



**Board of Zoning Appeals**

Chairperson  
**Eric Lowenberg**

Vice Chairman  
**Henry Szymanski**

Members  
**Jennifer Current**  
**Terry Witkowski**  
**Marjorie Rucker**

Alternates  
**Lindsey St. Arnold Bell**  
**Kevin Kuschel**

Secretary  
**India Gaar**

**AGENDA**  
**June 27, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 27, 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/1681479174177077077>  
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 (631) 992-3221      Access Code: 734-614-910      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 May 30, 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	1	BZCM-24-00004	Larry Shaw dba. Kingdom Kids Childcare <i>Extension of Time</i> Learning Center, Lessee	4030 N 34Th St

Request for an extension of time to comply with the conditions of BZZA-22-00439

2	1	BZZA-23-00237 Special Use <i>Dismissal</i>	Kings and Queens World Child Development Center LLC, Lessee  Request to continue occupying the premises as a day care center for 61 children per shift (41 daytime, 20 evening) infant to 13 years of age, operating Monday - Friday, 6:00 a.m. to 11:00 p.m.	5204 N 36Th St
3	1	BZZA-24-00174 Special Use <i>Dismissal</i>	Angie's Tiny Tikes Learning Center, LLC, Lessee  Request to occupy the basement and second floor of the premises as a family day care home for 16 children per shift, infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	4625 N 24Th St
4	2	BZZA-24-00098 Special Use <i>Dismissal</i>	Kids Plus Center, LLC, Lessee  Request to occupy the premises as a day care center for 20 children per shift, infant - 13 years of age, and operating Monday - Friday from 6:00 a.m. - midnight	7400 W Silver Spring Dr
5	10	BZZA-20-00109 Special Use <i>Dismissal</i>	Young Minds Creative Academy,  Request to occupy the premises as a 24-hour day care center for 100 children per shift infant - 13 years of age operating Sunday - Saturday	5418 W Burleigh St
6	10	BZZA-20-00300 Special Use <i>Dismissal</i>	More Than A Home CBRF,  Request to occupy the premises as a community living arrangement for 8 occupants	5412 W Burleigh St
7	10	BZZA-24-00108 Use Variance <i>Dismissal</i>	Smokers Zone, LLC, Lessee  Request to occupy the premises as a tobacco or e-cigarette retailer	2778 N 59Th St

**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>
8	1	BZZA-24-00180 Special Use	Happy Faces Group Childcare, LLC, Lessee  Request to decrease the number of children from 26 to 25 children per shift, to decrease the hours of operation from Monday - Friday 6:00 a.m. - midnight and Saturday 6:00 a.m. - 6 p.m. to Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 6:00 a.m. - 6:00 p.m., and to continue occupying the premises as a day care center for children ages infant -13 years	4612 N Hopkins St
9	1	BZZA-24-00184 Special Use	Humbled Hearts, LLC dba Humbled Hearts Child Development Center, Lessee  Request to increase the age of children from infant - 12 to infant - 13 years of age and the number of children per shift from 35 to 70, and to continue occupying the premises as a day care center operating Monday - Saturday from 6:00 a.m. - 10:00 p.m.	6003 N Teutonia Av B
10	3	BZZA-24-00156 Dimensional Variance	Twisted Plants, Lessee  Request to install a Type A wall sign that exceeds the maximum allowed display area	1233 E Brady St
11	4	BZZA-24-00201 Special Use	Big Brothers & Big Sisters of Metro Milwaukee, Inc., Lessee  Request to occupy a portion of the premises as a social service facility	770 N Jefferson St L15
12	6	BZZA-24-00162 Special Use	Versiti Wisconsin, Inc. DBA Versiti Blood Center of Wisconsin, Lessee  Request to occupy a portion of the premises as a medical service facility	2153 N Martin L King Jr Dr
13	6	BZZA-24-00182 Special Use	ThriveOn Investors P1, LLC, Property Owner  Request to occupy a portion of the premises as a community center	2153 N Martin L King Jr Dr

14	6	BZZA-24-00190 Special Use	RiverBee, LLC, Property Owner  Request to continue occupying the premises as a rooming house for 30 occupants	500 E Center St
15	7	BZZA-24-00165 Special Use	Kim's Treehouse Of Learning, LLC, Lessee  Request to occupy the premises as a 24-hour day care center for 96 children per shift infant - 14 years of age, operating Sunday - Saturday	4345 W Fond Du Lac Av
16	7	BZZA-24-00187 Special Use	Heaven's Playground Child Care, Lessee  Request to continue occupying the premises as a day care center for 49 children 1st shift and 20 children 2nd shift infant - 13 years of age operating Monday - Saturday from 5:30 a.m. - 11:30 p.m.	4221 N 35Th St
17	8	BZZA-24-00204 Special Use	United Community Center, Inc. dba Centro de las Comunidad Unida, Property Owner  Request to increase the hours of operation from 7:00 a.m. - 5:30 p.m. to 6:00 a.m. - 6:00 p.m. and to continue occupying a portion of the premises as a day care center for 24 children per shift, infant - 3 years of age, operating Monday - Friday	1648 S 37Th St
18	9	BZZA-24-00181 Special Use	Mt. Zion Assembly of the Apostolic Faith, Inc. dba Early View Academy of Excellence, Property Owner  Request to increase the hours of operation from Monday - Friday 7:30 a.m. - 3:00 p.m. to Monday - Friday 6:00 a.m. - 6:00 p.m. and Saturday - Sunday from 8:00 a.m. - 10:00 p.m. and to continue occupying the premises as an elementary and secondary school for 450 children K4 - 12th grade	7132 W Good Hope Rd
19	11	BZZA-24-00202 Special Use	Bright Minds Family Child Care, LLC, Lessee  Request to increase the age from infant - 12 to infant - 14 years of age and to continue occupying the premises as a day care center for 49 children per shift operating Monday - Sunday from 6:00 a.m. - 9:00 p.m.	3125 S 53Rd St

20	12	BZZA-24-00169	Durango Cashing Checks Inc., Lessee Special Use	1112 W Lincoln Av
			Request to continue occupying the premises as a currency exchange facility	
21	12	BZZA-24-00171	Giros Nuevo Leon, LLC, Lessee Special Use	1004 W National Av
			Request to continue occupying the premises as a currency exchange facility	
22	12	BZZA-24-00197	Taqueria la Gruelaguetza, LLC, Lessee Special Use	1933 W Windlake Av
			Request to continue occupying a portion of the premises as a catering service	
23	13	BZZA-24-00167	Autosource Motors, Inc., Lessee Special Use	1026 E Layton Av
			Request to continue occupying the premises as a light motor vehicle sales facility	
24	13	BZZA-24-00168	Autosource Motors, Inc., Lessee Special Use	1010 E Layton Av
			Request to continue occupying the premises as a light motor vehicle sales facility	
25	14	BZZA-24-00157	Guarding Your Angels, Inc., Lessee Special Use	3147 S 16Th St
			Request to increase the age of children from infant - 3 to infant - 13 years of age and to continue occupying the premises as a day care center for 30 children per shift operating Monday - Friday 6:00 a.m. - 6:00 p.m.	
26	15	BZZA-24-00166	Milwaukee Muffler & Auto Sales, LLC, Special Use Lessee	2405 W Center St
			Request to continue occupying the premises as a light motor vehicles sales and repair facility (this is a new operator)	
27	15	BZZA-24-00176	Friedens Community Ministries, Inc., Lessee Special Use	1260 W Cherry St
			Request to occupy a portion of the premises as a social service facility (food pantry)	
28	15	BZZA-24-00179	New Village 1, LLC, Property Owner Special Use	2718 N 18Th St
			Request to allow a second principal residential building on the premises	

29      15      BZZA-24-00193      Four Seasons Early Learning Center II, Inc.,      2200 N 12Th St  
 Use Variance      Lessee

Request to occupy the premises as a day care center for 100 children per shift infant - 12 years of age operating Monday - Friday from 5:00 a.m. - 10:00 p.m.

30      15      BZZA-24-00203      Arial's Learning Cave, LLC, Lessee      4517 W North Av  
 Special Use

Request to increase the number of children per shift from 50 to 60 and to continue occupying the premises as a day care center for children infant - 14 years of age operating Monday - Sunday from 5:30 a.m. to midnight

**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>
31	7	BZZA-24-00084 Special Use	Little Tiny Tots Daycare, LLC, Lessee  Request to decrease the number of children per shift from 50 to 25 and to continue occupying a portion of the premises as a day care center infant - 13 years of age operating Monday - Friday from 7:00 a.m. - midnight	2721 W Townsend St
32	8	BZZA-24-00173 Special Use	Mora's Auto Uno, LLC, Lessee  Request to add an indoor storage facility and to continue occupying the premises as a light motor vehicle sales and repair facility and Board-approved light and heavy motor vehicle outdoor storage facility and outdoor salvage operation	3120 W Burnham St
33	8	BZZA-24-00178 Special Use	E & D Automotive LC, Lessee  Request to occupy a portion of the premises as a light motor vehicle repair facility	2617 S 31St St
34	8	BZZA-24-00200 Dimensional Variance	F&H PETRO, LLC, Property Owner  Request to allow glazing for the Board-approved motor vehicle filling station that does not meet the minimum primary or secondary street glazing requirements	3434 W Oklahoma Av

35	9	BZZA-24-00080	Bluelinx Corporation, Lessee	8365 N 76Th St
		Dimensional Variance	Request to allow an 8 ft. chain link fence with barbed-wire along a street	
36	9	BZZA-24-00081	Bluelinx Corporation, Lessee	8371 N 76Th St
		Dimensional Variance	Request to allow an 8 ft. chain link fence with barbed-wire along a street	
37	9	BZZA-24-00128	Let the Children Come, LLC dba Let the Children Come Childcare and Pre School Academy, Lessee	6501 N Industrial Rd
		Special Use	Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Sunday - Saturday from 6:00 a.m. - midnight	
38	9	BZZA-24-00194	Teen 'n' Out, LLC, Lessee	6456 N 76Th St
		Special Use	Request to occupy the premises as an assembly hall	

**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.

<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	12	BZZA-24-00191	Gabriela Quintana, Property Owner	1328 S 15Th St
		Dimensional Variance	Request to allow parking in the front yard and side setback	
40	12	BZZA-24-00213	East National, LLC c/o Bear Development, LLC, Prospective Buyer	100 E National Av
		Dimensional Variance	Request to construct a multi-family dwelling that does not meet the minimum glazed area required for the primary and secondary street frontages	
41	12	BZZA-23-00457	MKE Towing & Recovery LLC, Property Owner	1430 S Muskego Av
		Special Use	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	Request to erect a six-foot high chain-link fence and to occupy the premises as a heavy motor vehicle outdoor storage facility and light motor vehicle outdoor storage facility that do not meet the requirements in a Flood Fringe Overlay Zone	206 W Layton Av
43	13	BZZA-24-00141	Lyft, Inc., Lessee Special Use	Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
44	13	BZZA-24-00159	Carmen Schools of Science and Technology, Inc., Prospective Buyer Dimensional Variance, Special Use	Request to occupy the premises as a secondary school for 1,100 students, grades 6-12, operating Monday - Saturday from 7:30 a.m. - 10:00 p.m. that does not have a primary entrance door located on the front facade	2005 W Oklahoma Av
45	1	BZZA-24-00061	GB Realty Acquisitions, LLC, Property Special Use	Request to occupy the premises as a self-service storage facility	4722 N 28Th 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.

<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>	
46	2	BZCM-24-00005	Mid-City Automotive, ACW LLC, Lessee Condition Modification	Request to modify condition #4 "That no more than 15 vehicles are parked outside on the lot for any reason at any time" and condition #5 "That the unused driveway located on West Villard Avenue by removed and restored to City of Milwaukee specifications within one (1) year"	6801 W Villard Av
47	2	BZZA-24-00185	EZ Rentals, LLC dba Prestige Event Space, Special Use	Request to occupy the premises as an assembly hall	8428 W Silver Spring Dr



48	2	BZZA-24-00113 Special Use	Precious Blessings Learning Center LLC, Lessee	6915 W Fond Du Lac Av
			Request to reduce the hours of operation from Monday - Sunday from 5:00 a.m. - midnight to Monday - Sunday 6:00 a.m. - 11:59 p.m. and to continue occupying the premises as a day care center for 74 children per shift, infant -13 years of age	
49	2	BZZA-24-00189 Use Variance	Frances Circle of Life Childcare Learning, Center LLC, Lessee	6150 W Fond Du Lac Av
			Request to occupy the premises as a day care center for 50 children per shift infant - 14 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
50	2	BZZA-24-00158 Special Use	Jackson's Soul Food Redefined, LLC, Prospective Buyer	6137 W Fond Du Lac Av
			Request to occupy the premises as a restaurant with a drive-through facility (in conjunction with 6143 and 6147 W. Fond du Lac Av.)	
51	5	BZZA-24-00177 Special Use	A & J Mart Inc., Lessee	7605 W Lisbon Av
			Request to continue occupying the premises as a motor vehicle filling station	
52	6	BZZA-24-00125 Special Use	Azaan, LLC, Lessee	406 W Center St
			Request to continue occupying the premises as a motor vehicle filling station	
53	6	BZZA-24-00138 Special Use	Tip Sweets, LLC, Lessee	3293 N 14Th St
			Request to occupy the premises as a general retail establishment	
54	6	BZZA-24-00188 Use Variance	Freddie Jones, Property Owner	3022 N 10Th La
			Request to continue occupying a portion of the premises as a contractor's yard and outdoor storage	