



**Board of Zoning Appeals**

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**AGENDA**  
**April 4, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 4, 2024, 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/2279128613172502624>  
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) 655-0052      Access Code: 225-019-740      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 March 7, 2024 Minutes of the Board of Zoning Appeals

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	7	BZZA-22-00084 Special Use <i>Dismissal</i>	Faces Of Our Future Child Development Center, Lessee  Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	10226 W Capitol Dr

**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.*

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
2	1	BZZA-24-00058 Special Use	Green Bay Metro, LLC, Lessee  Request to continue occupying the premises as a filling station (this is a new operator)	4057 N Green Bay Av
3	1	BZZA-24-00069 Special Use	Precious Love Learning Center, LLC, Lessee  Request to occupy the premises as a day care center for 50 children per shift, infant - 13 years of age, and operating Monday - Friday from 6:00 a.m. - midnight	7245 N Teutonia Av
4	2	BZZA-24-00059 Special Use	OLU INVESTMENT LLC DBA Andy's 76, Lessee  Request to continue occupying the premises as a filling station (this is a new operator)	4801 N 76Th St
5	4	BZZA-24-00073 Use Variance	S'Blendid Boba Tea, LLC dba SANDU, Lessee  Request to occupy a portion of the premises as a catering service	311 E Wisconsin Av
6	5	BZZA-24-00064 Special Use	Speedway, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	11800 W Silver Spring Dr
7	5	BZZA-24-00078 Special Use	Felsing Service, Inc., Lessee  Request to continue occupying the premises as a light motor vehicle repair facility	9128 W Burleigh St
8	6	BZZA-24-00065 Dimensional Variance, Special Use	Adam Velarde dba Cave Enterprises Operations LLC, Lessee  Request to continue occupying the premises as a restaurant with a drive-through facility that does not meet the glazing requirements or the build-out requirements (this is an intensification)	2862 N Martin L King Jr Dr

9	6	BZZA-24-00092	JobsWork MKE, Lessee Special Use	2153 N Martin L King Jr Dr
			Request to occupy a portion of the premises as a social service facility	
10	6	BZZA-24-00088	Yours and Mine Childcare, LLC, Lessee Use Variance	2500 N Holton St
			Request to increase the hours and days of operation from Monday - Friday from 5:00 a.m. - midnight to Monday - Sunday for 24 hours, and to continue occupying the premises as a day care center for 42 children per shift infant - 13 years of age (this is a new operator)	
11	8	BZZA-24-00067	Palermo Villa, Inc., Lessee Special Use	400 S Layton Bl
			Request to occupy the premises as a principal use parking lot	
12	8	BZZA-24-00070	Palermo Villa, Inc., Lessee Special Use	500 S 35Th St
			Request to occupy the premises as a principal use parking lot	
13	9	BZZA-24-00047	Jonathan Glowacki, Property Owner Dimensional Variance	10820 W Bradley Rd
			Request to split the lot and construct a single-family dwelling that does not meet the required minimum lot width	
14	9	BZZA-24-00057	Zignego Company, Inc., Property Owner Special Use	9168 N 124Th St
			Request to continue occupying a portion of the premises as a temporary concrete/batch plant (concrete production for repaving project)	
15	9	BZZA-24-00071	House of Love Youth Homes, Inc. dba Special Use	6442 N 91St St
			House of Love II, Lessee	
			Request to continue occupying the premises as a group home for 6 occupants	
16	9	BZZA-24-00076	Crossover Center, Inc., Lessee Special Use	8634 W Brown Deer Rd
			Request to occupy a portion of the premises as a social service facility	

17	10	BZZA-24-00050	City Transformation Center, LLC, Lessee Special Use	6815 W Capitol Dr  Request to occupy the premises as a social service facility
18	10	BZZA-24-00068	Palermo Villa, Inc., Lessee Special Use	500 S 33Rd Ct Ped  Request to occupy the premises as a principal use parking lot
19	12	BZCM-24-00001	CCM-Cesar Chavez, LLC, Property Owner Extension of Time	1121 S Cesar E Chavez Dr  Request for an extension of time to comply with the conditions of BZZA-21-00254
20	12	BZZA-24-00054	MPDE, LLC dba Walkers Auto Care, Special Use Lessee	137 W Bruce St  Request to add a car wash and to continue occupying a portion of the premises as a light motor vehicle repair facility
21	12	BZZA-24-00062	Walker's Point Plaza, LLC, Lessee Special Use	605 S 1St St  Request to continue occupying the premises as a motor vehicle filling station and car wash
22	12	BZZA-24-00077	6 Petro Mart, LLC DBA Hometown, Special Use Lessee	575 W Becher St  Request to continue occupying the premises as a motor vehicle filling station
23	12	BZZA-24-00082	Two Birds, LLC dba Filament, Lessee Special Use	131 W Seeboth St  Request to continue occupying a portion of the premises as an assembly hall
24	12	BZZA-24-00085	Gonzalez Brothers, LLC dba Gonzalez Auto Use Variance Sales, Property Owner	1314 W Grant St  Request to continue occupying the premises as a light motor vehicle sales facility
25	12	BZZA-24-00086	Gonzalez Used Car Sales, Property Owner Special Use	1308 W Windlake Av  Request to continue occupying the premises as a light motor vehicle sales facility

26	12	BZZA-24-00090 Special Use	Karampelas Investments, Inc dba Gyro Palace, Lessee  Request to continue occupying the premises as a restaurant with a drive-through facility	602 S 2Nd St
27	13	BZZA-24-00066 Special Use	Crown Castle, Property Owner  Request to occupy the premises as a transmission tower	4855 S 10Th St
28	15	BZZA-24-00049 Special Use	Midwest Autos & Services, LLC, Lessee  Request to add a heavy motor vehicle rental facility to the Board-approved light motor vehicle sales facility and existing non-conforming light motor vehicle repair facility	1711 W Center St

**4:15 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.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
29	8	BZAP-24-00001 Resubmission Request	Brother's Auto Repair, LLC, Lessee  Request for a resubmission to occupy the premises as a light motor vehicle sales and repair facility without the required screening	3134 W Burnham 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.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
30	4	BZZA-23-00223 Dimensional Variance	Cornerstone Village-Highland, LLC, Other  Request to construct a multi-family dwelling that exceeds the maximum front setback allowed	3200 W Highland Bl
31	4	BZZA-23-00225 Dimensional Variance	Deyanira Torres, Property Owner  Request to erect a 6 ft. solid fence in the side yard that does not meet the required set back from the side lot line	431 N 34Th St

32	4	BZZA-24-00032	HKP LLC dba Subway, Lessee Special Use	1200 N Van Buren St
			Request to continue occupying the premises as a restaurant without a drive through facility	
33	5	BZZA-24-00072	Unity Senior Living II, LLC, Property Special Use	11017 W Appleton Av
			Owner  Request to occupy the premises as a community living arrangement for 27 occupants	
34	5	BZZA-24-00074	Unity Senior Living II, LLC, Prospective Special Use	11025 W Appleton Av
			Buyer  Request to construct and occupy the premises as a community living arrangement for 27 occupants	
35	6	BZZA-24-00048	Third Street Quick Mart, LLC, Lessee Special Use	3249 N 3Rd St
			Request to occupy the premises as a general retail establishment	
36	8	BZZA-24-00035	Nunziante Frias, Property Owner Dimensional Variance	1203 S Layton Bl
			Request to allow an 18 ft. wide decorative gate that exceeds the maximum allowed width and a 5 ft. fence along the side street that does not meet the required setback, and is located within the vision triangle	

**5:30 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.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
37	13	BZCM-24-00002	SAI PETROLEUM LLC, Lessee Condition Modification	3500 S 13Th St
			Request to modify condition #8 "That the applicant does not have outdoor storage or display of products or merchandise"	
38	13	BZZA-22-00290	E&J Real Estate Rentals, LLC, Prospective Use Variance	4000 S 13Th St
			Buyer  Request to occupy the premises as a heavy and light motor vehicle outdoor storage	

39	13	BZZA-24-00017	Reo Motors, Inc., Lessee Special Use	6206 S 27Th St  Request to continue occupying the premises as a light motor vehicle sales and repair facility
40	13	BZZA-24-00031	Chanabla Gizmo Co., Property Owner Use Variance	3401 S 16Th St  Request to occupy a portion of the premises as an outdoor storage facility (shipping container)
41	15	BZZA-24-00063	Raceway on Lisbon, LLC, Lessee Dimensional Variance, Special Use	3230 W Lisbon Av  Request to add a light motor vehicle repair facility and to continue occupying the premises as a heavy motor vehicle rental facility without the required screening
42	15	BZZA-24-00079	Love Bird Family Childcare Center, LLC, Special Use Lessee	2624 N 19Th St  Request to occupy the premises as a 24-hour family day care home for 8 children per shift, infant - 13 years of age, operating Monday - Saturday
43	15	BZZA-24-00089	Smarties Child Care, LLC, Lessee Special Use	1628 N 17Th St  Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Sunday

**6:30 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.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No.</u></b>	<b><u>Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
44	1	BZZA-24-00027	Use Variance	Dr. Howard Fuller Collegiate Academy, Inc., Property Owner  Request to occupy the premises as a secondary school for 350 students, grades 6 - 8, operating Monday to Friday 6:00 a.m. to 5:00 p.m.	4030 N 29Th St

45	1	BZZA-24-00045 Use Variance	Glendale Mini Market, LLC, Lessee  Request to occupy the premises as a tobacco or e-cigarette retailer	3101 W Glendale Av
46	1	BZZA-24-00061 Special Use	GB Realty Acquisitions, LLC, Property Owner  Request to occupy the premises as a self-service storage facility	4722 N 28Th St