



Board of Zoning Appeals

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AGENDA
February 8, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 8, 2024, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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/8395639229486901086>

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 (213) 929-4212 Access Code: 426-790-655 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.

Approval of the January 18, 2024 Minutes of the Board of Zoning Appeals

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	1	BZZA-23-00187 Special Use <i>Dismissal</i>	Beyond the Gap, INC, Property Owner Request to occupy the premises as a social service facility	7436 N Teutonia Av
2	1	BZZA-23-00210 Special Use <i>Dismissal</i>	Beyond the Gap, INC, Property Owner Request to occupy the premises as a social service facility	7448 N Teutonia Av

3	8	BZZA-23-00392	Lincoln Market Inc, Property Owner Special Use, Use Variance <i>Dismissal</i>	Request to occupy the premises as a tobacco or e-cigarette retailer	3530 W Lincoln Av
4	11	BZZA-23-00342	MA UMIYA 3928 LLC, Property Owner Special Use, Use Variance <i>Dismissal</i>	Request to occupy the premises as a tobacco or e-cigarette retailer (vape shop)	3928 S 76Th St A
5	12	BZZA-23-00058	Sixteenth Street Community Health Centers, Inc, Property Owner Special Use <i>Dismissal</i>	Request to occupy the premises as a principal use parking lot	834 S 17Th St
6	12	BZZA-23-00059	Sixteenth Street Community Health Centers, Inc, Property Owner Special Use <i>Dismissal</i>	Request to occupy the premises as a principal use parking lot	828 S 17Th St
7	12	BZZA-23-00060	Sixteenth Street Community Health Centers, Inc, Property Owner Special Use <i>Dismissal</i>	Request to occupy the premises as a principal use parking lot	824 S 17Th St
8	13	BZZA-23-00397	5917 S Howell Ave, LLC, Prospective Special Use <i>Dismissal</i>	Buyer Request to occupy the premises as a truck freight terminal	5917 S Howell Av
9	14	BZZA-23-00016	One Step at a Time Child Care, Lessee Use Variance <i>Dismissal</i>	Request to occupy the premises as a day care center for 20 children per shift, infant to 12yrs of age operating Monday - Friday from 6:00 a.m. to 10 p.m.	573 W Lincoln Av
10	14	BZZA-23-00391	Ninze Myanmar Grocery Store LLC, Lessee Special Use, Use Variance <i>Dismissal</i>	Request to occupy the premises as a tobacco or e-cigarette retailer	807 W Oklahoma Av

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>
11	1	BZZA-24-00009 Special Use	Salt of the Earth Missionary Baptist Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	4236 N Teutonia Av
12	2	BZZA-23-00483 Use Variance	Lois Lovable Lullabies LLC, Lessee Request to occupy the premises as a daycare center for 35 children per shift, ages infant to 13 years of age, operating Monday - Friday from 6:00 a.m. to 10:00 p.m. and Saturday from 8:00 a.m. to 8:00 p.m.	6132 W Fond Du Lac Av
13	2	BZZA-23-00488 Dimensional Variance	American Transmission Company, LLC, Other Request to allow a barbed wire fence that exceeds the maximum allowed height and does not meet the screening requirements	6233 N 76Th St
14	3	BZZA-23-00486 Special Use	Urban Ecology Center, Inc., Lessee Request to continue occupying the premises as a principal use parking lot	1400 E Park Pl
15	5	BZZA-24-00008 Special Use	A B + C Automotive, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	3250 N 77Th St
16	6	BZZA-24-00005 Special Use	Trade Design, Inc., Property Owner Request to continue occupying the premises as an indoor wholesale and distribution facility	3811 N Port Washington Av
17	7	BZZA-24-00011 Special Use	STAR 1 LIMOUSINE SERVICE, LLC, Lessee Request to continue occupying the premises as a ground transportation service and hand car wash	3939 W Concordia Av

18	7	BZZA-24-00013	7 Heaven, LLC, Lessee Special Use	4610 W Fond Du Lac Av F Request to occupy a portion of the premises as a religious assembly hall
19	8	BZZA-23-00484	Crown Motors Group, LLC, Lessee Special Use	2831 W Burnham St Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)
20	8	BZZA-23-00485	Green Community Alliance, LLC, Property Owner Special Use	1875 W Bruce St Request to occupy the premises as an indoor wholesale and distributions facility
21	8	BZZA-24-00016	MKE Junk Junkies, LLC, Lessee Special Use	2640 W Greves St Request to continue occupying the premises as an outdoor salvage operation and light motor vehicle sales facility
22	9	BZZA-23-00481	Hula Rydes Enterprise, LLC, Lessee Special Use	4911 W Good Hope Rd 106 Request to occupy the premises as a light motor vehicle sales facility
23	11	BZZA-24-00002	Bell Ambulance, Inc., Lessee Special Use	6223 W Forest Home Av Request to continue occupying the premises as an ambulance service
24	11	BZZA-24-00007	James Young, Property Owner Dimensional Variance	6534 W Wilbur Av Request to construct a garage that exceeds the maximum allowed overall height
25	12	BZZA-24-00004	Norris, Inc. dba Achieve MKE, Lessee Special Use	1109 W Historic Mitchell St Request to occupy a portion of the premises as a social service facility
26	13	BZZA-23-00427	Jimmy Morgan BP, Inc., Lessee Special Use	1930 W Morgan Av Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)

27	13	BZZA-23-00479 Dimensional Variance	Wayne and Mary Jo Bellinger, Property Owner Request to construct an addition to a single-family dwelling that does not meet the minimum rear setback requirement	2209 W Denis Av
28	14	BZZA-24-00003 Special Use	Bell Ambulance, Inc., Lessee Request to continue occupying the premises as an ambulance service	1135 E Holt Av
29	14	BZZA-24-00012 Dimensional Variance	David and Debbie Endres, Property Owner Request to construct a porch that exceeds the maximum allowed front setback	2556 S Superior 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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
30	2	BZZA-23-00355 Dimensional Variance	Berrada Properties 43, LLC, Property Owner Request to reconstruct a parking lot with boulders that does not meet the required setback from the property line, does not meet the bicycle parking requirement, and without the required landscaping and screening	8936 W Lynx Av
31	3	BZZA-23-00472 Special Use	Senor Gorditos, LLC, Lessee Request to occupy the premises as a restaurant with a drive through facility	1801 E North Av
32	4	BZZA-24-00015 Special Use	NWC 331 Commercial, LLC c/o Urban Innovations, Lessee Request to erect an off-premise roof sign that does not meet the minimum required distance from a residential use and the required set back from any exterior wall facing a public street	401 W Michigan St

33	6	BZZA-23-00435 Special Use	Lindems Automotive Golden Club, Inc. dba Lindems Auto Body, Lessee	3915 N Palmer St
			Request to add a light motor vehicle sales facility and to continue occupying the premises as an outdoor salvage operation and light motor vehicle repair facility and body shop	
34	6	BZZA-24-00006 Dimensional Variance	Action Food & Liquor, LLC, Lessee	3455 N Martin L King Jr Dr
			Request to allow wall signs that exceeds the number of signs allowed per 25 linear feet	
35	8	BZZA-23-00464 Special Use	Courage Initiative Limited dba Courage MKE, Property Owner	2030 W National Av
			Request to occupy the premises as a transitional housing for 8 occupants	
36	8	BZZA-23-00465 Special Use	De Colores Day Care Center, LLC, Lessee	1732 S Muskego Av
			Request to continue occupying the premises as a day care center for 28 children per shift infant to 13 years of age, operating Monday - Friday 5:30 a.m. - 6:00 p.m.	
37	8	BZZA-24-00001 Special Use	Milwaukee County Housing, Property Owner	1615 S 22Nd St
			Request to occupy the premises as an emergency residential shelter	
38	9	BZZA-24-00010 Use Variance	IXL Learning Center, Lessee	8221 W Brown Deer Rd
			Request to occupy the premises as a day care center for 82 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday from 6:00 a.m. - 6:00 p.m.	

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>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
39	12	BZZA-23-00415 Dimensional Variance	La Corona Apartments, Property Owner	1655 S 3Rd St
			Request to erect a freestanding sign that exceeds the maximum display area allowed	

40	12	BZZA-23-00429	JJ Sak, LLC, Property Owner Special Use	822 W Scott St
			Request to increase the number of occupants from 11 to 16 and to continue occupying the premises as a rooming house	
41	12	BZZA-23-00457	MKE Towing & Recovery LLC, Property Owner Special Use	1430 S Muskego Av
			Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	
42	13	BZZA-22-00373	MKE Towing & Recovery, LLC, Lessee Dimensional Variance, Special Use, Use Variance	206 W Layton Av
			Request to occupy the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle outdoor storage facility without the required screening	
43	13	BZZA-23-00487	Dennis Hafert, Property Owner Dimensional Variance	2269 W Bolivar Av
			Request to construct an addition to the existing garage that exceeds the maximum allowed area and exceeds the maximum allowed sidewall height	
44	15	BZZA-23-00439	Shenita Ray, Property Owner Dimensional Variance	2421 N Sherman Bl
			Request to allow a 6 ft. fence in the side yard that exceeds the maximum height allowed	
45	1	BZZA-22-00475	IPLUG Auto and Services, LLC, Lessee Special Use	4919 N 31St St
			Request to occupy the premises as a light motor vehicle sales facility	
46	1	BZZA-23-00424	Phased 7317, LLC, Lessee Use Variance	7317 N Teutonia Av
			Request to occupy the premises as a tobacco or e-cigarette retailer	
47	10	BZZA-22-00180	Eassel, LLC, Lessee Use Variance	615 S 89Th St
			Request to occupy the premises as an assembly hall	

6:30 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>
48	10	BZZA-23-00477 Special Use	Meta House Inc., Prospective Buyer Request to occupy the premises as a social service facility and a community living arrangement for 100 occupants	3901 W Blue Mound Rd