



Board of Zoning Appeals

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AGENDA
May 1, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 1, 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/7920771162518643549>
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: 824-456-792 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 April 3, 2025 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	4	BZCM-25-00005 Extension of Time	Anmol Petroleum, Inc., Lessee Request for an extension of time to comply with the conditions of BZZA-23-00341	1530 W State St
2	5	BZZA-25-00003 Special Use <i>Dismissal</i>	Speedway, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	8431 W Appleton Av

3	6	BZCM-25-00006	Yours and Mine Childcare, LLC, Lessee Extension of Time Request for an extension of time to comply with the conditions of BZZA-24-00088	2500 N Holton St
4	6	BZZA-25-00085	Atkinson Neighborhood Market, LLC, Special Use, Use Lessee Variance <i>Dismissal</i> Request to occupy the premises as a tobacco and e-cigarette retailer	3825 N 15Th St
5	10	BZCM-25-00007	Merrill Park Manor, LLC, Property Owner Extension of Time Request for an extension of time to comply with the conditions of BZZA-22-00452	500 N 29Th St
6	12	BZCM-25-00003	Fourth & Florida, LLC, Extension of Time Request for an extension of time to comply with the conditions of BZZA-23-00181	418 S 4Th St
7	12	BZCM-25-00004	Fourth & Florida, LLC, Property Owner Extension of Time Request for an extension of time to comply with the conditions of BZZA-23-00180	412 S 4Th St
8	14	BZZA-21-00359	AKM Investments, LLC, Property Owner Dimensional Variance, Special Use <i>Dismissal</i> Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required screening and parking on an unapproved surface	3600 S Chase 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>
9	1	BZZA-25-00102	Little Scholars Learning Center, LLC, Special Use Lessee Request to increase the number of children per shift from 34 to 40, to increase the age of children from infant - 12 years of age to infant to 13, and to continue operating the premises as a day care center operating Monday - Friday from 6:00 a.m. - midnight (this is a new operator)	4960 N 18Th St

10	2	BZZA-25-00105	Baby Steps Daycare II, Inc, Lessee Special Use	7605 W Florist Av
			Request to continue occupying the premises as a 24-hr. day care center for 76 children on 1st and 2nd shift and 25 children on 3rd shift infant - 13 years of age operating Monday - Sunday	
11	2	BZZA-25-00106	Baby Steps Daycare II, Inc, Lessee Special Use	5959 N 76Th St
			Request to continue occupying the premises as a 24-hr. day care center for 23 children per shift infant - 13 years of age operating Monday - Sunday	
12	2	BZZA-25-00123	Churches of the First Born A Rock Special Use	6715 W Villard Av
			Foundation, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	
13	4	BZZA-25-00089	SG Properties, LLC, Property Owner Dimensional Variance,Special Use	1007 N 14Th St
			Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer	
14	4	BZZA-25-00090	SG Properties, LLC, Property Owner Dimensional Variance,Special Use	1009 N 14Th St
			Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer	
15	5	BZZA-25-00069	SM Automotive dba Brew City Automotive, Special Use	5230 N 124Th St
			Lessee Request to continue occupying the premises as a light motor vehicle repair facility	
16	6	BZZA-25-00095	Mya Giuliani, LLC dba River Press, Lessee Special Use	2351 N Humboldt Bl
			Request to occupy a portion of the premises as an artist studio	

17	7	BZZA-25-00035 Use Variance	Crystal's Creative Minds Learning Center, LLC, Property Owner	3601 W Fond Du Lac Av
			Request to reduce the number of children per shift from 94 to 79, increase the age of children from infant - 12 years of age to infant -13, and to continue occupying the premises as a day care center operating Monday - Friday from 6:00 a.m. - 7:00 p.m.	
18	7	BZZA-25-00126 Use Variance	Kelan's Learning Center, LLC, Lessee	4128 W Burleigh St
			Request to increase the ages of children from infant - 12 years to infant - 13 years, to increase the days and hours of operation from Monday - Saturday from 6:00 a.m. - 10:00 p.m. to 24 hours Monday - Saturday, and to continue occupying the premises as a day care center for 32 children per shift (this is a new operator)	
19	8	BZZA-25-00072 Special Use	Armor Of The Lord, LLC dba Armor Of The Lord Childcare, Lessee	2201 S 20Th St
			Request to continue occupying the premises a day care center for 30 children on 1st shift and 20 children on 2nd shift, ages infant-13 years, operating Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
20	8	BZZA-25-00113 Special Use	The Custom Muffler Shop and Brakes, LLC, Lessee	3623 W National Av
			Request to continue occupying the premises as a light motor vehicle repair facility	
21	12	BZZA-25-00054 Special Use	COURAGE+ Salon, LLC, Lessee	1322 S 10Th St
			Request to occupy the premises as a personal service (hair salon) and general office	
22	12	BZZA-25-00122 Special Use	Iglesia Redimidos en Cristo, Inc, Property Owner	1574 W Becher St
			Request to continue occupying the premises as a religious assembly hall (this is a new operator)	

23	12	BZZA-25-00141 Special Use	Ignite Child Development Services, LLC, Lessee	1021 W National Av
			Request to occupy the premises as a health clinic	

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>
24	1	BZZA-24-00123 Special Use	Whip Game Auto & Tire, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, light motor vehicle repair facility, car wash (car detailing), and outdoor storage (U-Haul storage container)	5614 W Hampton Av
25	1	BZZA-25-00023 Special Use	Anthony & Friends Learning Center, LLC, Lessee Request to increase the number of children per shift from 36 to 60, the age of children from infant - 13 years of age to infant - 14, and to continue occupying the premises as a day care center operating Monday - Saturday from 6:00 a.m. - midnight (this is a new operator)	4893 N Green Bay Av
26	1	BZZA-25-00051 Special Use	Kevin Nolan, Property Owner Request to occupy a portion of the premises as an outdoor storage facility (shipping container)	3735 W Villard Av
27	1	BZZA-25-00076 Dimensional Variance	Milwaukee County Parks, Property Owner Request to erect a 10 ft. chain link fence in the side yard that exceeds the maximum height allowed	4934 N 31St St
28	1	BZZA-25-00129 Special Use	1-9 Youth & Family Services, LLC, Lessee Request to occupy the premises as a group home or group foster home for 6 occupants	4061 N 19Th St
29	2	BZZA-25-00061 Special Use	D & R Auto Sales, LLC, Lessee Request to occupy a portion of the premises as a light motor vehicle sales facility	6155 W Fond Du Lac Av

30	3	BZZA-25-00048 Special Use	MSOE Chapter of Triangle, Inc., Property Owner	1706 E Irving Pl
			Request to continue occupying the premises as a fraternity for 12 occupants	
31	4	BZZA-24-00458 Special Use, Use Variance	Capitol Outdoor, Inc., Lessee	606 W Wisconsin Av
			Request to erect an automatic changeable off-premise wall sign that exceeds the maximum allowed display area and distance from a freeway and does not meet the required distance from a residential use	
32	4	BZZA-25-00109 Special Use	Kardo Group dba Dunkin Donuts, Prospective Buyer	914 N 27Th St
			Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	
33	6	BZZA-25-00112 Dimensional Variance	Pinkey's Capital Auto Body Corp., Property Owner	3809 N Richards St
			Request to allow an 8 ft. chain-link fence with barbed wire that does not meet the minimum required set back from the street lot line and landscaping	

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.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
34	8	BZZA-25-00032 Special Use	Wendy's Tires Auto Sales and Repair, LLC, Lessee	2007 W National Av
			Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	
35	8	BZZA-25-00110 Special Use	15 Motors, LLC dba Cano Auto Sales,	2624 W Greenfield Av
			Request to occupy a portion of the premises as a light motor vehicle sales facility	
36	8	BZZA-25-00124 Special Use	Cano Auto Repair, LLC, Lessee	2624 W Greenfield Av
			Request to occupy a portion of the premises as a light motor vehicle repair facility	

37	9	BZZA-25-00121	Zignego Company Inc., Property Owner Special Use	9168 N 124Th St
			Request to continue occupying a portion of the premises as a temporary concrete/batch plant (concrete production for repaving project)	
38	10	BZZA-25-00094	Christopher Woodard, Property Owner Dimensional Variance	2919 W Michigan St
			Request to allow 8 vehicles to be parked outdoors on a lot containing a single-family dwelling that exceeds the maximum number of vehicles allowed	
39	10	BZZA-25-00107	My Little Dreamers Child Care Center, Use Variance	5623 W Lisbon Av
			LLC, Lessee	
			Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 5:30 a.m. - 11:30 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
40	12	BZZA-24-00352	Mejia Envia, LLC, Lessee Use Variance	808 W Historic Mitchell St
			Request to occupy the premises as a currency exchange	
41	12	BZZA-25-00080	United Community Center, Inc., Property Dimensional Variance	1028 S 9Th St
			Owner	
			Request to install an automatic changeable message wall sign that exceeds the maximum allowed display area and the number of wall signs	
42	12	BZZA-25-00111	St. Vincent de Paul Society of Milwaukee, Special Use	931 W Madison St
			Property Owner	
			Request to continue occupying a portion of the premises as a social service facility	

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>
43	14	BZZA-24-00409	Shree RFJ, LLC dba Dunkin, Lessee Special Use	3259 S Chase Av
			Request to occupy the premises as a restaurant with a drive-through facility	

44	14	BZZA-25-00034	Bamrah Motors, LLC, Prospective Buyer Special Use	Request to add a light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	1130 E Oklahoma Av
45	14	BZZA-25-00079	DSJ General Contracting, LLC, Property Dimensional Variance	Request to divide one parcel into two lots to separate the existing dwelling units that exceeds the maximum lot coverage allowed	1922 E Iron St
46	14	BZZA-25-00096	AM Auto Sales & Repair LLC, Lessee Special Use	Request to construct and occupy the premises as a light motor vehicle sales and repair facility	3600 S Chase Av
47	15	BZZA-23-00409	5 Star Towing MKE, LLC, Lessee Special Use	Request to occupy the premises as a ground transportation service, light motor vehicle outdoor storage, and light motor vehicle repair facility	1834 W Walnut St
48	15	BZZA-25-00052	CFL Tires, LLC, Lessee Use Variance	Request to occupy the premises as a heavy motor vehicle outdoor storage	1809 W North Av
49	15	BZZA-25-00058	Kiddie Oasis Daycare, LLC, Lessee Use Variance	Request to reduce the number of children per shift from 76 to 58 and to continue occupying the premises as a day care center for ages infant - 13 years, operating Sunday - Saturday from 6:00 a.m. - 10:00 p.m.	2115 W North Av
50	15	BZZA-25-00087	K and C Learning Center, LLC, Lessee Use Variance	Request to occupy the premises as a day care center for 30 children per shift infant - 13 years of age operating Monday - Friday from 7:00 a.m. - 11:00 p.m.	4931 W Center St
51	15	BZZA-25-00098	The Avenue Hall and Venue, LLC, Lessee Special Use	Request to occupy a portion of the premises as an assembly hall	3627 W Lisbon Av