



**Board of Zoning Appeals**

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**AGENDA**  
**January 18, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 18, 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/8495016388496702295>

**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: 836-830-209    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 December 7, 2023 Minutes of the Board of Zoning Appeals  
Approval of the amended 2024 Hearing Calendar

**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>
1	2	BZZA-23-00364 Use Variance	Fresh Babies Diversity Childcare, LLC, Lessee	6249 W Fond Du Lac Av

Request to occupy the premises as a family day care home for 8 children per shift, ages infant to 12 years, operating 24 hours Monday -Thursday and Friday – Sunday from 7:00 a.m. - midnight

2	2	BZZA-23-00438 Special Use	Love and Purpose Development Center 3, LLC, Property Owner	7526 W Fond Du Lac Av
			Request to occupy the premises as a day care center for 64 children per shift, ages infant - 12 years, operating Sunday - Saturday, 5:00am - midnight	
3	2	BZZA-23-00446 Use Variance	Interwelding, Inc., Lessee	5839 N 94Th St
			Request to continue occupying the premises as an assembly hall	
4	2	BZZA-23-00447 Special Use	Hideaway Tavern, LLC, Property Owner	9000 W Kaul Av
			Request to continue occupying the premises as a beer garden and tavern (existing non-conforming)	
5	2	BZZA-23-00455 Special Use	Just Kidding Childcare Educational Center, Lessee	5566 N 76Th St
			Request to continue occupying the premises as a day care center for 35 children per shift, infant - 13 years of age, operation Monday - Friday, 6:30am - 10:00pm	
6	3	BZZA-23-00458 Use Variance	Tool Shed Toys II, LLC, Lessee	2427 N Murray Av
			Request to continue occupying the premises as an adult retail establishment	
7	3	BZZA-23-00466 Special Use	Seidel Tanning Corp., Property Owner	1306 E Meinecke Av
			Request to continue occupying the premises as a heavy manufacturing facility	
8	4	BZZA-23-00445 Dimensional Variance	Modern Living MU, LLC, Property Owner	830 N 15Th St
			Request to increase the number of units from 42 to 44 and to continue occupying the premises as a multi-family dwelling that does not meet the minimum required lot area per dwelling unit (this is a new operator)	
9	5	BZZA-23-00437 Dimensional Variance	Nicholas Guthery, Property Owner	3376 N 94Th St
			Request to allow a fence in the side street and rear street that does not meet the minimum set back required	

10	5	BZZA-23-00443 Special Use	Bonded Enterprises, LLC dba Bonded Motors, Lessee  Request to occupy a portion of the premises as a light motor vehicle sales facility	7704 W Appleton Unit A Av
11	5	BZZA-23-00468 Special Use	Spring Financials, LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	8210 W Capitol Dr
12	6	BZZA-23-00410 Special Use	Wisconsin Lutheran Child & Family Service, Inc. dba Christian Family Solutions Strong Day Treatment, Lessee  Request to occupy the premises as a health clinic	510 E Burleigh St
13	6	BZZA-23-00476 Special Use	Optimum Services, LLC, Property Owner  Request to occupy the premises as a social service facility	606 W Concordia Av
14	7	BZZA-23-00423 Special Use	Amiir World Learning Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age operating Monday - Sunday from 5:30 a.m. - midnight (this is a new operator)	5810 W Fond Du Lac Av
15	7	BZZA-23-00450 Special Use	Sanders Classic Cars and Restoration, Inc., Lessee  Request to occupy the premises as a light motor vehicle sales facility	3427 N 35Th St
16	7	BZZA-23-00473 Special Use	AKNU Direction, LLC dba Keys to Life Living Center, Lessee  Request to continue occupying the premises as a group home for 6 occupants	3049 N 28Th St
17	7	BZZA-23-00474 Special Use	Amazing Mays Childcare II LLC, Property Owner  Request to occupy the premises as a day care center for 80 children per shift, infant - 13 years of age, operating Monday - Friday 5:00 a.m. – 9:00 p.m.	4850 W Fond Du Lac Av

18	9	BZZA-23-00460 Special Use	Ahmed Petro Mart, LLC, Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash	8015 N 76Th St
19	10	BZZA-23-00449 Special Use	Children's Wisconsin, Lessee  Request to continue occupying a portion of the premises as a social service facility (this is a new operator)	620 S 76Th St 120
20	10	BZZA-23-00463 Special Use	Magical Minds Learning Academy, Inc., Lessee  Request to occupy the premises as a day care center for 134 children per shift infant to 13 years of age operating Monday - Friday from 5:00 a.m. - midnight	5310 W North Av
21	12	BZZA-23-00428 Special Use	The Benedict Center, Lessee  Request to continue occupying a portion of the premises as a social service facility	209 W Orchard St
22	12	BZZA-23-00429 Special Use	JJ Sak, LLC, Property Owner  Request to increase the number of occupants from 11 to 16 and to continue occupying the premises as a rooming house	822 W Scott St
23	12	BZZA-23-00432 Dimensional Variance	Cleveland Terrace, Property Owner  Request to erect a sign that exceeds the maximum allowed display area	2756 S 15Th St
24	12	BZZA-23-00470 Use Variance	Chinos Appliances, Lessee  Request to continue occupying a portion of the premises as a secondhand store (used appliances)	1438 W Hayes Av
25	13	BZZA-23-00448 Special Use	SAI Petroleum, LLC DBA Hometown, Lessee  Request to continue occupying the premises as a filling station	3500 S 13Th St

26	15	BZZA-23-00431	McKinley Gardens, Property Owner Dimensional Variance	Request to erect a freestanding sign that exceeds the maximum allowed display area	2215 W Vliet St
27	15	BZZA-23-00434	Amour of the Lord dba Agapa Childcare & Use Variance	Preschool, Lessee  Request to occupy the premises as a day care center for 68 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - 9:00 p.m. and Saturday - Sunday from 5:00 a.m. - 6:00 p.m.	2401 N 36Th St
28	15	BZZA-23-00442	Future Leaders Academy, LLC, Lessee Use Variance	Request to continue occupying the premises as a day care center for 100 children per shift infant - 13 years of age operating Sunday - Saturday from 5:00 a.m. - midnight	1862 W Fond Du Lac Av

**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.

<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	1	BZZA-23-00240 Special Use	J&J Motor Cars, LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility	5231 W Villard Av
30	1	BZZA-23-00401 Dimensional Variance	Eastbrook Church Inc., Property Owner  Request to construct an accessory building that exceeds the maximum allowed sidewall height and the number of accessory buildings on a lot	5375 N Green Bay Av
31	1	BZZA-23-00424 Use Variance	Phased 7317, LLC, Lessee  Request to occupy the premises as a tobacco or e-cigarette retailer	7317 N Teutonia Av
32	1	BZZA-23-00471 Special Use	DT2 Towing, LLC, Lessee  Request to occupy a portion of the premises as a ground transportation service	2620 W Silver Spring Dr

33	2	BZZA-23-00355	Berrada Properties 43, LLC, Property Owner Dimensional Variance	8936 W Lynx Av  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
34	2	BZZA-23-00461	S Sehra, LLC, Property Owner Special Use	6373 N 91St St  Request to occupy the premises as a motor vehicle filling station with a convenience store (this is an intensification)
35	3	BZZA-23-00095	Bancar, LLC, Property Owner Use Variance	2642 N Frederick Av  Request to occupy the premises as a rooming house
36	3	BZZA-23-00475	Ajoy Bose, Property Owner Dimensional Variance	2814 E Newberry Bl  Request to construct a principal building that exceeds the maximum number of principal buildings allowed
37	4	BZZA-23-00341	Anmol Petroleum, Inc., Lessee Special Use, Use Variance	1530 W State St  Request to construct and occupy the premises as a filling station and a restaurant without a drive-through facility
38	4	BZZA-23-00352	Anmol Petroleum, Inc., Lessee Special Use, Use Variance	1010 N 16Th St  Request to construct and occupy the premises as a filling station and a restaurant without a drive-through facility

**5:15 p.m. Public Hearings.**

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<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>
39	6	BZZA-23-00297	Elite Auto Sales and Repairs, LLC, Lessee Special Use	3520 N Hubbard St  Request to occupy the premises as an indoor salvage operation

40	6	BZZA-23-00435 Special Use	Lindems Automotive Golden Club, Inc. dba Lindems Auto Body, Lessee  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	3915 N Palmer St
41	6	BZZA-23-00436 Special Use	United Towing, LLC, Lessee  Request to occupy the premises as light motor vehicle outdoor storage	2671 N Holton St
42	6	BZZA-23-00441 Special Use	365! Auto Sales, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle sales and repair facility and a hand car wash	1301 W Burleigh St
43	7	BZZA-23-00426 Special Use	God's Hands Outreach Mission, Inc. dba God's Hands God's Will Outreach & Ministries, Lessee  Request to continue occupying a portion of the premises as a religious assembly hall	5444 W Fond Du Lac Av
44	7	BZZA-23-00454 Dimensional Variance	Atonement Community and Educational Services, Inc., Lessee  Request to install a freestanding changeable message sign that exceeds the maximum allowed display area and height	4224 W Ruby Av
45	7	BZZA-23-00456 Special Use	LEAP Learning Center, Inc., Lessee  Request to occupy the premises as a day care center for 100 children per shift, infant - 13 years of age, operating Monday - Friday 5:00am - midnight	4247 N 35Th St
46	8	BZZA-23-00462 Special Use	Clear Channel Outdoor, Lessee  Request to allow an off-premise automatic changeable message sign that exceeds the maximum distance allowed from a freeway or the Lake Parkway	2601 W Canal St

47	8	BZZA-23-00465 Special Use	De Colores Day Care Center, LLC, Lessee  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.	1732 S Muskego Av
48	8	BZZA-23-00469 Special Use	Nooruddin, LLC dba On the Move Repair Shop, Lessee  Request to occupy the premises as a light motor vehicle repair facility	2612 W Greenfield Av

**6:15 p.m. Public Hearings.**

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
49	9	BZZA-23-00459 Dimensional Variance	Darrell Lane, Property Owner  Request to allow seven vehicles parked outdoors on a residential lot that exceeds the maximum number of vehicles allowed	8352 N Granville Rd
50	10	BZZA-23-00430 Use Variance	Bright Minds Learning Academy, Inc., Lessee  Request to increase the number of children per shift from 65 to 195 and to continue occupying the premises as a day care center for children infant - 12 years of age, operating Monday - Friday from 6:00 a.m. to midnight (this is a new operator)	5330 W Lisbon Av
51	12	BZZA-23-00300 Special Use	Justin Smith dba Modjeska Arena, Prospective Buyer  Request to occupy the premises as an assembly hall and sports facility	1134 W Historic Mitchell St
52	12	BZZA-23-00309 Special Use	Forest Petroleum, Inc. dba Citgo, Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash	1645 W Forest Home Av



53	12	BZZA-23-00415	La Corona Apartments, Property Owner Dimensional Variance	Request to erect a freestanding sign that exceeds the maximum display area allowed	1655 S 3Rd St
54	12	BZZA-23-00422	AGG Entertainment LLC, dba Plush Hookah Special Use, Use Variance	Request to occupy the premises as a tobacco or e-cigarette retailer	1120 W Lincoln Av
55	12	BZZA-23-00457	MKE Towing & Recovery LLC, Property Special Use	Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	1430 S Muskego Av

**7:15 p.m. Public Hearings.**

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<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>
56	13	BZZA-22-00290	Use Variance	E&J Real Estate Rentals, LLC, Prospective Buyer  Request to occupy the premises as a heavy and light motor vehicle outdoor storage	4000 S 13Th St
57	13	BZZA-23-00312	Dimensional Variance	Jose Pastrano, Property Owner  Request to allow parking in the front yard	401 E Bolivar Av
58	13	BZZA-23-00421	Special Use	GPS Motors Inc., Lessee  Request to construct an addition and to continue occupying the premises as a light motor vehicle sales and repair facility	1935 W Morgan Av
59	15	BZZA-23-00439	Dimensional Variance	Shenita Ray, Property Owner  Request to allow a 6 ft. fence in the side yard that exceeds the maximum height allowed	2421 N Sherman Bl

60	15	BZZA-23-00440	ZNK, LLC Auto Sales and Services, Lessee Special Use	2481 W Vliet St
			Request to add a light motor vehicle sales facility to the continuous nonconforming light motor vehicle repair facility	
61	15	BZZA-23-00444	Zwebakin Automotive Services, LLC, Use Variance Lessee	926 N 37Th St
			Request to occupy the premises as light motor vehicle outdoor storage	

**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.