



Board of Zoning Appeals

Chairperson
Eric Lowenberg

Vice Chairman
Henry Szymanski

Members
Jennifer Current
Marjorie Rucker
Lindsey St. Arnold Bell

Alternates
Kevin Kuschel
Michael Wright

Secretary
India Gaar

AGENDA
January 16, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 16, 2025, 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/1680226834966782560>

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: 315-109-845 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 December 5, 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	3	BZCM-24-00013	Urban Ecology Center, Inc., Lessee Extension of Time Request for an extension of time to comply with the conditions of BZZA-22-00199	1420 E Park Pl
2	4	BZZA-24-00499	Ian's Pizza MKE, LLC, Other Special Use <i>Dismissal</i> Request to occupy a portion of the premises as a restaurant without a drive-through facility	1442 W Wisconsin 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>
3	1	BZZA-24-00489 Special Use	Milwaukee Iron & Metal, LLC, Property Owner Request to continue occupying the premises as an outdoor salvage operation	4485 N Green Bay Av
4	1	BZZA-24-00501 Special Use	Midwest Auto Mechanics, LLC, Lessee Request to continue occupying a portion of the premises as a light motor vehicle repair facility (this is a new operator)	6151 N Teutonia Av
5	1	BZZA-24-00504 Special Use	Select Tire Sales, Inc., Prospective Buyer Request to continue occupying the premises as a light motor vehicle repair facility	4957 N Teutonia Av
6	5	BZZA-24-00485 Special Use	L & M Links, LLC, Lessee Request to reduce the number of children per shift from 95 to 64 and to continue occupying the premises as a day care center for children infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m.	7935 W Burleigh St
7	6	BZZA-24-00488 Use Variance	A Mother's Love Milwaukee, Childcare, LLC, Lessee Request to increase the number of children per shift from 23 to 35 and to continue occupying the premises as a day care center infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m. (this is a new operator)	1026 W Atkinson Av
8	7	BZZA-24-00491 Special Use	My Little Munchkins Childcare Center, LLC, Lessee Request to increase the age of children from infant -13 years of age to infant - 14 and to continue occupying the premises as a 24-hour day care center for 40 children per first and second shift and 20 children per third shift operating Monday - Sunday	4714 W Fond Du Lac Av

9	8	BZZA-24-00486 Special Use	Menzel Enterprises Inc. dba Prairie Land Towing, Lessee	2101 S 37Th St
			Request to continue occupying a portion of the premises as a ground transportation service	
10	12	BZZA-24-00413 Dimensional Variance	Sixteenth Street Community Health Center - Chavez Clinic, Property Owner	1032 S Cesar E Chavez Dr
			Request to erect two projecting signs that exceeds the maximum number allowed	
11	12	BZZA-24-00462 Special Use	Steele Harbor, LP, Property Owner	1313 S 6Th St
			Request to occupy the premises as an accessory use parking lot (addition of 5 ADA parking spaces)	
12	13	BZZA-24-00513 Special Use	Bridgeman Foods II, Inc dba Wendy's Old Fashioned Hamburgers, Lessee	580 W Layton Av
			Request to continue occupying the premises as a restaurant with a drive-through facility	
13	13	BZZA-24-00518 Special Use	Scrub Willows LLC dba Scrub-A-Dub, Property Owner	4240 S 27Th St
			Request to continue occupying the premises as a light motor vehicle repair facility (continuous nonconforming) and car wash	
14	14	BZZA-24-00536 Use Variance	Bayview Community Center of Milwaukee, Inc., Property Owner	1320 E Oklahoma Av
			Request to continue occupying the premises as a community center	
15	15	BZZA-24-00482 Use Variance	Amazing Smiles, LLC, Lessee	1210 W North Av
			Request to occupy a portion of the premises as a 24-hour day care center for 17 children per shift infant - 14 years of age operating Monday - Sunday	

16	15	BZZA-24-00500 Special Use	Creative Care Children's Center, LLC, Lessee	1218 W Walnut St
			Request to reduce the number of children per shift from 65 to 45, to increase the ages from infant - 12 to infant - 13, to increase the days of operation from Monday - Friday to Monday - Sunday, and to continue occupying the premises as a day care center operating from 5:00 a.m. - midnight	
17	15	BZZA-24-00508 Special Use	Kids University Inc., Lessee	1401 W Center St
			Request to increase the age of children from infant - 12 years of age to infant - 13, to increase the hours of operation from Monday - Friday from 5:00 a.m. - 6:30 p.m. to Monday - Sunday from 5:00 a.m. - midnight, and to continue occupying the premises as a day care center for 66 children per shift	

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>
18	13	BZZA-24-00323 Dimensional Variance	E&J Real Estate Rentals, LLC, Request to occupy the premises as a contractor's yard (permitted) that does not meet the minimum requirements for screening and paving	4000 S 13Th St
19	13	BZZA-24-00427 Special Use	Shorty's Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	640 W Armour Av
20	13	BZZA-24-00436 Dimensional Variance,Use Variance	Sweet Home Academy Daycare Center, Lessee Request to occupy the premises as a day care center for 31 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m. and to install a 6 ft. solid fence along the street that does not meet minimum setback required from the sidewalk	4101 S Howell Av

21	14	BZZA-24-00423	Sonia Lopez Martinez and Carlos Adrian Calzeda Pinedo, Property Owner	3129 S 7Th St
		Dimensional Variance	Request to construct a garage that exceeds the maximum allowed lot coverage and sidewall height	
22	15	BZZA-24-00371	Ibarra Auto Detailing, LLC, Lessee	3535 W State St
		Special Use	Request to occupy the premises as a light motor vehicle repair facility and car wash	
23	15	BZZA-24-00408	Lamaris Mays dba Raceway, Property Owner	2481 N Teutonia Av
		Use Variance	Request to occupy the premises as a heavy motor vehicle rental facility, heavy motor vehicle outdoor storage facility, light motor vehicle repair facility, and car wash	
24	15	BZZA-24-00472	Words Roasted Corn Plus, LLC dba Words Roasted Corn Plus, Prospective Buyer	2879 N 21St St
		Special Use	Request to occupy a portion of the premises as a catering service	
25	15	BZZA-24-00481	Words Roasted Corn Plus, LLC dba Words Roasted Corn Plus, Prospective Buyer	2875 N 21St St
		Special Use	Request to occupy a portion of the premises as a catering service	
26	15	BZZA-24-00473	Gio's Auto Repair, LLC, Lessee	3302 W Center St
		Special Use	Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	
27	15	BZZA-24-00507	KG Development Group, LLC, Prospective Buyer	2436 N 50Th St
		Use Variance	Request to occupy the premises as permanent supportive housing and an emergency residential shelter	

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
28	1	BZZA-24-00432 Special Use	Teen 'n' Out, LLC, Lessee Request to occupy the premises as an assembly hall	1950 W Hampton Av
29	1	BZZA-24-00452 Special Use	Lucky Luckett Transportation, LLC dba Luck Luckett 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
30	2	BZZA-24-00379 Use Variance	Diamond Star Recycling, LLC dba Diamond Star Towing and Salvage, Property Owner Request to occupy the premises as a material reclamation facility	8619 W Lynx Av
31	2	BZZA-24-00380 Use Variance	Diamond Star Recycling, LLC dba Diamond Star Towing and Salvage, Property Owner Request to occupy the premises as a material reclamation facility	8601 W Lynx Av
32	2	BZZA-24-00463 Dimensional Variance	Elodie Nzima, Property Owner Request to allow a 6 ft. solid fence with prohibited materials in the side yard that exceeds the maximum height allowed and a 6 ft. ornamental fence with prohibited materials in the front yard that does not meet the minimum openness required	6950 W Medford Av
33	2	BZZA-24-00469 Special Use	Jason's Auto, LLC, Lessee Request to continue to occupy the premises as a light motor vehicle repair facility	6122 N 76Th St
34	3	BZZA-24-00474 Dimensional Variance	1962 Prospect, LLC, Property Owner Request to repave the existing accessory use parking lot that does not meet the landscaping and screening requirements	1962 N Prospect Av

35	3	BZZA-24-00475	Andrew and Isabel Tarnowski, Property Owner	1821 N Humboldt Av
		Dimensional Variance	Request to construct a single-family dwelling that exceeds the maximum allowed front set back and to allow an overhead garage door that faces the street that does not meet the minimum set back required	
36	6	BZZA-24-00298	Union Development Holdings, LLC, Prospective Buyer	3030 N Martin L King Jr Dr
		Dimensional Variance	Request to construct a mixed-use building that does not meet the minimum required glazing for the primary and linear street frontages, exceeds the maximum glazing sill height allowed, and has restricted building wall materials that exceed the maximum allowed height (parcel to be combined with the adjacent parcels at 3048, 3056, and 3064 N. Martin L. King Jr. Dr.)	
37	6	BZZA-24-00542	Union Development Holdings, LLC, Prospective Buyer	3048 N Martin L King Jr Dr
		Dimensional Variance	Request to construct a mixed-use building that does not meet the minimum required glazing for the primary and linear street frontages, exceeds the maximum glazing sill height allowed, and has restricted building wall materials that exceed the maximum allowed height (parcel to be combined with the adjacent parcels at 3030, 3056, and 3064 N. Martin L. King Jr. Dr.)	
38	6	BZZA-24-00545	Union Development Holdings, LLC, Prospective Buyer	3056 N Martin L King Jr Dr
		Dimensional Variance	Request to construct a mixed-use building that does not meet the minimum required glazing for the primary and linear street frontages, exceeds the maximum glazing sill height allowed, and has restricted building wall materials that exceed the maximum allowed height (parcel to be combined with the adjacent parcels at 3030, 3048, and 3064 N. Martin L. King Jr. Dr.)	

39	6	BZZA-25-00001 Dimensional Variance	Union Development Holdings, LLC, Prospective Buyer	3064 N Martin L King Jr Dr
			Request to construct a mixed-use building that does not meet the minimum required glazing for the primary and linear street frontages, exceeds the maximum glazing sill height allowed, and has restricted building wall materials that exceed the maximum allowed height (parcel to be combined with the adjacent parcels at 3030, 3048, and 3056 N. Martin L. King Jr. Dr.)	
40	6	BZZA-24-00449 Special Use,Use Variance	SS&J Investment, LLC, Property Owner	2776 N 6Th St
			Request to occupy the premises as a community center and general office	
41	6	BZZA-24-00468 Special Use,Use Variance	Sanger House Holdings, LLC, Lessee	1823 N Palmer St
			Request to occupy a portion of the premises as an assembly hall and catering service	

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
42	8	BZZA-24-00398 Special Use	The Best Car Detailing, LLC, Lessee	1956 S Muskego Av
			Request to occupy the premises as a hand car wash	
43	8	BZZA-24-00425 Special Use	Guillermo Picado dba Tico's Cars, Property Owner	2320 W Greenfield Av
			Request to add a car wash and to continue occupying the premises as a light motor vehicle sales facility, repair facility, and body shop	
44	8	BZZA-24-00459 Use Variance	Bright Stars Family Day Care, LLC, Lessee	715 S Layton Bl
			Request to occupy a portion of the premises as a day care center for 66 children per shift, infant - 12 years of age, and operating Monday - Friday from 6:00 a.m. - 11:00 p.m.	

45	8	BZZA-24-00465	Nativity Jesuit Middle School, Property Dimensional Variance,Special Use	Owner Request to occupy the premises as an outdoor recreation facility that does not meet the minimum screening required	1515 S 29Th St
46	9	BZZA-24-00431	Simon Says Early Learning Center, LLC, Special Use	Prospective Buyer 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)	5001 W Mill Rd
47	10	BZZA-24-00433	MC Towing & Recovery, LLC, Lessee Special Use	Request to add a light motor vehicle sales facility and outdoor storage, heavy motor vehicle rental facility, and a ground transportation service to the Board-approved light motor vehicle repair facility	7002 W Center St
48	10	BZZA-24-00523	Uplifting Mansion, LLC, Lessee Special Use	Request to occupy a portion of the premises as an assembly hall	3121 W Wisconsin Av
49	11	BZZA-24-00471	Divine Covenant Church Inc., Property Special Use	Owner Request to continue occupying the premises as a religious assembly hall	9220 W Howard Av
50	12	BZZA-24-00115	Rayan Auto Sales, LLC, Lessee Special Use	Request to add a light motor vehicle body shop to the Board-approved light motor vehicle sales and repair facility	421 W Virginia St
51	12	BZZA-24-00186	MB Auto, LLC, Lessee Special Use	Request to occupy a portion of the premises as a light motor vehicle wholesale (permitted), repair, and sales facility	421 W Virginia St