



**Board of Zoning Appeals**

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**AGENDA**  
**October 10, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 10, 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/5563149947242833753>  
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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 September 12, 2024 Minutes of the Board of Zoning Appeals

<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>
1	2	BZZA-24-00211	Claw Frenzy, LLC, Lessee	Use Variance <i>Dismissal</i> Request to occupy the premises as an indoor recreation facility	7400 W Silver Spring Dr
2	4	BZZA-24-00369	Yes Chef! Catering, LLC, Lessee	Use Variance <i>Dismissal</i> Request to occupy a portion of the premises as a catering service	311 E Wisconsin Av

3	10	BZZA-24-00261 Special Use <i>Dismissal</i>	Bio Diagnostics & Certification Center, LLC, Lessee  Request to occupy the premises as a medical service facility	7159 W Burleigh St
4	15	BZZA-19-00354 Special Use <i>Dismissal</i>	Andy Song, Property Owner  Request to occupy the premises as a light motor repair facility (this is a new operator)	3535 W State 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>
5	1	BZZA-24-00340 Special Use	Best Towing, LLC, Lessee  Request to continue occupying the premises as a ground transportation service and a light motor vehicle outdoor storage facility	3231 W Vera Av
6	1	BZZA-24-00342 Special Use	Incredible Minds Learning Center, LLC, Lessee  Request to occupy the premises as a day care center for 80 children per shift infant - 13 years of age operating Monday - Friday from 5:30 a.m. - 8:00 p.m.	4022 N 27Th St
7	1	BZZA-24-00354 Use Variance	Nook & Kidd's Learning Center, LLC, Lessee  Request to occupy the premises as a day care center for 40 children per shift infant - 13 years of age operating Monday - Sunday from 6:00 a.m. - 10:00 p.m.	4843 N Hopkins St
8	1	BZZA-24-00356 Special Use	Learning Institute MKE, LLC, Lessee  Request to continue occupying the premises as a day care center for 29 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 10:00 p.m.	4730 N Teutonia Av

9	1	BZZA-24-00359 Special Use	Infinite Kidz Academy, LLC, Lessee  Request to continue occupying a portion of the premises as a day care center for 62 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m.	6750 N 43Rd St 102
10	2	BZZA-24-00361 Dimensional Variance	Kraehnke 68 Holding, LLC, Property Owner  Request to reconstruct an existing accessory use parking lot that does not meet the minimum number of bicycle parking and landscaping required	5950 N 68Th St
11	2	BZZA-24-00368 Special Use	Schmied Incorporated Transitional Living and Family Services, Lessee  Request to continue occupying a portion of the premises as a group foster home for 8 occupants	7700 W Thurston Av
12	3	BZZA-24-00297 Special Use	Heirloom Studio, LLC, Lessee  Request to occupy a portion of the premises as personal service (hair salon)	1601 N Van Buren St
13	3	BZZA-24-00338 Use Variance	Glorioso's Fratelli, Inc. dba Glorioso's Italian Market, Lessee  Request to occupy the premises as an indoor storage facility	1020R E Kewaunee St
14	5	BZZA-24-00367 Special Use	Belair Investments Inc. dba Carson's Cars, Lessee  Request to continue occupying the premises as a light motor vehicle repair and sales facility and an outdoor salvage operation	5300 N 124Th St
15	5	BZZA-24-00375 Special Use	Little Hidden Treasures, LLC, Lessee  Request to continue occupying the premises as a day care center for 42 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - midnight	9818 W Sheridan Av
16	5	BZZA-24-00382 Special Use	UniFURsity Club, LLC, Lessee  Request to continue occupying the premises as an animal boarding facility	9308 W Capitol Dr

17	6	BZZA-24-00312 Special Use	Abor E & T, LLC dba Equu Workforce Solutions, Lessee  Request to occupy a portion of the premises as a social service facility	1915 N Martin L King Jr Dr
18	6	BZZA-24-00334 Special Use	Wisconsin Community Services (WCS), Property Owner  Request to continue occupying the premises as a transitional housing for 18 occupants	1728 W Atkinson Av
19	7	BZZA-24-00351 Special Use	Nana's Cozy Corner Inc., Lessee  Request to continue occupying the premises as a day care center for 39 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m	4006 N 42Nd St
20	7	BZZA-24-00389 Special Use	Circle of Friends Adult Day Services, LLC, Lessee  Request to increase the number of adults per shift from 60 to 80 and to continue occupying the premises as an adult day care operating Monday - Friday from 8:00 a.m. - 4:00 p.m.	5412 W Burleigh St
21	8	BZZA-24-00242 Special Use	Gill Petroleum, LLC, Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash	2310 W Greenfield Av
22	8	BZZA-24-00337 Use Variance	TransCenter for Youth, Inc. dba Escuela Verde's Newline Community Cafe, Lessee  Request to continue occupying a portion of the premises as a community center	3618 W Pierce St
23	9	BZZA-24-00328 Dimensional Variance	MKAH, LLC, Property Owner  Request to allow an access drive that exceeds the maximum width allowed	9300 N 124Th St
24	9	BZZA-24-00372 Dimensional Variance	Anthony and Felicia Smith, Property Owner  Request to install a 6 ft. solid fence in the side yard the exceeds the maximum height allowed	8884 N 70Th St

25	10	BZZA-24-00364	Saheb, Inc., Lessee Special Use	3501 N 60Th St  Request to continue occupying the premises as a motor vehicle filling station and convenience store
26	11	BZZA-24-00341	Balers, LLC dba Game On, Lessee Use Variance	2730 S 60Th St  Request to occupy the premises as a tavern
27	12	BZZA-24-00331	El Mexicano, LLC, Lessee Special Use	2485 S 13Th St  Request to occupy the premises as a light motor vehicle repair facility
28	13	BZZA-24-00199	Absolute Auto Salvage, LLC, Lessee Special Use	2081 W Ohio Av aka 2108 W Holt Av  Request to continue occupying the premises as an outdoor salvage operation
29	13	BZZA-24-00327	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Use Variance	2151 W Ohio Av  Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements
30	13	BZZA-24-00381	Absolute Auto Salvage, LLC, Lessee Use Variance	2081 ADJ W Ohio Av  Request to occupy the premises an outdoor salvage operation
31	13	BZZA-24-00357	Pacific Bells, LLC dba Taco Bell, Lessee Special Use	6268 S 27Th St  Request to continue occupying the premises as a restaurant with a drive-through facility
32	13	BZZA-24-00370	Estes Express Lines, Property Owner Special Use	6161 S 6Th St  Request to continue occupying the premises as a truck freight terminal (this is a new operator)
33	14	BZZA-24-00306	Guanajuato Mexican Restaurant, LLC, Dimensional Variance	2317 S Howell Av Property Owner  Request to allow a 9.5 ft. fence along the street and a 12 ft. fence along the side and rear lot lines that exceeds the maximum height allowed (this is an infill of an existing pergola)

34	14	BZZA-24-00346 Special Use	Satya Petroleum, Inc. dba Citgo, Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash (this is a new operator)	1127 E Oklahoma Av
35	15	BZZA-24-00301 Special Use	SKCO North, LLC dba McDonald's, Lessee  Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	920 W North Av
36	15	BZZA-24-00333 Special Use	The Truth Baptist Church Corp., Property Owner  Request to occupy the premises as a religious assembly hall	2605 W Vliet St
37	15	BZZA-24-00388 Special Use	Catherine Early Childhood Development Center, LLC, Lessee  Request to increase the hours of operation from Monday - Friday from 6:00 a.m. to 6:00 p.m. to Monday - Friday from 6:00 a.m. to 11:30 p.m. and to continue occupying the premises as a day care center for 100 children first shift, 40 children second shift, infant to 12 years of age, and also operating Saturday from 8:00 a.m. to 4:30 p.m.	2709 N 32Nd 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.

<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>
38	10	BZZA-24-00260 Special Use	Inversion MKE, LLC, Lessee  Request to occupy the premises as an indoor recreation facility	615 S 89Th St
39	10	BZZA-24-00279 Use Variance	Bright Minds Learning Academy II, Inc., Lessee  Request to increase the number of children per shift from 70 to 150, the age of children from infant - 12 to infant -13 and to continue occupying the premises as a day care center operating Monday - Friday from 6:00 a.m. to midnight	5330 W Lisbon Av

40	10	BZZA-24-00324	Gilberto Gonzalez Jr, Property Owner	440 N 50Th St
		Dimensional Variance	Request to construct a garage that exceeds the maximum lot coverage and size allowed	
41	10	BZZA-24-00332	Clear Channel Outdoor, Lessee	201 S Hawley Ct
		Dimensional Variance	Request to erect an off-premise freestanding billboard sign that exceeds the maximum allowed display area and height and does not meet the minimum required setback from the freeway	
42	11	BZZA-24-00268	Pacific Bells, LLC, Lessee	3191 S 76Th St
		Special Use	Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	
43	12	BZZA-24-00310	Clark Muskego, LLC, Lessee	1418 S Muskego Av
		Special Use	Request to continue occupying the premises as a motor vehicle filling station	
44	12	BZZA-24-00347	Historic Mitchell Residences, LLC c/o Cinnaire Solutions Corporation, Property Owner	1718 S 12Th St
		Dimensional Variance	Request to construct a multi-family dwelling that does not meet the minimum required lot area per dwelling unit, exceeds the maximum height allowed, and does not meet the minimum required number of parking spaces	
45	13	BZZA-24-00276	AA Automotive, LLC, Property Owner	5546 S 27Th St
		Special Use	Request to add a light motor vehicle body shop and outdoor storage and to continue occupying the premises as a light motor vehicle sales and repair facility	
46	13	BZZA-24-00280	Cathy and Scott Swanson, Property Owner	3330 S 19Th St
		Dimensional Variance	Request to erect a six-foot solid vinyl fence in the side yard	
47	14	BZZA-24-00300	Sid's Auto Repair, Inc., Lessee	3166 S Kinnickinnic Av
		Use Variance	Request to continue occupying the premises as a light motor vehicle repair facility	

**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>
48	15	BZZA-24-00293 Dimensional Variance	Milwaukee Rescue Mission, Property Owner  Request to install two freestanding signs that exceeds the maximum allowed number of signs per site, height, and display area	2721 N 15Th St
49	1	BZZA-24-00228 Special Use	Community Tire Service, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility	2335 W Atkinson Av
50	1	BZZA-24-00263 Dimensional Variance, Use Variance	Sajjad Jafrey, Property Owner  Request to occupy the premises as a two-family dwelling that does not meet the required lot area per dwelling unit	4133 W Good Hope Rd
51	1	BZZA-24-00267 Dimensional Variance	Lester Buchanan, Property Owner  Request to construct a garage that exceeds the maximum lot coverage allowed	5064 N 32Nd St
52	1	BZZA-24-00271 Use Variance	Zoe's Childcare Development Center, LLC, Lessee  Request to occupy the premises as a day care center for 42 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.	5204 N 36Th St
53	1	BZZA-24-00275 Dimensional Variance	Catherine Perkins, Property Owner  Request to construct a garage that exceeds the maximum allowed size and lot coverage	5271 N Teutonia Av
54	1	BZZA-24-00319 Special Use	Do U Believe in Magic, LLC dba Magic STEM Learning Center, Lessee  Request to increase the hours of operation from Monday - Friday from 6:00 a.m. - midnight to 24-hours Monday - Sunday and to continue occupying the premises as a day care center for 22 children per shift infant - 12 years of age (this is a new operator)	5301 W Villard Av



55	2	BZZA-24-00272	Fredrica Moffet, Property Owner Dimensional Variance	Request to erect a solid 9 ft. fence in the side yard that exceeds the maximum height allowed and is partially constructed of flexible materials	5047 N 67Th St
56	2	BZZA-24-00296	Tomorrow's Future, LLC dba Tomorrow's Special Use	Future Phase 2, Lessee  Request to continue occupying the premises as a group home for 5 occupants	6301 W Congress St
57	2	BZZA-24-00308	Rosemary Madlock, Property Owner Dimensional Variance	Request to allow a 6 ft. 2 in. solid fence in the side yard and an 8 ft. fence in the rear yard that exceed the maximum height allowed	4436 N 69Th 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>	
58	3	BZZA-24-00265	Julie and Eric Bulgrin, Property Owner Dimensional Variance	Request to construct a deck that exceeds the maximum front setback allowed and to allow two parking spaces in the front yard.	1638 N Astor St
59	3	BZZA-24-00350	Pavel Halaimov, Prospective Buyer Dimensional Variance	Request to construct a porch that exceeds that maximum front setback allowed	1646 N Astor St
60	3	BZZA-24-00292	2 Sweet & International D, LLC dba Alreem Dimensional Variance,Use Variance	Hookah Lounge & Restaurant, Lessee  Request to occupy the premises as a tobacco or e-cigarette retailer and to allow a wall sign that exceeds the maximum display area allowed	2122 E Locust St
61	6	BZZA-24-00188	Freddie Jones, Property Owner Use Variance	Request to continue occupying a portion of the premises as a contractor's yard and outdoor storage	3022 N 10Th La

62	6	BZZA-24-00245	Kutabas Auto Repair, LLC, Lessee Dimensional Variance,Special Use,Use Variance	Request to occupy the premises as a light motor vehicle sales and repair facility, body shop, and outdoor storage and an indoor salvage operation that does not meet the landscaping requirement	3210 N Martin L King Jr Dr
63	6	BZZA-24-00299	iCare Childcare, LLC, Lessee Special Use	Request to occupy the premises as a 24-hour day care center for 35 children per shift infant - 13 years of age operating Monday - Saturday	3941 N Teutonia Av
64	8	BZZA-24-00266	Real Caring Hands, LLC, Lessee Special Use	Request to occupy the premises as a community center	2618 W Greenfield Av
65	8	BZZA-24-00363	Milwaukee Baseball Club, Inc., Lessee Use Variance	Request to occupy the premises as an indoor recreation facility	1623 S 38Th St

**7:00 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.

<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>
66	4	BZZA-24-00248 Use Variance	SHAAN Real Estate, Inc., Property Owner  Request to occupy the premises as a rooming house for 18 occupants	3217 W Wells St