



Board of Zoning Appeals

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Marjorie Rucker
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AGENDA
June 25, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 25, 2026, commencing at 4:00 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/7666930220799579991>

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: 826-446-847 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 June 4, 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	BZCM-25-00017	Quicks Tobacco LLC, Condition Modification <i>Dismissal</i> Request to modify condition #6. That a Landscaping strip be installed and maintained at the corner of 39th Street and North Hopkins Street in a manner that meets the intent of s295-405-1-f of the Milwaukee Zoning Code.	5016 N Hopkins St

2	1	BZCM-26-00005	StorSafe of Silver Springs, LLC, Property Extension of Time Owner	5525 N 27Th St
			Request for an extension of time to comply with the conditions of BZZA-23-00098	
3	2	BZZA-21-00017	Granny Mae's Learning Center, LLC, Special Use Lessee <i>Dismissal</i>	6435 W Capitol Dr A
			Request to occupy a portion of the premises (1st floor rear unit) day care center for 45 children per shift, infant - 12 years of age, operating Monday - Saturday from 7:00 a.m. - 11:30 p.m.	
4	6	BZZA-21-00411	Riverwest Veterinary Clinic, LLC, Use Variance <i>Dismissal</i>	531 E Keefe Av
			Request to occupy a portion of the premises as an animal hospital/clinic	
5	8	BZCM-26-00004	Isaiah Bartolomey, Property Owner Extension of Time	1901 S 26Th St
			Request for an extension of time to comply with the conditions of BZZA-25-00174	
6	9	BZZA-21-00389	POZAC Rentals, LLC, Property Owner Dimensional Variance, Special Use <i>Dismissal</i>	8260 W Northridge Mall Rd
			Request to occupy the premises as a light motor vehicle repair facility and a contractor's yard without the minimum required landscaping	
7	10	BZZA-21-00169	Christopher Dobs, Property Owner Dimensional Variance <i>Dismissal</i>	5430 W Vliet St
			Request to construct a detached garage in the front yard	
8	12	BZZA-21-00159	Mat Muse, LLC, Lessee Special Use <i>Dismissal</i>	1704 W Hayes Av
			Request to occupy the premises as a general retail establishment	

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	3	BZZA-26-00160 Special Use	Ivy Lane Corporation, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1700 E North Av
10	4	BZZA-26-00163 Special Use	Luxe Pour Studio, LLC, Lessee Request to occupy a portion of the premises as an artist studio	765 N Jackson St
11	4	BZZA-26-00174 Special Use	The Waukesha Community Dental Clinic dba Community Smiles Dental, Prospective Buyer Request to occupy a portion of the premises as a health clinic	2708 W Wisconsin Av
12	6	BZZA-26-00155 Special Use	Johnson Preschool & Learning Center, LLC, Lessee Request to continue occupying the premises as a 24-hour day care center for 25 children per shift infant to 13 years of age operating Monday - Sunday	3444 N Port Washington Av
13	6	BZZA-26-00166 Special Use	Fischberger's Variety, LLC, Lessee Request to continue occupying the premises as a general retail establishment	2445 N Holton St
14	7	BZZA-26-00134 Special Use	New Generation Ministry Community Church Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	4206 W Capitol Dr
15	8	BZZA-26-00159 Special Use	Oscar's Salvage Yard, LLC dba D&B Truck & Auto Parts, Lessee Request to add a light motor vehicle sales facility to the Board approved outdoor salvage operation (permitted indoor salvage operation on site)	450 S 11Th St

16	9	BZZA-26-00176	Superior Auto Group, LLC, Lessee Special Use, Use Variance	Request to occupy a portion of the premises as a light motor vehicle sales and light motor vehicle outdoor storage facility	9438 N 107Th St
17	10	BZZA-26-00172	Body By God Wellness, LLC, Lessee Dimensional Variance	Request to install 8 permanent window signs that exceed the maximum allowed coverage of the glazed area	5927 W North Av
18	11	BZZA-26-00152	Monty Daycare, LLC dba Lil Einstein's Special Use Academy, Lessee	Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 7: 30 p.m.	6161 W Forest Home Av
19	11	BZZA-26-00169	Nancy Berman, Property Owner Dimensional Variance	Request to construct a 6-foot solid wooden fence in the side yard that exceeds the maximum height allowed	3241 S 72Nd St
20	12	BZZA-26-00141	Guadalajara Corporation dba Guadalajara Special Use Restaurant, Lessee	Request to continue occupying the premises as a restaurant without a drive-through	901 S 10Th St
21	13	BZZA-26-00161	Breakaway Bar and Grill, LLC, Lessee Use Variance	Request to continue occupying a portion of the premises as an outdoor recreation facility	5356 S 13Th St
22	13	BZZA-26-00164	Import Car Care, LLC, Lessee Special Use	Request to occupy the premises as a light motor vehicle repair facility	4200 S 27Th St

23	13	BZZA-26-00175	Old Dominion Freight Line Inc, Property Owner Dimensional Variance, Special Use	Request to intensify the Board-approved uses of a truck freight terminal and a heavy motor vehicle outdoor storage facility that do not meet the landscaping and screening requirements, do not meet the minimum residential buffer requirements, do not meet the location requirements for short term bicycle parking and to also allow access drives that exceed the maximum allowed width	517 W Layton Av
24	14	BZZA-26-00162	Thomas Vandervort, Property Owner Dimensional Variance	Request to install a 6 ft. solid fence in side yard that exceeds the maximum height allowed	325 E Wilbur 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. 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>
25	10	BZZA-25-00242 Special Use	Platinum Motors, LLC, Lessee Request to add a car wash and to continue occupying the premises as a light motor vehicle body shop, repair, and sales facility	4902 W State St
26	10	BZZA-26-00153 Dimensional Variance, Special Use	The SE WI Professional Baseball Park, Property Owner Request to allow two automatic freestanding changeable message signs that do not comply with the flashing and intermittent or moving sections requirements	1 Brewers Wa
27	1	BZZA-26-00005 Dimensional Variance	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
28	1	BZZA-26-00150 Special Use	International Car Sales, LLC, Request to continue occupying the premises as a light motor vehicle sales facility	4152 N 35Th St

29	1	BZZA-26-00133	Blufox Automotive, LLC, Lessee Special Use	3841 W Villard Av
			Request to continue occupying the premises as a light motor vehicle sales and repair facility	
30	1	BZZA-26-00149	Seven Stars Auto Salvage, LLC dba Salvage Stars Auto Salvage, Lessee Special Use, Use Variance	6440 N 40Th St
			Request to occupy the premises as a light motor vehicle repair facility, secondhand sales facility and continue occupying a portion of the premises as an indoor and outdoor salvage operation facility	
31	1	BZZA-26-00177	3505 Kiehnau, LLC, Lessee Use Variance	3505 W Kiehnau Av
			Request to occupy a portion of the premises as an assembly hall	
32	2	BZZA-26-00138	MID-CITY A.C.W LLC, Lessee Special Use	6801 W Villard Av
			Request to add a light motor vehicle outdoor storage facility and to continue occupying the premises as a light motor vehicle repair facility	
33	3	BZZA-26-00171	Pitowing, LLC, Lessee Use Variance	2468 N Dousman St
			Request to occupy a portion of the premises as a ground transportation service	

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>
34	4	BZZA-26-00125	JC Enterprise of Milwaukee, LLC, Property Owner Use Variance	822 N 24Th St
			Request to continue occupying the premises as a rooming house for 12 occupants	
35	5	BZZA-26-00145	Jaber's Properties, LLC, Property Owner Dimensional Variance, Special Use	8253 W Appleton Av
			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	

36	5	BZZA-26-00165	The Elevated Experience, LLC, Lessee Special Use	9235 W Capitol Dr Request to continue occupying the premises as an assembly hall
37	6	BZZA-26-00140	Manal, LLC, Prospective Buyer Special Use	3434 N Holton St Request to occupy the premises as a light motor vehicle repair facility
38	6	BZZA-26-00146	Next Up Learning Academy, LLC, Lessee Use Variance	1947 N Martin L King Jr Dr Request to occupy the premises as a 24-hour day care center for 20 children per shift, infant - 14 years of age, operating Sunday - Saturday
39	6	BZZA-26-00156	D&D Compassionate Activity Companions, Special Use	3617 N Teutonia Av LLC, Lessee Request to occupy the premises as a community center
40	7	BZZA-26-00081	Milwaukee Materials, LLC, Lessee Special Use	3295 W Townsend St Request to continue occupying the premises as a facility that processes or recycles mined materials and an outdoor material reclamation facility
41	7	BZZA-26-00121	Adullam Outreach Inc., Property Owner Use Variance	3033 N 30Th St Request to occupy a portion of the premises as a community center

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>
42	9	BZZA-25-00474 Special Use	New Beginnings - A Home for Mothers, Inc., Property Owner Request to construct and occupy the premises as a social service facility	7365 N 107Th St
43	9	BZZA-26-00118 Special Use	Favor Plaza, LLC, Lessee Request to occupy the premises as an assembly hall	8700 W Brown Deer Rd

44	11	BZZA-26-00104	Darwin Reyes-Alvarado, Property Owner	3770 S 52Nd St
		Dimensional Variance	Request to allow a front porch that does not meet the minimum front setback required	
45	11	BZZA-26-00147	Royal Auto Service, LLC, Property Owner	6441 W Howard Av
		Special Use	Request to add a light motor vehicle sales facility to the existing continuous non-conforming light motor vehicle repair facility	
46	12	BZZA-26-00143	LHZ Investments, LLC dba Canna Bloom	161 S 1St St
		Special Use	Farmacy, Lessee Request to occupy a portion of the premises as an assembly hall	
47	13	BZZA-26-00180	Patricia B. Wisniewski, Property Owner	3852 S 20Th Pl
		Dimensional Variance	Request to construct a sunroom addition that does not meet the required front setback	
48	13	BZZA-26-00199	Classic Motors, Inc., Property Owner	1026 E Layton Av
		Special Use	Request to continue occupying the premises as a light motor vehicle sales facility in conjunction with 1010 E. Layton Ave. (this is an intensification)	
49	13	BZZA-26-00148	Classic Motors, Inc., Lessee	1010 E Layton Av
		Dimensional Variance, Special Use	Request to construct and add a light motor vehicle repair facility that does not meet the landscaping and screening requirements and to continue occupying the premises as a light motor vehicle sales facility (in conjunction with 1026 E. Layton Ave.)	