, Property Owner  Request to construct an addition and continue occupying the premises a health clinic (expansion of Board-approved health clinic)	1032 S Cesar E Chavez Dr
<u>26</u>	12	BZZA-23-00006 Dimensional Variance	Tiffany Dranhonovsky, Property Owner  Request to split the parcel and not meet the minimum required lot size, lot width, and setback (north & south side)	1501 S 3Rd St
<u>27</u>	13	BZZA-22-00407 Special Use	Lyft, Inc., Lessee  Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
<u>28</u>	14	BZZA-23-00015 Use Variance	Milwaukee Academy of Science, Lessee  Request to occupy the premises as a school (elementary or secondary)	2146 S 4Th St AKA 2156 S 4Th St
<u>29</u>	15	BZZA-22-00291 Special Use	Little Achievers Family Daycare, LLC, Lessee  Request to occupy the premises as a 24 hour day care center for 30 children per shift infant to 12 yrs. of age, operating Sunday - Saturday	3732 W Lisbon 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>
<b><u>4:15 p.m. Public Hearings.</u></b>				
<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>30</u>	15	BZZA-22-00411 Special Use	Michelle’s Motherly Hands Childcare, LLC, Lessee  Request to continue occupying the premises as a day care center for 35 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	2664 N 38Th St
<u>31</u>	15	BZZA-22-00444 Special Use	Godfather WH, LLC, Property Owner  Request to occupy the premises as a light motor vehicle repair facility	1400 W North Av
<u>32</u>	1	BZZA-22-00155 Special Use	Peter Auto Sales, LLC, Lessee  Request to add a light motor vehicle sales facility to the existing light motor vehicle repair facility and body shop	3101 W Cameron Av
<u>33</u>	1	BZZA-22-00229 Special Use	Racks Trucking, LLC, Lessee  Request to occupy the premises as heavy motor vehicle outdoor storage	6770 N 43Rd St
<u>34</u>	4	BZZA-22-00452 Special Use	Merrill Park Manor, LLC, Property Owner  Request to occupy the premises as an assembly hall and art gallery	500 N 29Th St
<u>35</u>	5	BZZA-22-00480 Special Use	Sundance, Inc. dba Taco Bell, Property Owner  Request to continue occupying the premises as a restaurant with a drive-through facility	5441 N Lovers Lane Rd