



**Board of Zoning Appeals**

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**AGENDA**  
**May 30, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 30, 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/1437122609882236255>  
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 (415) 655-0052      Access Code: 882-064-477      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.

**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 May 2, 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-20-00032 Special Use <i>Dismissal</i>	Zelaya Auto Repair, Lessee  Request to add a ground transportation service and to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	2610 W Hampton Av

2	7	BZZA-24-00154 Special Use <i>Dismissal</i>	Kidz Inn Motion, LLC, Lessee  Request to continue occupying the premises as a day care center for 13 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. to midnight	4235 W Fond Du Lac Av
3	10	BZZA-24-00052 Special Use <i>Dismissal</i>	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

**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>
4	1	BZZA-24-00131 Special Use	A Place to Grow Childcare Center, LLC, Lessee  Request to continue occupying the premises as a day care center for 35 children per shift, infant - 13 years of age, operating Sunday - Saturday 5:30 a.m. - midnight	3518 W Silver Spring Dr
5	2	BZZA-24-00144 Use Variance	Where Dreams Begin, LLC, Lessee  Request to continue occupying the premises as a day care center for 25 children per shift, infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:59 p.m. (this is a new operator)	6342 W Fond Du Lac Av
6	4	BZZA-24-00134 Use Variance	FOOD, LLC dba Balance Personalized Nutrition, Lessee  Request to occupy a portion of the premises as a catering service	311 E Wisconsin Av
7	4	BZZA-24-00142 Use Variance	Streetza, LLC, Lessee  Request to occupy a portion of the premises as a catering service	311 E Wisconsin Av
8	4	BZZA-24-00147 Dimensional Variance, Special Use	Wisconsin Hall of Fame, LLC, Lessee  Request to install an automatic changeable wall sign with intermittent or moving sections that exceeds the maximum display area allowed	412 W Kilbourn Av

9	7	BZZA-24-00110 Special Use	Mini Stepz Academy Learning Center, LLC, Lessee	3958 N 51St Bl
			Request to decrease the number of children from 45 per to shift to 40 children per shift, to decrease the hours of operation from 24 hours a day, Monday - Sunday to 5:00 a.m. - midnight, Monday - Sunday, and to continue occupying the premises as a day care center for children ages infant - 13 years	
10	7	BZZA-24-00130 Use Variance	Divine Care Inc., Lessee	4201 W Bonny Pl
			Request to occupy a portion of the premises as a general office	
11	7	BZZA-24-00136 Dimensional Variance	Sherman Park Grocery, Property Owner	4315 W Fond Du Lac Av
			Request to install a Type B wall sign that exceeds the maximum allowed display area	
12	7	BZZA-24-00139 Special Use	All From Above, LLC dba All Walks of Life Childcare II, Lessee	4122 W Fond Du Lac Av
			Request to continue occupying the premises as a 24-hour day care center for 75 children per shift infant- 12 years of age, operating Monday - Sunday	
13	7	BZZA-24-00152 Special Use	Royal Palace Child Development Center 2, LLC, Lessee	4840 W Fond Du Lac Av
			Request to continue occupying the premises as a day care center for 66 children per shift, infant - 13 years of age operating Monday - Saturday from 5:30 a.m. - 10:00 p.m. (this is a new operator)	
14	8	BZZA-24-00021 Special Use	Mian's Oil Mart, LLC, Lessee	4229 W Greenfield Av
			Request to continue occupying the premises as a filling station	
15	8	BZZA-24-00145 Special Use	Iglesia Pentecostal Abrigo del Altisimo de Milwaukee, Inc., Lessee	2237 W Forest Home Av
			Request to occupy the premises as a religious assembly hall	

16	8	BZZA-24-00155 Special Use	The Children's Palace Learning Center, Inc., Lessee	3616 W National Av
			Request to continue occupying the premises as a 24-hour day care center for 77 children per shift infant to 12 years of age, operating Monday - Sunday	
17	9	BZZA-24-00124 Special Use	GP Petroleum, LLC, Property Owner	5990 W Good Hope Rd
			Request to continue occupying the premises as a motor vehicle filling station	
18	9	BZZA-24-00128 Special Use	Let the Children Come, LLC dba Let the Children Come Childcare and Pre School Academy, Lessee	6501 N Industrial Rd
			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	
19	9	BZZA-24-00143 Special Use	Bridgeman Foods II, Inc. d/b/a Wendy's Old Fashioned Hamburgers, Lessee	8331 W Brown Deer Rd
			Request to continue occupying the premises as a restaurant with a drive-through facility	
20	10	BZZA-24-00132 Special Use	A Team Automotive, LLC, Lessee	5518 W Lisbon Av
			Request to continue occupying a portion of the premises as a light motor vehicle repair facility	
21	10	BZZA-24-00137 Special Use	St. Charles Youth & Family Services, Inc., Property Owner	151 S 84Th St
			Request to occupy a portion of the premises (buildings 1, 2, 3, 6, and 7) as a social service facility	
22	10	BZZA-24-00140 Dimensional Variance	Brian Berner, Property Owner	5524 W Martin Dr
			Request to construct a garage that exceeds the maximum lot coverage allowed	
23	12	BZZA-24-00056 Special Use	Dhaliwal Petroleum, LLC, Property Owner	536 W Lapham Bl
			Request to continue occupying the premises as a motor vehicle filling station	

24	13	BZZA-24-00126	Giuffre IX, LLC dba Giuffre Bros. Cranes, Inc., Property Owner	1401 W Giuffre Ct
		Special Use, Dimensional Variance	Request to continue occupying the premises as a heavy motor vehicle storage facility that does not meet the minimum required landscaping	
25	13	BZZA-24-00151	GS Auto Service Center, Inc., Other	3849 S 27Th St
		Special Use	Request to occupy the premises as a light motor vehicle repair facility	
26	15	BZZA-24-00146	Mario Garrett, Property Owner	2103 W Walnut St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum front façade width requirements	

**2:15 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>
27	6	BZZA-24-00125	Azaan, LLC, Lessee	406 W Center St
		Special Use	Request to continue occupying the premises as a motor vehicle filling station	
28	6	BZZA-24-00129	Little Jets Learning Academy, LLC, Lessee	3351 N Martin L King Jr Dr
		Special Use	Request to occupy a portion of the premises as a day care center for 49 children per shift, infant - 13 years of age, operating Sunday - Saturday, 6:30 a.m. - 11:30 p.m.	
29	6	BZZA-24-00138	Tip Sweets, LLC, Lessee	3293 N 14Th St
		Special Use	Request to occupy the premises as a general retail establishment	
30	7	BZZA-24-00117	Riley's Learning Center LLC, Lessee	4610 W Fond Du Lac Av
		Use Variance	Request to occupy a portion of the premises as a day care center for 42 children per shift, infant - 13 years of age, operating Monday - Saturday 6:00 a.m. - 11:59 p.m.	

31	8	BZCM-24-00003	Sphinx Auto Sales, LLC, Lessee Condition Modification	3402 W National Av  Request to modify condition #6 "That no more than 21 vehicles are parked outdoors on the parking lot at any time for any purpose"
32	10	BZZA-24-00095	Lisbon Gas Depot, LLC, Lessee Special Use	5505 W Lisbon Av  Request to add an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station
33	11	BZZA-24-00164	Scott Gramblicka, Property Owner Dimensional Variance	3700 S 86Th St  Request to construct a detached garage that does not meet the minimum required rear setback
34	12	BZZA-24-00077	6 Petro Mart, LLC DBA Hometown, Special Use	575 W Becher St  Lessee  Request to continue occupying the premises as a motor vehicle filling station

**3:15 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>
35	13	BZZA-23-00467 Special Use	Jalal Khan LTD dba U-Haul, Lessee  Request to continue occupying a portion of the premises as a heavy motor vehicle rental facility	2012 W College Av
36	13	BZZA-24-00097 Special Use	Jimmy Morgan BP, Inc., Lessee  Request to add an outdoor merchandise sales to the Board-approved motor vehicle filling station	1930 W Morgan Av
37	13	BZZA-24-00141 Special Use	Lyft, Inc., Lessee  Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
38	13	BZZA-24-00161 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

39	15	BZZA-24-00063 Special Use	Raceway on Lisbon, LLC, Lessee  Request to add a light motor vehicle repair facility and to continue occupying the premises as a heavy motor vehicle rental facility	3230 W Lisbon Av
40	15	BZZA-24-00094 Special Use	Lisbon Mobil, LLC, Lessee  Request to add a car wash and an outdoor merchandise sales and to continue occupying the premises as a motor vehicle filling station	4950 W Lisbon Av
41	15	BZZA-24-00096 Special Use	Catherine Early Childhood Development Center, LLC, Lessee  Request to occupy the premises as a day care center for 150 children first shift, 40 children second shift, infant to 12 years of age, operating Monday to Friday 6:00 a.m. to 6:00 p.m., and Saturday 8:00 a.m. to 4:30 p.m.	2709 N 32Nd St
42	15	BZZA-24-00149 Special Use	Lstssolutions, LLC, Lessee  Request to occupy the premises as a restaurant with a drive-through facility	2625 W North Av
43	1	BZZA-24-00061 Special Use	GB Realty Acquisitions, LLC, Property Owner  Request to occupy the premises as a self-service storage facility	4722 N 28Th 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>
44	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
45	2	BZZA-24-00133 Special Use	It Takes A Village 2, LLC, Lessee  Request to occupy the premises as a family day care home for 8 children per shift, infant - 13 years of age, operating 24 hours a day Monday – Sunday	7034 W Herbert Av

46	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	
47	4	BZZA-24-00153 Dimensional Variance	Anmol Petroleum, Inc., Property Owner	1010 N 16Th St aka 1530 W State St
			Request to construct and occupy the premises as a filling station that exceeds the maximum allowed front street setback, to allow parking in the front yard, and to erect a Type B freestanding sign that exceeds the maximum allowed display area	
48	5	BZZA-23-00482 Special Use	AREC 11, LLC c/o U-Haul International, Inc., Property Owner	7677 W Appleton Av
			Request to continue occupying the premises as a heavy motor vehicle rental facility and as a self-service storage facility (continuous non-conforming use)	
49	5	BZZA-24-00135 Special Use	U-Haul International, Inc., Property Owner	7731 W Appleton Av
			Request to occupy the premises as a principal use heavy motor vehicle parking lot	
50	5	BZZA-24-00100 Special Use	Dimples & Smiles Family Daycare, LLC, Lessee	7970 W Appleton Av
			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 46 children per shift operating Monday - Saturday from 6:00 a.m. - 11:00 p.m.	
51	5	BZZA-24-00148 Special Use	Education 2 Success, LLC, Lessee	7620 W Burleigh St
			Request to occupy the premises as a day care center for 75 children per shift infant - 13 years of age operating Monday - Sunday from 5:30 a.m. - 11:30 p.m.	