



**Board of Zoning Appeals**

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**AGENDA**  
**December 5, 2024**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 5, 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/1487869473777401174>

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.

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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.

**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 November 7, 2024 Minutes of the Board of Zoning Appeals

<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>
1	8	BZZA-24-00434 Special Use <i>Dismissal</i>	Dhawan Corporation dba Lincoln Clark, Property Owner  Request to add an addition and continue occupying the premises as a filling station	3510 W Lincoln Av
2	12	BZCM-24-00011 Extension of Time	Dominic Chiovari, Property Owner  Request for an extension of time to comply with the conditions of BZZA-20-00326	1931 S 14Th St

3	14	BZZA-24-00330	Paulino Meija Munoz, Property Owner	2739 S Greeley St
		Dimensional Variance <i>Dismissal</i>	Request to allow an 8 ft. solid fence in the side and rear yards that exceeds the maximum height allowed	

**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.*

<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>
4	1	BZZA-24-00451 Use Variance	HOPE Christian Schools: Semper, LLC, Lessee  Request to continue occupying the premises as an elementary school for 600 students, K4 - 8th grade, operating Monday - Friday from 7:00 a.m. - 7:00 p.m.	3040 W Capitol Dr
5	4	BZZA-24-00464 Dimensional Variance	Cream City Red Arrow, LLC dba Biggby Coffee, Lessee  Request to erect a wall sign that exceeds the maximum number allowed per principal building	920 N Water St
6	6	BZZA-24-00426 Special Use	Paw-Paw and Bessie's, LLC, Property Owner  Request to continue occupying the premises as a day care center for 38 children per shift infant - 13 years of age operating Monday - Saturday from 7:30 a.m. - 5:30 p.m.	2977 N 17Th St
7	6	BZZA-24-00430 Special Use	Lindems Auto, Inc., Lessee  Request to continue occupying the premises as a light motor vehicle sales and repair facility	117 E Capitol Dr
8	6	BZZA-24-00442 Special Use	Reliable Money Order, Inc., Lessee  Request to continue occupying the premises as a currency exchange facility	311 W Locust St

9	6	BZZA-24-00446 Special Use	Creative Children Learning Center, LLC, Prospective Buyer	907 W Atkinson Av
			Request to reduce the number of children per shift from 20 to 19 and to reduce the hours of operation from 24-hours Monday - Sunday to Monday - Friday from 6:00 a.m. - 10:00 p.m. and to continue occupying the premises as a day care center ages infant - 12 years	
10	7	BZZA-24-00460 Special Use	SSNG, LLC DBA Seva Citgo Mart, Lessee	3114 N Sherman Bl
			Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
11	8	BZZA-24-00448 Special Use	Iglesia Mision Rio de Vida, Lessee	3500 W Oklahoma Av
			Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
12	9	BZZA-24-00431 Special Use	Simon Says Early Learning Center, LLC, Prospective Buyer	5001 W Mill Rd
			Request to increase the number of children per shift and hours of operation from 78 to 84 and Monday - Saturday from 5:00 a.m. - 10:00 p.m to Monday - Sunday from 6:00 a.m. - midnight, and to continue occupying the premises as a day care center for children infant - 12 years of age (this is a new operator)	
13	10	BZZA-24-00429 Special Use	ALI Petroleum, Inc., Lessee	5706 W Blue Mound Rd
			Request to continue occupying the premises as a motor vehicle filling station (this is an intensification)	
14	11	BZZA-24-00470 Dimensional Variance	Our Lady of Lourdes Congregation, Property Owner	3722 S 58Th St
			Request to occupy the premises as an accessory use parking lot that does not meet the screening requirements	

15	11	BZZA-24-00471	Divine Covenant Church Inc., Property Owner	9220 W Howard Av
			Request to continue occupying the premises as a religious assembly hall	
16	12	BZZA-24-00414	Street Realty, LLC, Property Owner	1629 W Becher St
			Request to continue occupying the premises as a rooming house for 6 occupants	
17	12	BZZA-24-00453	Iglesia del Dios Vivo Columna y Apoyo de la Verdad, la Luz del Mundo, Inc., Property Owner	1570 W Greenfield Av
			Request to continue occupying the premises as a religious assembly hall	
18	12	BZZA-24-00454	Iglesia Del Dios Vivo Columna Y Apoyo De La Verdad, La Luz Del Mundo Inc., Property Owner	1310 S Cesar E Chavez Dr
			Request to continue occupying the premises as a religious assembly hall	
19	12	BZZA-24-00455	Iglesia Del Dios Vivo Columna Y Apoyo De La Verdad, La Luz Del Mundo Inc., Property Owner	1316 S Cesar E Chavez Dr
			Request to continue occupying the premises as a religious assembly hall	
20	12	BZZA-24-00466	Milwaukee Area Technical College, Property Owner	816 W National Av
			Request to allow an outdoor mechanical equipment that does not meet the minimum required screening	
21	13	BZZA-24-00412	Cornerstone Counseling, S.C., dba LifeStance Health, Lessee	5007 S Howell Av 350
			Request to occupy a portion of the premises as a health clinic	
22	13	BZZA-24-00461	Froedtert Health Workforce Health, LLC, Other	2601 W Howard Av
			Request to occupy a portion of the premises as a medical office	

23	14	BZZA-24-00435 Special Use	Aurora Health Care Metro, Inc., Property Owner  Request to continue occupying the premises as a health clinic	3119 S Clement Av
24	14	BZZA-24-00467 Use Variance	Miracles on Earth Early Learning Center, LLC, Lessee  Request to decrease the age of children from infant - 12 years of age to infant - 5, and to continue occupying the premises as a day care center for 24 children per shift operating Monday -Sunday from 6:00 a.m. – midnight	2400 S 9Th Pl

**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>
25	12	BZZA-24-00115 Special Use	Rayan Auto Sales, LLC, Lessee  Request to add a light motor vehicle body shop to the Board-approved light motor vehicle sales and repair facility	421 W Virginia St
26	12	BZZA-24-00186 Special Use	MB Auto, LLC, Lessee  Request to occupy a portion of the premises as a light motor vehicle wholesale (permitted), repair, and sales facility	421 W Virginia St
27	12	BZZA-24-00457 Dimensional Variance,Special Use	City of Milwaukee Police Department, Property Owner  Request to erect a transmission tower that does not meet the limited use standards and to erect a 7-foot tall fence (6 feet chain-link with 1 foot of barbed-wire) around the tower that exceeds the maximum allowed height and is partially constructed of prohibited materials	245 W Lincoln Av
28	13	BZZA-24-00323 Use Variance	E&J Real Estate Rentals, LLC,  Request to occupy a portion of the premises as a heavy and light motor vehicle outdoor storage	4000 S 13Th St

29	13	BZZA-24-00199	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Special Use	Request to not meet the requirements for screening and paving and to continue occupying the premises as an outdoor salvage operation	2081 W Ohio Av aka 2108 W Holt Av
30	13	BZZA-24-00327	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Use Variance	Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	2151 W Ohio Av
31	13	BZZA-24-00381	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Use Variance	Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	2081 ADJ W Ohio Av
32	13	BZZA-24-00384	Arakan Rohingya Community Center, Inc., Special Use	Property Owner  Request to occupy the premises as a community center and religious assembly hall	3330 S 16Th St
33	13	BZZA-24-00445	Midtown Wholesale LLC, Property Owner Special Use	Request to occupy the premises as an indoor wholesale and distribution facility	4330 S Howell Av

**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>
34	1	BZZA-24-00318 Special Use	Like New Auto, LLC, Lessee  Request to occupy the premises as a light motor vehicle repair facility and car wash	5504 W Hampton Av
35	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

36	1	BZZA-24-00450 Special Use	Reworld Solutions, LLC, Property Owner  Request to continue occupying the premises as a mixed-waste processing facility (this is a new operator)	5300 N 33Rd St
37	1	BZZA-24-00452 Special Use	Lucky Lockett Transportation, LLC dba Luck Lockett Lube Express and Car Wash, Lessee  Request to add a light motor vehicle repair facility and to continue occupying the premises as a car wash	4870 N Teutonia Av
38	1	BZZA-24-00456 Special Use	City of Milwaukee Police Department, Property Owner  Request to erect a transmission tower that exceeds the maximum allowed height and is located within 500 feet of an existing transmission tower	6680 N Teutonia Av
39	3	BZZA-24-00265 Dimensional Variance	Julie and Eric Bulgrin, Property Owner  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
40	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
41	6	BZZA-24-00443 Dimensional Variance,Special Use	Kinship MKE, Inc., Prospective Buyer  Request to construct and occupy the premises as a social service facility that does not meet the minimum required glazing and an accessory use parking lot that does not meet the minimum required landscaping	421 E Locust 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>
42	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
43	7	BZZA-24-00397 Special Use	Lessons of Life Child Care, LLC, Lessee  Request to increase the number of children from 40 per shift to 42 per shift and to continue occupying the premises as a day care center for children infant - 13 years of age Monday - Friday from 6:00 a.m. - 10:00 p.m. (this is a new operator)	4351 N 35Th St
44	7	BZZA-24-00440 Special Use	Campbell's Kids Learning Center, 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 - Sunday	3440 N 60Th St
45	8	BZZA-24-00428 Dimensional Variance	Jose Rios Conde, Property Owner  Request to allow three parking spaces located within the front yard	1115 S 34Th St
46	9	BZZA-24-00441 Special Use	Factory Spec Autoworks, LLC dba Next Level Auto Services, Lessee  Request to occupy the premises as a light motor vehicle repair facility	9334 N 107Th St
47	10	BZZA-24-00353 Special Use	The Coloring Box Childcare Center, Lessee  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.	5505 W Lloyd St



48      11      BZZA-24-00438      Pollo's Automotive, LLC, Prospective Buyer      6005 W Howard Av  
 Special Use  
 Request to add a light motor vehicle sales facility to the continuous nonconforming light motor vehicle repair facility

**5:00 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>
49	3	BZZA-24-00292 Dimensional Variance,Use Variance	2 Sweet & International D, LLC dba Alreem Hookah Lounge & Restaurant, Lessee  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	2122 E Locust St
50	4	BZZA-24-00247 Dimensional Variance,Special Use	VK Food Mart, Inc., Lessee  Request to occupy the premises as a motor vehicle filling station and convenience store that exceeds the maximum allowed side street setback	1254 N 35Th St