



Board of Zoning Appeals

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AGENDA
July 25, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 25, 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/7640986129012948823>

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 (631) 992-3221 Access Code: 380-560-927 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 June 27, 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-21-00035 Special Use <i>Dismissal</i>	Tiffany Olive dba Tiffany Olive's Childcare Learning Center, Lessee Request to occupy the premises as a day care center for 24 children per shift infant - 12 years of age operating Monday - Sunday from 6:00 a.m. - midnight	9012 W Silver Spring Dr

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	1	BZZA-24-00232 Special Use	Deborah T, Washington Learning Center, LLC, Lessee Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - midnight	3002 W Silver Spring Dr
3	1	BZZA-24-00256 Special Use	STNJ Enterprises, LLC dba Adams Bar & Grill, Lessee Request to occupy the premises as a tavern	3300 W Cameron Av
4	2	BZZA-24-00206 Special Use	Carter's Christian Education Center, Inc., Lessee Request to increase the age of children from infant - 12 to infant - 14 years of age and to continue occupying the premises as a day care center for 57 children per shift operating Monday - Friday from 6:00 a.m. - midnight	5576 N 76Th St
5	2	BZZA-24-00214 Special Use	RLL Investments, LLC dba Cutt Loose Auto Repair, Lessee Request to continue occupying the premises as a light motor vehicle repair facility, sales facility, and body shop	7219 W Fond Du Lac Av
6	4	BZZA-24-00208 Special Use	Body in Balance Pilates Studio, LLC, Lessee Request to continue occupying a portion of the premises as a personal instruction school (pilates studio)	759 N Milwaukee St 506
7	5	BZZA-24-00215 Special Use	Lakshya Inc. DBA Lovers Lane Mart, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	5401 N Lovers Lane Rd

8	5	BZZA-24-00246	Kids R Just Kids II, LLC, Lessee Special Use	8593 W Appleton Av
			Request to continue occupying the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m	
9	5	BZZA-24-00264	Funland Day Care, LLC, Lessee Use Variance	5345 N Lovers Lane Rd
			Request to occupy the premises as a 24-hr day care center for 80 children per shift, infant - 13 years of age, operating Sunday - Saturday	
10	6	BZZA-24-00225	Four Seasons Early Learning Center, Inc., Special Use Lessee	2801 N Martin L King Jr Dr
			Request to increase the number and ages of the children from 44 children per shift, infant - 12 years to 47 children per shift, infant - 13 years, and to continue occupying the premises as a day care center operating Monday - Friday from 5:00 a.m. - 10:00 p.m.	
11	7	BZZA-24-00251	Pretti Girlz with a Purpose, LLC, Lessee Special Use	4612 N Sherman Bl
			Request to continue occupying the premises as a group home for 6 occupants	
12	7	BZZA-24-00258	Milwaukee County - Boys and Girls Club of Dimensional Greater Milwaukee, Inc., Property Owner Variance	3000 N Sherman Bl
			Request to erect a fence in the rear yard that exceeds the maximum height allowed	
13	8	BZZA-24-00238	Good Hands Daycare Center, LLC, Lessee Use Variance	3327 W National Av
			Request to occupy the premises as a day care center for 25 children per shift infant - 9 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m. (This is a new operator)	
14	10	BZZA-24-00226	Balloon Decorations, LLC, Property Owner Special Use	3510 W St Paul Av
			Request to continue occupying the premises as an assembly hall	
15	13	BZZA-24-00192	Frontier Motor Cars, Inc., Lessee Special Use	5150 S 27Th St
			Request to continue occupying the premises as a light motor vehicle sales facility	

16	13	BZZA-24-00217	Speedway, LLC, Property Owner Special Use	110 W College Av Request to continue occupying the premises as a motor vehicle filling station
17	13	BZZA-24-00249	Don Jacobs Motors, Inc., Lessee Special Use	5727 S 27Th St Request to add a light motor vehicle body shop and to continue occupying the premises as a light motor vehicle sales and repair facility
18	13	BZZA-24-00250	Don Jacobs Motors, Inc., Lessee Special Use	5777 S 27Th St Request to continue occupying the premises as a light motor vehicle repair facility
19	15	BZZA-24-00231	Agape Love Deliverance Church, Inc. dba Special Use	4716 W Lisbon Av Agape Love Ministries, Property Owner Request to continue occupying the premises as a religious assembly hall
20	15	BZZA-24-00243	RAAN Petro, Inc. dba Clark On Center, Special Use	905 W Center St Lessee Request to continue occupying the premises as a motor vehicle filling station

4:15 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>
21	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
22	10	BZAP-24-00002 Resubmission Request	Clear Channel Outdoor, Lessee Request for a resubmission to erect an off-premise freestanding billboard sign that exceeds the maximum allowed height and display area and does not meet the required distance from a freeway	201 S Hawley Ct

4:45 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	8	BZZA-24-00172 Dimensional Variance, Special Use	United Community Center, Property Owner Request to occupy the premises as a principal use parking lot without the minimum required landscaping	2000 S Muskego Av
24	8	BZZA-24-00253 Use Variance	R&E Auto Repair, LLC DBA R&E Auto Detailing, Lessee Request to occupy the premises as a light motor vehicle repair facility and car wash	3111 W National Av
25	10	BZZA-24-00216 Special Use	Big Mama Is In God's Hands Family Child Care, LLC, Lessee Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	2478 N 55Th St
26	12	BZZA-23-00457 Special Use	MKE Towing & Recovery LLC, Property Owner Request to occupy the premises as a ground transportation service and a light motor vehicle outdoor storage	1430 S Muskego Av
27	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
28	13	BZZA-24-00159 Dimensional Variance, Special Use	Carmen Schools of Science and Technology, Inc., Prospective Buyer 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 façade	2005 W Oklahoma Av

29	14	BZZA-24-00157 Special Use	Guarding Your Angels, Inc., Lessee 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.	3147 S 16Th St
30	14	BZZA-24-00223 Dimensional Variance	Gregory Boone, Property Owner Request to allow a garage that exceeds the maximum allowed lot coverage and does not meet the minimum required garage door setback	2580 S Burrell St
31	14	BZZA-24-00254 Special Use	Compa's Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	2836 S 16Th St

5:45 p.m. Public Hearings.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
32	15	BZZA-24-00160 Special Use	Milwaukee County, Property Owner Request to occupy the premises as a principal use parking lot	1431 N 12Th St
33	15	BZZA-24-00210 Special Use	Mr. J.R. Tire Shop, Lessee Request to occupy the premises as a light motor vehicle repair facility	2116 N 31St St
34	15	BZZA-24-00233 Dimensional Variance	Cle Gray, Property Owner Request to construct a multi-family dwelling that does not meet the required minimum rear setback	1127 W Wright St
35	15	BZZA-24-00239 Special Use	Pantry 2514, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	2514 N 27Th St

36	1	BZZA-24-00230 Dimensional Variance, Special Use	Economy Tire Sales and Service Plus, Inc., Lessee Request to continue occupying a portion of the premises as a light motor vehicle repair facility that does not meet the minimum required landscaping	5712 N Teutonia Av
37	2	BZZA-24-00127 Special Use	Nanas Treehouse Learning Center, LLC, Lessee Request to occupy the premises as a day care center for 45 children per shift infant - 13 years of age operating Monday - Sunday from 5:00 a.m. - midnight	9012 W Silver Spring Dr
38	2	BZZA-24-00185 Special Use	EZ Rentals, LLC dba Prestige Event Space, Lessee Request to occupy the premises as an assembly hall	8428 W Silver Spring Dr
39	3	BZZA-24-00205 Dimensional Variance, Special Use	LandPark, LLC, Property Owner Request to construct a second principal residential building that does not meet the minimum lot area per dwelling unit, the distance required between buildings, and the required side setback	946 E Land Pl

6:45 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>
40	4	BZZA-24-00183	Wisconsin Avenue Lofts, LLC, Property Special Use	Owner Request to occupy the premises as an accessory use parking lot	735 W Wisconsin Av
41	4	BZZA-24-00209	SP PLUS CORPORATION, Lessee Dimensional Variance, Special Use	Request to continue occupying the premises as a principal use parking lot without the minimum required landscaping and screening (this is a new operator)	300 N Van Buren St

42	4	BZZA-24-00236	200 Broadway, LLC, Property Owner Dimensional Variance	Request to construct a multi-family dwelling with overhead doors that do not meet the minimum required glazing and do not meet the minimum required setback	610 E Summerfest Pl
43	4	BZZA-24-00244	Foxtown MKE, LLC, Property Owner Dimensional Variance	Request to construct a commercial building that does not meet the minimum required glazing for the primary and linear street frontages and exceeds the maximum glazing sill height allowed	412 N Plankinton Av
44	6	BZZA-24-00212	Empowerment Youth & Family Services, LLC, Lessee Special Use	Request to occupy the premises as a group home for 5 occupants	2974 N 19Th St
45	6	BZZA-24-00224	GenCap Emem MLK, LLC, Property Owner Dimensional Variance	Request to erect two projecting signs that exceed the maximum allowed display area	2947 N Martin L King Jr Dr
46	6	BZZA-24-00229	Community Tire Service, LLC, Property Owner Special Use	Request to continue occupying the premises as a light motor vehicle repair facility	844 W Atkinson Av
47	6	BZZA-24-00259	Milwaukee Health Service Systems, LLC dba River's Shore, Lessee Special Use	Request to continue occupying the premises as a medical service facility	3707 N Richards St
48	7	BZZA-24-00198	Circle of Friends Adult Day Services, LLC, Lessee Special Use	Request to occupy the premises as an adult day care for 60 adults per shift operating Monday - Friday from 8:00 a.m. - 4:00 p.m.	5412 W Burleigh St