



Board of Zoning Appeals

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AGENDA
May 2, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 2, 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/7393074842191866463>
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: 514-357-393 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 April 4, 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	2	BZZA-23-00294 Special Use <i>Dismissal</i>	On-Kaul Auto Salvage, Property Owner Request to continue to occupy the premises as an indoor and outdoor salvage operation (this is an intensification)	8520 W Kaul 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>
2	2	BZZA-24-00098 Special Use	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
3	2	BZZA-24-00113 Special Use	Precious Blessings Learning Center LLC, Lessee 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	6915 W Fond Du Lac Av
4	4	BZZA-24-00101 Special Use	New Prospects Counseling Services, LLC, Lessee Request to occupy a portion of the premises as a health clinic	1219 N Cass St
5	4	BZZA-24-00104 Special Use	Welcome Milwaukee, LLC dba Welcome Mart, Property Owner Request to continue occupying a portion of the premises as a car wash	350 N Plankinton Av
6	4	BZZA-24-00114 Special Use	AWI Sushi, Lessee Request to install a Type A wall sign that does not meet the mounting requirements	755 N Water St
7	5	BZZA-24-00100 Special Use	Dimples & Smiles Family Daycare, LLC, Lessee Request to increase the hours of operation from Sunday - Saturday from 6:00 a.m. - 10:00 p.m. to 24-hours Monday - Friday and Saturday midnight - 10:00 p.m., 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 46 children	7970 W Appleton Av

8	5	BZZA-24-00118	Khadija's Kozy Korner LLC, Lessee Use Variance	8320 W Lisbon Av
			Request to occupy the premises as a day care center for 30 children per shift, infant - 12 years of age, operating Monday - Friday 6:00 a.m. to 11:59 p.m.	
9	6	BZZA-24-00099	Gas N Go Enterprises, Inc. DBA Singh Gas, Lessee Special Use	1909 W Hopkins St
			Request to continue occupying the premises as a motor vehicle filling station	
10	6	BZZA-24-00109	Dynamic Child Care Solutions, LLC, Lessee Special Use	412 E Burleigh St
			Request to continue occupying the premises as a day care center for 47 children per shift infant - 12 years of age operating Monday - Friday from 5:30 a.m. - midnight and Saturday - Sunday 5:30 a.m. - 6:00 p.m.	
11	6	BZZA-24-00116	Boys & Girls Clubs of Greater Milwaukee, Inc. dba The Ready Center, Lessee Special Use	1916 N Vel R Phillips Av
			Request to occupy the premises as a social service facility	
12	7	BZZA-24-00091	JB's Integrity Motors, Inc., Lessee Special Use	4711 N Hopkins St
			Request to continue occupying the premises as a light motor vehicle sales facility	
13	7	BZZA-24-00112	New Beginnings Child Development Center, LLC, Lessee Use Variance	5209 W Hampton Av
			Request to occupy the premises as a day care center for 28 children per shift, infant - 13 years of age, and operating Sunday - Saturday from 5:00 a.m. - midnight	
14	10	BZZA-24-00103	Dreamland Petroleum Company, Property Owner Special Use	405 N 27Th St
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
15	12	BZZA-24-00053	Notre Dame School of Milwaukee, Property Owner Dimensional Variance	1501 W Scott St
			Request to install a 6 ft chain link fence in the front, side, and rear yards that exceeds the maximum allowed height	

16	12	BZZA-24-00075	Milwaukee Christian Center, Inc., Lessee Special Use	807 S 14Th St Request to continue occupying the premises as a community center
17	12	BZZA-24-00083	Bern Office Systems LLC, Property Owner Special Use	523 W National Av Request to continue occupying the premises as an indoor storage facility
18	12	BZZA-24-00105	Kuldip Inc. dba Pantry 41, Property Owner Special Use	1009 S 1St St Request to continue occupying the premises as a motor vehicle filling station and car wash
19	13	BZZA-23-00265	Monro, Inc DBA MONRO AUTO Special Use	6112 S 27Th St Request to continue to occupy the premises as a light motor vehicle repair facility
20	13	BZZA-24-00111	Speedway LLC, Property Owner Special Use	1300 W College Av Request to continue occupying the premises as a motor vehicle filling station
21	13	BZZA-24-00122	Lutheran Social Services of Wisconsin and Special Use	3974 S Howell Av Request to continue occupying a portion of the premises as a social service facility
22	15	BZZA-24-00106	Harley-Davidson Foundation, Property Dimensional Variance	3725 W Juneau Av Request to erect six freestanding signs that exceeds the maximum number of signs allowed per street frontage and the maximum allowed display area
23	15	BZZA-24-00107	Harley-Davidson Foundation, Other Dimensional Variance	3800 W Highland Bl Request to allow an off-premise freestanding sign

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>
24	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
25	6	BZZA-24-00150 Dimensional Variance, Special Use	City of Milwaukee Police Department, Other Request to occupy the premises as a transmission tower without the required screening and to allow a barbed wire fence that exceeds the maximum allowed height	626 E North Av
26	6	BZZA-23-00436 Special Use	United Towing, LLC, Lessee Request to add a light motor vehicle outdoor storage and to continue occupying the premises as a ground transportation service	2671 N Holton St
27	8	BZCM-24-00003 Condition Modification	Sphinx Auto Sales, LLC, Lessee Request to modify condition #6 "That no more than 21 vehicles are parked outdoors on the parking lot at any time for any purpose"	3402 W National Av
28	9	BZZA-24-00071 Special Use	House of Love Youth Homes, Inc. dba House of Love II, Lessee Request to continue occupying the premises as a group home for 6 occupants	6442 N 91St St
29	10	BZZA-24-00052 Special Use	Saul's Autobody, LLC, Prospective Buyer Request to occupy the premises as a light motor vehicle body shop and repair facility	605 S 94Th St
30	10	BZZA-24-00095 Special Use	Lisbon Gas Depot, LLC, Lessee Request to add an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station	5505 W Lisbon Av
31	10	BZZA-24-00108 Use Variance	Smokers Zone, LLC, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer	2778 N 59Th St

32	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	
33	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	
34	12	BZZA-23-00457	MKE Towing & Recovery LLC, Property Special Use Owner	1430 S Muskego Av
			Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	
35	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	

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.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
36	13	BZCM-24-00002	SAI PETROLEUM LLC, Lessee Condition Modification	Request to modify condition #8 "That the applicant does not have outdoor storage or display of products or merchandise"	3500 S 13Th St
37	13	BZZA-22-00290	E&J Real Estate Rentals, LLC, Prospective Use Variance Buyer	Request to occupy the premises as a heavy and light motor vehicle outdoor storage	4000 S 13Th St
38	13	BZZA-23-00487	Dennis Hafert, Property Owner 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	2269 W Bolivar Av

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-23-00433	WallyPark Milwaukee LLC, Lessee Special Use	4747 S Howell Av
			Request to occupy the premises as a principal use parking lot and a light motor vehicle outdoor storage	
41	14	BZZA-24-00121	Stanley Holliman, Property Owner Dimensional Variance	3277 S 6Th St
			Request to erect a 6-foot solid wood fence along the side street that exceeds the maximum allowed height	
42	15	BZZA-24-00093	A Cupful of Love Child Care, LLC, Lessee Use Variance	2535 W Hadley St
			Request to occupy the premises as a day care center for 72 children per shift, infant - 12 years of age, operating Monday - Friday from 6:00 a.m. - 10:00 p.m. and Saturday from 6:00 a.m. - 6:00 p.m.	
43	15	BZZA-24-00094	Lisbon Mobil, LLC, Lessee Special Use	4950 W Lisbon Av
			Request to add a car wash and an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station	

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
44	1	BZZA-24-00026	Special Use, Use Variance	Sunset Auto Sales and Repair Shop, LLC, Lessee	2610 W Hampton Av
				Request to add a light motor vehicle outdoor storage and an outdoor salvage operation and to continue occupying the premises as a light motor vehicle sales and repair facility	
45	1	BZZA-24-00027	Use Variance	Dr. Howard Fuller Collegiate Academy, Inc., Property Owner	4030 N 29Th St
				Request to occupy the premises as a secondary school for 350 students, grades 6 - 8, operating Monday to Friday 6am to 5pm	

46	1	BZZA-24-00045	Glendale Mini Market, LLC, Lessee Use Variance	3101 W Glendale Av
			Request to occupy the premises as a general retail establishment	
47	1	BZZA-24-00061	GB Realty Acquisitions, LLC, Property Special Use	4722 N 28Th St
			Request to occupy the premises as a self-service storage facility	
48	2	BZCM-23-00002	Mid-City A.C.W., LLC, Lessee Condition Modification	6801 W Villard Av
			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 be removed and restored to City of Milwaukee specifications within one year"	
49	2	BZZA-24-00087	Bridgeman Foods II Inc., dba Wendy's, Special Use	6223 W Capitol Dr
			Request to continue occupying the premises as a restaurant with a drive-through facility	
50	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	