



Board of Zoning Appeals

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AGENDA
November 7, 2024

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 7, 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/8748514298455236949>

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: 927-975-636 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 October 10, 2024 Minutes of the Board of Zoning Appeals

Approval of the Board of Zoning Appeals 2025 Calendar

<u>Item No.</u>	<u>Ald.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	2	BZZA-24-00358	<i>Dismissal</i>	Kinder Korner Academy II, LLC, Lessee Request to continue occupying the premises as a day care center for 30 children infant to 12 years and 11 months of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m.	6003 W Villard Av

2	5	BZCM-24-00010	T&C Auto Sales and Repair, LLC, Lessee Extension of Time Request for an extension of time to comply with the conditions of BZZA-22-00143	8341 W Lisbon Av
3	12	BZZA-24-00419	Salon Ystad, LLC, Lessee <i>Dismissal</i> Request to continue occupying a portion of the premises as a personal service facility (salon)	1743 S 1St St
4	15	BZZA-24-00377	Lutheran Church of the Reformation, Lessee <i>Dismissal</i> Request to continue occupying a portion of the premises as a second-hand store	3806 W Lisbon 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>
5	1	BZZA-24-00378 Special Use	New Beginnings Are Possible, Inc., Property Owner Request to occupy the premises as a community center	6100 N 42Nd St
6	1	BZZA-24-00399 Use Variance	AFV, LLC dba Amazing Faces Day Care, Lessee Request to continue occupying the premises as a day care center for 82 children per shift infant - 14 years of age, operating Monday - Sunday 6:00 a.m. - 11:00 p.m.	3727 W Villard Av
7	1	BZZA-24-00416 Special Use	Heaven's Tot Lot, LLC, Lessee Request to reduce the number of children per shift from 150 to 124 and to continue occupying the premises as a day care center for ages infant - 12 years, operating Monday - Sunday from 5:00 a.m. - midnight	2400 W Capitol Dr
8	1	BZZA-24-00418 Special Use	Toya's Homestyle Kitchen, LLC, Lessee Request to occupy the premises as a restaurant with a drive-through facility	3326 W Capitol Dr

9	7	BZZA-24-00336	Kidz R Kidz Academy, LLC, Lessee Use Variance	4731 W Burleigh St
			Request to occupy the premises as a day care center for 65 children per shift infant to 12 years of age operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	
10	7	BZZA-24-00362	Jungle Gems Child Care Center Corp., Special Use Lessee	5613 W Hampton Av
			Request to increase the age of children from infant - 12 years of age to infant - 13 years of age and to continue occupying the premises as a day care center for 80 children per shift operating Monday-Friday from 6:00 a.m. - 11:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
11	7	BZZA-24-00390	Home 4 the Heart, Inc., Lessee Special Use	3160 N 40Th St
			Request to continue occupying the premises as a group home for 5 occupants	
12	7	BZZA-24-00417	BHLA, LLC, Lessee Special Use	3319 N 24Th St
			Request to reduce the number of children per shift from 33 to 30 and to continue occupying the premises as a 24-hour day care center infant - 12 years of age operating Monday - Sunday	
13	8	BZZA-24-00387	El Patio, LLC, Property Owner Special Use	3126 W Pierce St
			Request to continue occupying a portion of the premises (first floor) as an assembly hall	
14	8	BZZA-24-00396	Uno's Auto Sales & Service Inc. dba Uno's Special Use Auto Repair, Property Owner	3401 W Lincoln Av
			Request to continue occupying the premises as a light motor vehicle repair facility	
15	9	BZZA-24-00400	Blossom Early Learning Development Use Variance Center, LLC, Lessee	6812 W Brown Deer Rd
			Request to increase the hours of operation from 5:30 a.m. - midnight to 5:00 a.m. - midnight and to continue occupying a portion of the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Sunday (this is a new operator)	

16	9	BZZA-24-00404 Use Variance	Youngstars Childcare Learning Center, LLC, Lessee	6922 W Brown Deer Rd
			Request to continue occupying the premises a day care center for 75 children per shift infant - 13 years of age operating Monday - Saturday from 5:30 a.m. - midnight	
17	10	BZZA-24-00395 Special Use	The Gymnasium, LLC dba Dandy, Property Owner	5020 W Vliet St
			Request to continue occupying a portion of the premises as an assembly hall	
18	11	BZZA-24-00343 Special Use	Curative Rehabilitation Services, Inc., Property Owner	6700 W Forest Home Av
			Request to continue occupying the premises as a social service facility	
19	12	BZZA-24-00402 Special Use	Like Home Learning Center, LLC, Lessee	1900 W Forest Home Av
			Request to occupy the premises as a day care center for 45 children per shift infant - 10 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m. (this is an expansion to 1904 W. Forest Home Av.)	
20	12	BZZA-24-00411 Special Use	Reflections Jewelry, Inc., Lessee	1306 W Forest Home Av
			Request to continue occupying the premises as a pawn shop	
21	12	BZZA-24-00414 Special Use	Street Realty, LLC, Property Owner	1629 W Becher St
			Request to continue occupying the premises as a rooming house for 6 occupants	
22	13	BZZA-24-00385 Dimensional Variance	Rudy Uttke & Sons, Inc., Property Owner	4209 S Howell Av
			Request to allow a projecting sign that exceeds the maximum projection allowed from the building face	
23	13	BZZA-24-00391 Special Use	Bionic Auto Parts & Sales, Inc., Lessee	5848 S 13Th St
			Request to continue occupying the premises as an indoor and outdoor salvage operation	

24	13	BZZA-24-00392	Matthew Tweedell, Property Owner Dimensional Variance	Request to construct a detached garage with a roof overhang that exceeds the maximum allowed setback	3643 S 23Rd St
25	15	BZZA-24-00344	Curative Rehabilitation Services, Inc., Special Use	Property Owner Request to continue occupying the premises as a social service facility	2607 W Fond Du Lac Av
26	15	BZZA-24-00360	Milwaukee County, Property Owner Special Use	Request to construct a principal use parking lot that exceeds the maximum pavement width allowed (combining lot with 1519 N. 13th St.)	1515 N 13Th St
27	15	BZZA-24-00365	Milwaukee County, Property Owner Special Use	Request to occupy the premises as a principal use parking lot (this is a split parcel with 1440 N. 13th St.)	1220 W Vliet St
28	15	BZZA-24-00394	Safe Haven Child Development Center, Special Use	LLC, Lessee Request to increase the days of operation from Monday - Friday to Monday - Saturday and to continue occupying the premises as a day care center for 36 children per shift infant - 13 years of age operating from 6:00 a.m. - midnight	4419 W North Av
29	15	BZZA-24-00410	Liberty Church of God in Christ, Inc., Special Use	Property Owner Request to continue occupying the premises as a religious assembly hall	1811 W Center 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
30	11	BZZA-24-00326 Dimensional Variance	Alan Minshall, Property Owner Request to construct a garage that has a gambrel roof with a roof overhang that exceeds the maximum lot coverage and size allowed and does not meet the minimum required side setback	4522 W Howard Av
31	12	BZZA-24-00401 Special Use	5th Ward Partners, LLC, Property Owner Request to occupy the premises as a principal use parking lot	525 S 5Th St
32	13	BZZA-24-00276 Special Use	AA Automotive, LLC, Property Owner 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	5546 S 27Th St
33	13	BZZA-24-00384 Special Use	Arakan Rohingya Community Center, Inc., Property Owner Request to occupy the premises as a community center and religious assembly hall	3330 S 16Th St
34	13	BZZA-24-00406 Dimensional Variance	JMR Properties IV, LLC, Property Owner Request to erect a freestanding sign that exceeds the maximum height allowed	5575 S 27Th St
35	14	BZZA-24-00300 Use Variance	Sid's Auto Repair, Inc., Lessee Request to continue occupying the premises as a light motor vehicle repair facility	3166 S Kinnickinnic Av
36	14	BZZA-24-00311 Dimensional Variance	N&S Dream Properties, LLC, Property Owner Request to construct a single-family dwelling that does not meet the minimum required front setback	327 E Holt Av

37	14	BZZA-24-00366 Special Use, Use Variance	Abuela's Blessings and Alliance, LLC, Prospective Buyer Request to construct a principal building on the premises exceeding the maximum number of principal buildings allowed and to occupy a portion of the premises as a general office	3001 S 11Th St
38	14	BZZA-24-00373 Dimensional Variance	Premier Real Estate Holdings, LLC fka BPN Properties, LLC, Property Owner Request to erect an off-premise freestanding billboard sign that does not meet the minimum distance required from another ground or roof sign	500 W Oklahoma Av

5:15 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>
39	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
40	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
41	1	BZZA-24-00374 Special Use	Mr. LB Cars & Motorcycles Detailing, LLC, Lessee Request to occupy the premises as a car wash	3341 W Hopkins St
42	1	BZZA-24-00383 Use Variance	Gracie's Childcare, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 13 years of age operating Monday - Sunday from 5:00 a.m. - midnight	3718 W Lancaster Av

43	1	BZZA-24-00393	JPI Ventures, LLC, Prospective Buyer Use Variance	2817 W Carmen Av Request to occupy the premises as a contractor's shop
44	2	BZZA-24-00272	Fredrica Moffet, Property Owner Dimensional Variance	5047 N 67Th St Request to erect a 9 ft. fence in the side yard that exceeds the maximum height allowed
45	2	BZZA-24-00329	Dominic's Childcare Learning Center, LLC, Special Use Lessee	6014 W Congress 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. - midnight
46	2	BZZA-24-00368	Schmied Incorporated Transitional Living Special Use and Family Services, Lessee	7700 W Thurston Av Request to continue occupying a portion of the premises as a group foster home for 8 occupants
47	3	BZZA-24-00265	Julie and Eric Bulgrin, Property Owner Dimensional Variance	1638 N Astor St Request to construct a deck that exceeds the maximum front setback allowed and to allow two parking spaces in the front yard.
48	3	BZZA-24-00292	2 Sweet & International D, LLC dba Alreem Dimensional Variance, Use Variance	2122 E Locust St Request to occupy the premises as a tobacco or e-cigarette retailer, to allow a wall sign that exceeds the maximum display area allowed, and to allow a second wall sign, exceeding the maximum number of wall signs allowed

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.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
49	4	BZZA-24-00376 Dimensional Variance	Milwaukee Center Management, LLC, Lessee Request to allow six permanent window signs that does not meet the minimum required glazing for the primary street frontage	815 N Water St
50	5	BZZA-24-00345 Dimensional Variance,Special Use	Jaber's Properties, LLC, Property Owner Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot	8253 W Appleton Av
51	7	BZZA-24-00339 Dimensional Variance	Yousef Properties, LLC, Property Owner Request to construct a commercial building that does not meet the minimum required glazing for the primary street frontage and exceeds the maximum allowed front setback and split-face block on the street-facing frontage	3728 W Burleigh St
52	7	BZZA-24-00348 Special Use	The House of Kings and Priests, Inc., Lessee Request to continue occupying the premises as a social service facility (this is a new operator)	4222 W Capitol Dr
53	7	BZZA-24-00407 Dimensional Variance	Jesse Lee, Property Owner Request to construct a garage that does not meet the minimum required rear setback	2857 N Sherman Bl
54	8	BZZA-24-00266 Special Use	Real Caring Hands, LLC, Lessee Request to occupy the premises as a community center	2618 W Greenfield Av
55	8	BZZA-24-00403 Special Use	S2 Real Estate 729 21st, LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 occupants	729 S 21St St

56	9	BZZA-24-00349 Use Variance	Liberty Safe Packages and Delivery, LLC, Lessee	4622 W Mill Rd
			Request to occupy the premises as a personal service (mail services)	
57	10	BZZA-24-00353 Special Use	The Coloring Box Childcare Center, Lessee	5505 W Lloyd St
			Request to occupy 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 and Saturday - Sunday from 5:00 a.m. - 5:00 p.m.	