



Board of Zoning Appeals

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Marjorie Rucker
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AGENDA July 30, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 30, 2026, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, 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/6591423131322995807>

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: 611-086-094 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.

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 June 4, 2026 Minutes of the Board of Zoning Appeals

Approval of the June 25, 2026 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	1	BZZA-26-00005 Dimensional Variance <i>Dismissal</i>	James Newson, Property Owner Request to construct a pre-engineered metal garage that does not meet the minimum set back required from the street lot line	4152 N 35Th St
2	1	BZZA-26-00150 Special Use <i>Dismissal</i>	International Car Sales, LLC, Request to continue occupying the premises as a light motor vehicle sales facility	4152 N 35Th St

3	5	BZZA-25-00084 Special Use <i>Dismissal</i>	Bonded Enterprises LLC DBA Bonded Motors, Lessee Request to occupy the premises as a light motor vehicle sales facility	7704 W Appleton Av
4	5	BZZA-25-00315 Special Use <i>Dismissal</i>	Victory Vision Business Ventures, LLC dba Victory Vision Community Living Lower North, Lessee Request to occupy the premises as an adult family home for 4 occupants	9707 W Rochelle Av
5	9	BZZA-25-00313 Special Use <i>Dismissal</i>	Victory Vision Business Ventures, LLC, Lessee Request to occupy the premises as an adult family home for 4 occupants	10376 W Villa Av
6	10	BZZA-25-00267 Dimensional Variance <i>Dismissal</i>	Charles Taylor, Property Owner Request to allow a front porch that does not meet the minimum required front setback and exceeds the maximum square footage allowed.	1831 N 49Th St
7	12	BZCM-26-00006 Extension of Time	CCM-Cesar Chavez, LLC, Property Owner Request for an extension of time to comply with the conditions of BZZA-21-00254	1121 S Cesar E Chavez Dr
8	15	BZZA-26-00136 Dimensional Variance <i>Dismissal</i>	Linda Campbell, Property Owner Request to allow a 6 ft. solid fence in the front and side yards that exceeds the maximum height allowed	1712 W Meinecke Av

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
9	1	BZZA-26-00179 Special Use	Lincoln Park Mobil Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	4803 N Green Bay Av

10	6	BZZA-26-00204 Dimensional Variance	Home Away From Home Adult Day Center, LLC, Lessee Request to allow a 6ft solid wooden fence that exceeds the maximum height allowed in the front and side yard	3475 N Buffum St
11	7	BZZA-26-00121 Use Variance	Adullam Outreach Inc., Property Owner Request to occupy a portion of the premises as a community center	3033 N 30Th St
12	7	BZZA-26-00185 Special Use	Legacy Learning Center Corp. dba Legacy Learning Child Care Center, Lessee Request to expand to the second floor and increase the number of children per shift from 21 to 36 and to continue occupying the premises as a day care center infant - 13 years operating Sunday - Saturday from 6:00 a.m. - 10:00 p.m.	5114 W Center St
13	7	BZZA-26-00197 Use Variance	Kidz R Kidz Academy, LLC, Lessee Request to decrease the number of children per shift from 65 to 50, to increase the ages from infant - 12 years of age to infant - 13, to increase the hours and days of operation from Monday - Friday from 6:00 a.m. - 6:00 p.m. to Sunday - Saturday from 5:30 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center	4731 W Burleigh St
14	8	BZZA-26-00208 Special Use	GTO Stucco & Designs, LLC, Lessee Request to continue occupying the premises as a contractor's yard (this is a new operator)	1630 S 38Th St
15	12	BZZA-26-00205 Use Variance	Johnny's Repair & Appliances, LLC, Lessee Request to continue occupying a portion of the premises as a secondhand store (used appliances) (this is a new operator)	1438 W Hayes Av
16	14	BZZA-26-00210 Use Variance	Rodriguez Landscape Inc., Lessee Request to occupy the premises as an outdoor storage facility	2720 S 11Th St

17	14	BZZA-26-00211	Bender Rentals, LLC, Lessee Special Use	1213 E Howard Av Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)
18	15	BZZA-26-00187	Brothers Petrol, Inc., Lessee Use Variance	2175 N 35Th St Request to continue occupying the premises as a motor vehicle filling station

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
19	1	BZZA-26-00182 Special Use, Use Variance	IV Generations Holdings, LLC, Property Owner Request to construct an addition to the East and South of the existing adjoining building on 4930 N. 32nd St expanding to 4926 N. 32nd St and to occupy the premises as an assembly hall and recording studio	4926 N 32Nd St
20	1	BZZA-26-00183 Special Use, Use Variance	IV Generations Holdings LLC, Property Owner Request to construct an addition to the East and South of the existing building expanding to adjoining parcel (4926 N. 32nd St) and to occupy the premises as an assembly hall and recording studio	4930 N 32Nd St
21	1	BZZA-26-00207 Special Use	A Home of Hope LLC, Lessee Request to occupy the premises as a group home for two teens	4624 N 36Th St
22	4	BZZA-26-00188 Dimensional Variance	Juneau and Cass, LLC, Property Owner Request to construct an addition to an existing building that does not meet the minimum required glazing for the primary street and secondary street frontages	728 E Juneau Av

23	4	BZZA-26-00217 Special Use	The Sunshine Foundation, Inc, Property Owner Request to add an assembly hall (permitted) and tavern and to continue occupying the premises as a community center (this is a new operator)	2133 W Wisconsin Av
24	5	BZZA-26-00191 Special Use	KO Storage of Milwaukee, LLC, Property Owner Request to add additional self-service storage units to the Board-approved self-service storage facility (this is an intensification)	9929 W Silver Spring Dr
25	5	BZZA-26-00192 Special Use	76th Fuel LLC. dba. 76th Fuel, Property Owner Request to continue occupying the premises as a motor vehicle filling station	7609 W Capitol Dr
26	6	BZZA-26-00178 Special Use	Burleigh Quick Mart Inc., Lessee Request to construct and occupy the premises as a motor vehicle filling station	426 E Burleigh St
27	7	BZZA-26-00081 Special Use	Milwaukee Materials, LLC, Lessee Request to continue occupying the premises as a facility that processes or recycles mined materials and an outdoor material reclamation facility	3295 W Townsend St
28	7	BZZA-26-00214 Special Use, Use Variance	Eternal Kutz And Designs Barbershop/Uhaul, LLC, Lessee Request to occupy the premises as a heavy motor vehicle rental facility and a heavy motor vehicle outdoor storage facility	4254 W Fond Du Lac 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
29	9	BZZA-26-00203 Special Use	Intellectual Leaders Early Child Care, LLC, Lessee Request to increase the ages from infant - 12 years to infant - 13, to increase the days from Monday - Friday to Monday - Sunday and to continue occupying the premises as a 24-hour family day care home for 8 children per shift	6477 N 51St St
30	10	BZZA-26-00151 Dimensional Variance	Daniel Valadez Rodriguez, Property Owner Request to allow 10 light motor vehicles to be parked on the premises that exceeds the maximum number allowed	518 S 72Nd St
31	10	BZZA-26-00194 Special Use	Lamar Central Outdoor, LLC, Other Request to erect an off-premise automatic changeable message billboard sign that is located more than 1,000 feet from a freeway or the Lake Parkway	6411 W Burleigh St
32	10	BZZA-26-00209 Special Use	MVO Auto Sales, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility	5824 W Appleton Av
33	12	BZZA-25-00416 Special Use	D & J Tire Shop, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	732 W Maple St
34	12	BZZA-26-00181 Special Use	La Luna Liquor Taqueria, LLC, Lessee Request to continue occupying the premises as a restaurant without a drive-through and a tavern	552 W Maple St
35	12	BZZA-26-00196 Special Use	Sanchez Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	502 W Greenfield Av

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.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
36	13	BZZA-26-00137 Special Use	Pro Flight Training, LLC, Property Owner Request to construct four commercial buildings and occupy the premises as a personal instruction school and self-storage facilities	6230 S Howell Av
37	13	BZZA-26-00189 Special Use	Serra Works of Milwaukee, LLC, Property Owner Request to construct an addition and continue to occupy the premises as a light motor vehicle sales, repair and body shop (this is an intensification of a Board approved use)	5727 S 27Th St
38	13	BZZA-26-00198 Special Use	Lyft, Inc., Lessee Request to continue occupying the premises as a light motor vehicle rental facility	550 W Grange Av
39	13	BZZA-26-00201 Special Use	R&F Oil LLC, Property Owner Request to construct a canopy addition over adjoining property line 1235 W. Layton Ave and occupy the premises as a motor vehicle filling station	1215 W Layton Av
40	13	BZZA-26-00200 Special Use	R&F Oil, LLC, Property Owner Request to construct a canopy addition over adjoining property line 1215 W. Layton Ave and continue occupying the premises as a motor vehicle filling station (this is an intensification)	1235 W Layton Av
41	13	BZZA-26-00213 Use Variance	TOPS Club, Inc, Property Owner Request to occupy the premises as an assembly hall	4575 S 5Th St

42	14	BZZA-24-00291	John Rossetto, Property Owner	1003 E Potter Av
		Dimensional Variance	Request to construct a detached garage that exceeds the maximum allowed sidewall height, does not meet the minimum side street setback required and to allow a 5 ft. solid wooden fence in the front yard that exceeds the maximum height allowed	
43	15	BZZA-26-00184	Vliet Street Development, LLC, Property Owner	3510 W Vliet St
		Special Use	Request to occupy a portion of the premises as an outdoor storage facility	