



Board of Zoning Appeals

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AGENDA
March 7, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 7, 2024, 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://attendee.gotowebinar.com/register/4984683680905897054>
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: 764-413-808 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.

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 February 8, 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-23-00250 Special Use, Use Variance <i>Dismissal</i>	New Beginnings Are Possible, Inc., Property Owner Request to occupy the premises as a social service facility with a commercial kitchen and a community center	6100 N 42Nd St

2	2	BZZA-23-00026 Special Use <i>Dismissal</i>	Bonded Enterprises, LLC. dba. Bonded Motors, 7007 W Fond Du Lac Av Lessee Request to add a light motor vehicle sales facility to the continuous nonconforming light motor vehicle repair facility	
3	2	BZZA-23-00071 Special Use <i>Dismissal</i>	Family 1st Deals Automotive Deals, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility	6048 N 76Th St
4	4	BZZA-24-00039 Special Use <i>Dismissal</i>	US Bank, Property Owner Request to occupy the premises as a non-restaurant (bank) with a drive-through facility	777 E Wisconsin Av
5	6	BZZA-23-00047 Dimensional Variance, Special Use <i>Dismissal</i>	Steven Prince, Lessee Request to occupy the premises as a light motor vehicle repair facility, light motor vehicle outdoor storage, a principle use parking lot and to park on an unpaved surface	3345 N Booth St
6	8	BZZA-22-00300 Dimensional Variance <i>Dismissal</i>	Best Friends Learning Center, LLC, Lessee Request to allow wall signs that exceed the maximum allowed glazing and number of signs	2900 W Lapham St
7	14	BZZA-23-00125 Special Use <i>Dismissal</i>	My Spot Tech, LLC, Lessee Request to occupy the premises as a currency exchange facility	2873 S 13Th St

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
8	1	BZZA-24-00037 Dimensional Variance	Teens Grow Greens, Inc., Property Owner Request to install a wall sign that does not meet the mounting requirements	4215 N Green Bay Av
9	2	BZZA-24-00022 Use Variance	Williams Learning Academy, Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 14 years of age operating Sunday - Saturday from 6:00 a.m. - midnight	6446 W Fond Du Lac Av
10	3	BZZA-24-00036 Special Use	Studio D, LLC dba Studio D Day Spa, Lessee Request to continue occupying the premises as a personal service (spa)	1658 N Van Buren St
11	4	BZZA-24-00019 Use Variance	Beans With Sass, LLC, Lessee Request to occupy a portion of the premises as a catering service (shared base kitchen)	311 E Wisconsin Av
12	4	BZZA-24-00032 Special Use	HKP LLC dba Subway, Lessee Request to continue occupying the premises as a restaurant without a drive through facility	1200 N Van Buren St
13	5	BZZA-24-00042 Special Use	US Bank, Property Owner Request to occupy the premises as a non-restaurant (bank) with a drive-through facility	9921 W Capitol Dr
14	6	BZZA-24-00040 Dimensional Variance	United Way of Greater Milwaukee, Property Owner Request to install an off-premise freestanding sign that exceeds the maximum display area and height allowed	1710 N Martin L King Jr Dr

15	10	BZZA-24-00041 Special Use	US Bank, Property Owner Request to occupy the premises as a non-restaurant with a drive-through facility (this is an intensification of a nonconforming use)	5220 W North Av
16	12	BZZA-24-00028 Special Use	Courage Initiative Limited dba Courage House, Property Owner Request to continue occupying the premises as a group foster home for 5 occupants and a social service facility	1544 S 6Th St
17	12	BZZA-24-00025 Special Use	Rayan Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility	421 W Virginia St
18	13	BZZA-24-00017 Special Use	Reo Motors, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	6206 S 27Th St
19	13	BZZA-24-00038 Dimensional Variance	Kathleen Smith, Property Owner Request to install a fence in the side yard that exceeds the maximum height allowed and install a 6 ft. fence along the street side property line that does not meet the minimum setback required	5545 S 25Th St
20	13	BZZA-24-00043 Special Use	Hermans Auto Clinic LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	6100 S Howell Av
21	15	BZZA-24-00018 Special Use	M & N Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	2246 N 44Th St

2:15 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
22	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

2:30 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
23	1	BZZA-24-00026 Special Use	Sunset Auto Sales and Repair Shop, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	2610 W Hampton Av
24	4	BZZA-24-00020 Dimensional Variance, Special Use	North Edison, LLC, Property Owner Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	1005 N Edison St
25	4	BZZA-24-00060 Dimensional Variance, Special Use	North Edison, LLC, Property Owner Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	100 E State St
26	4	BZZA-24-00034 Special Use	Wisconsin Center District, Property Owner Request to erect two automatic changeable message wall signs with flashing lights that do not meet the mounting requirements	400 W Wisconsin Av
27	5	BZZA-22-00410 Special Use	Family Wheels, LLC, Lessee Request to occupy the premises as a light motor vehicle sales and repair facility.	3631 N 76Th St

28	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
29	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
30	6	BZZA-24-00033 Special Use	3345 Booth, LLC, Property Owner Request to occupy the premises as a light motor vehicle repair facility	3345 N Booth St
31	9	BZZA-23-00481 Special Use	Hula Rydes Enterprise, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility	4911 W Good Hope Rd 106
32	10	BZZA-24-00024 Special Use	Caring 4 Kids Child Care, LLC, Lessee Request to increase the hours of operation from Monday - Saturday from 5:00 a.m. - midnight to 24 hours from Sunday - Saturday and to continue occupying the premises as a day care center for 58 children per shift infant - 13 years of age	7365 W Appleton Av

3:30 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
33	12	BZZA-24-00014 Special Use	Sanchez Welding Shop and Repair, LLC, Lessee Request to continue occupying the premises as a light manufacturing and light motor vehicle repair facility	1662 S 13Th St

34	13	BZZA-23-00487	Dennis Hafert, Property Owner	2269 W Bolivar Av
		Dimensional Variance	Request to construct an addition to the existing garage that exceeds the maximum allowed area and exceeds the maximum allowed sidewall height and to alter the existing garage sidewalls to exceed the maximum allowed height	
35	13	BZZA-24-00030	JMR Properties IV, LLC, Property Owner	5575 S 27Th St
		Special Use	Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is an intensification and a new operator)	
36	13	BZZA-24-00031	Chanabla Gizmo Co., Property Owner	3401 S 16Th St
		Use Variance	Request to occupy a portion of the premises as an outdoor storage facility (shipping container)	
37	14	BZZA-22-00244	New Cingular Wireless PCS, LLC, Lessee	360 E Howard Av
		Dimensional Variance	Request to construct an 18 ft. fence that exceeds the maximum height allowed along the side and rear lot lines	
38	14	BZZA-24-00023	Melony Pederson and Courtney Brand, Property Owner	2331 S Logan Av
		Dimensional Variance, Special Use	Request to split the existing lot and to allow two principal buildings that exceeds the maximum number allowed and exceeds the maximum front setback allowed and does not meet the minimum side setback required	
39	14	BZZA-24-00044	Melony Pederson and Courtney Brand, Property Owner	2327 S Logan Av
		Dimensional Variance, Special Use	Request to split the existing lot and to allow two principal buildings that exceeds the maximum number allowed and exceeds the maximum front setback allowed and does not meet the minimum side setback required	

40	15	BZZA-23-00409	5 Star Towing MKE, LLC, Lessee Special Use, Use Variance	Request to occupy the premises as a ground transportation service, light motor vehicle outdoor storage, repair, and sales facility, and an outdoor salvage operation	1834 W Walnut St
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4:30 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>
41	10	BZZA-23-00489 Use Variance	Center for Veterans Issues, Inc., Lessee Request to occupy the premises as transitional housing for 81 occupants	217 N 68Th St