



Board of Zoning Appeals

Chair
Eric Lowenberg

Vice Chair
Henry Szymanski

Members
Jennifer Current
Marjorie Rucker
Lindsey St. Arnold Bell

Secretary
India Gaar

AGENDA October 1, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 1, 2026, 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/4442966417256019030>

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 (415) 655-0060 Access Code: 804-814-305 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 September 3, 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	2	BZZA-20-00342 Special Use <i>Dismissal</i>	JAE & JAY TIRE 7 BATTERY, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	6050 W Fond Du Lac Av

2	2	BZZA-21-00257 Special Use <i>Dismissal</i>	Little Scholars Learning Academy Corporation, Lessee Request to increase the number of children per shift from 68 to 90, increase the age of children from infant -12 to infant - 13 years of age, and to continue occupying the premises as a day care center operating Monday - Friday from 5:00 a.m. - midnight (this is a new operator)	6241 W Fond Du Lac Av
3	4	BZZA-21-00298 Special Use <i>Dismissal</i>	Black Swan Enterprises, LLC, Prospective Buyer Request to construct an assembly hall	520 E Summerfest Pl
4	6	BZZA-21-00212 Dimensional Variance <i>Dismissal</i>	Chad Richards, Property Owner Request to allow a fence in the side yard that exceeds the maximum height allowed	536 W Concordia Av
5	9	BZZA-20-00336 Special Use, Use Variance <i>Dismissal</i>	BlueLinx Corporation, Lessee Request to occupy the premises as an outdoor storage facility and heavy manufacturing	8371 N 76Th St
6	9	BZZA-21-00261 Special Use <i>Dismissal</i>	Family Always First, LLC dba Creational Sensation Youth, Lessee Request to occupy a portion of the premises as an assembly hall and community center	6814 W Brown Deer Rd
7	12	BZZA-21-00186 Dimensional Variance <i>Dismissal</i>	Susio, LLC, Property Owner Request to allow an 8 ft. high ornamental metal fence located along a street and a rear lot line, within 5 ft. of the sidewalk	600 S 6Th St
8	13	BZCM-26-00007 Extension of Time	Majestic Care, LLC, Lessee Request for an extension of time to comply with the conditions of BZZA-25-00305	5954 S 27Th St
9	13	BZZA-26-00245 Special Use <i>Dismissal</i>	Bright Beginnings Educare, LLC, Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift, infant - 12 years of age, operating Monday - Friday from 6:00 a.m. - 8:00 p.m.	3555 S 27Th St

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>
10	1	BZZA-26-00261 Special Use	Milwaukee Childcare Center of the Arts, LLC, 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 6:00 a.m. - 11:00 p.m.	6900 N 43Rd St
11	1	BZZA-26-00267 Special Use	MZ Creations, LLC, Lessee Request to decrease the days and hours of operation from Monday - Sunday from 5:00 a.m. - 12:30 a.m. to Monday - Saturday from 6:00 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center for 70 children per shift ages infant - 13 years (this is a new operator)	2809 W Atkinson Av
12	1	BZZA-26-00300 Special Use	Imagination Playground, LLC, Lessee Request to increase the age of children from infant - 12 years to infant - 16 years, to increase the number of children from 24 to 30 per shift and to continue occupying the premises as a day care center operating 24 hours Monday - Sunday	5244 N 35Th St
13	1	BZZA-26-00301 Special Use	Clear Path Childcare, LLC, Lessee Request to decrease the number from 40 to 30 children per shift and to continue occupying the premises as a daycare center, ages infant - 12yrs of age, operating Monday - Friday 6:00 a.m. - 6:30 p.m.	4202 W Silver Spring Dr
14	2	BZZA-26-00262 Special Use	Inayat II, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	6325 N 76Th St

15	2	BZZA-26-00303 Special Use	Bright Beginnings Child Care Center Inc., Lessee Request to occupy a portion of the premises as a day care center for 84 children per shift, infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	6643 W Mill Rd
16	3	BZZA-26-00281 Use Variance	Charles Allis Art Museum Inc., Property Owner Request to occupy a portion of the premises as an assembly hall	1801 N Prospect Av
17	4	BZZA-26-00270 Special Use	Hmong American Women Association Inc., Property Owner Request to continue occupying the premises as a social service facility	3030 W Highland Bl
18	4	BZZA-26-00291 Use Variance	The Newport Corporation, Property Owner Request to erect two internally illuminated signs that do not meet the design standards for signs in a residential district	1610 N Prospect Av
19	4	BZZA-26-00296 Use Variance	Museum Center Park, Inc., Property Owner Request to occupy a portion of the premises as a general office	910 E Michigan St
20	6	BZZA-26-00305 Special Use	Gentle Care Learning Center, LLC, Lessee Request to increase the ages from infant - 13 years to infant - 14, to increase the days of operation from Monday - Saturday to Sunday - Saturday and to continue occupying the premises as a day care center for 49 children per shift operating from 5:00 a.m. to midnight (this is a new operator)	1234 W Burleigh St
21	7	BZZA-26-00256 Use Variance	New Beginnings Child Development Center, LLC, Lessee Request to increase the hours of operation from 5:00 a.m. - midnight to 24-hours and to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age operating Sunday - Saturday	5209-5211 W Hampton Av

22	7	BZZA-26-00309	Stepping Scholars, LLC, Lessee Use Variance	4723 W Hoyt Pl
			Request to increase the ages of children from infant - 5 years to infant - 13 and to continue occupying the premises as a day care center for 19 children per shift operating Monday - Friday from 6:00 a.m. - midnight	
23	8	BZZA-26-00265	Iglesia Casa de Oracion Pentecostes Inc., Special Use Lessee	2240 W National Av
			Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
24	8	BZZA-26-00299	Chico Table Tennis, LLC, Lessee Use Variance	3600 W Pierce St
			Request to occupy a portion of the premises as an indoor recreation facility	
25	9	BZZA-26-00273	Child Care Matters Network, Inc, Lessee Special Use	7817 W Brown Deer Rd
			Request to occupy a portion of the premises as a 24-hour day care center for 17 children per shift, infant - 13 years of age, operating Sunday - Saturday	
26	11	BZZA-26-00274	Luis Vargas Ramos, Property Owner Dimensional Variance	3010 S 49Th St
			Request to construct a covered front porch that exceeds the maximum front setback allowed	
27	12	BZZA-26-00286	Mian's, LLC, Lessee Special Use	1707 W Rogers St
			Request to continue occupying the premises as a motor vehicle filling station	
28	13	BZZA-26-00243	RivCrete Ready Mix, LLC, Lessee Dimensional Variance	4350 S 13Th St
			Request to install a wall sign that exceeds the maximum display area allowed	
29	14	BZZA-26-00306	FSB Milwaukee, LLC, Lessee Special Use, Use Variance	2417 S Howell Av
			Request to occupy a portion of the premises as a general retail establishment and a secondhand store	

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>
30	4	BZZA-26-00268 Special Use	MVP Milwaukee Arena Lot, LLC, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	1124 N Martin L King Jr Dr
31	5	BZZA-26-00231 Special Use	Legacy Home & Respite Care Foundation, Inc., Lessee Request to occupy a portion of the premises as a community center	7828 W Appleton Av
32	5	BZZA-26-00266 Special Use	Small Steps Big Dreams, LLC, Lessee Request to increase the days and hours of operation from Monday - Friday from 6:00 a.m. - midnight to 24-hours Monday - Friday and Saturday from 6:00 a.m. - midnight, to increase the number of children per shift from 37 to 60, to increase the ages from infant - 13 years to infant - 14 and to continue occupying the premises as a day care center	10230 W Fond Du Lac Av
33	5	BZZA-26-00278 Special Use	B2B Brighter Dayz Inc., Lessee Request to occupy the premises as an adult family home for 4 clients	4607 N 79Th St
34	5	BZZA-26-00287 Dimensional Variance	Tyler Lueders, Property Owner Request to install a 4 ft. solid fence with 2 ft. lattice along a side street that exceeds the maximum height allowed	6196 N River Trail Dr
35	6	BZZA-26-00212 Dimensional Variance, Special Use	4th Dimension Sobriety Inc., Property Owner Request to install an 8-foot solid wood fence in the rear yard that exceeds the maximum height allowed and to continue occupying the premises as a rooming house for 30 occupants	500 E Center St

36	7	BZZA-26-00197	Kidz R Kidz Academy, LLC, Lessee Use Variance	4731 W Burleigh St
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 years, 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				

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>
37	8	BZZA-26-00252 Special Use	Alejandra Yajaira Meraz, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	1773 S Muskego Av
38	8	BZZA-26-00288 Special Use, Use Variance	Luxe Vape and Smoke, LLC, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer and a permitted general retail establishment	2000 W Forest Home Av
39	9	BZZA-26-00229 Special Use	Canel Enterprise, Inc., Lessee Request to expand to adjacent tenant spaces and continue to occupy the premises as an assembly hall (this is an intensification to a Board approved use and a new operator)	8653 W Brown Deer Rd
40	9	BZZA-26-00235 Special Use	SJS Automotive, LLC, Lessee Request to occupy the premises as a light motor vehicle repair and sales facility (permitted light motor vehicle outdoor storage on site)	7016 N 76Th St
41	12	BZZA-26-00263 Special Use	Creative Cravings, LLC, Lessee Request to occupy a portion of the premises as an assembly hall	1135 W Historic Mitchell St

42	13	BZZA-26-00248	Crash Champions, LLC, Lessee Special Use Request to continue occupying the premises as a light motor vehicle body shop	4930 S 6Th St
43	14	BZZA-25-00433	Car Doctor Plus, LLC, Lessee Dimensional Variance, Special Use Request to occupy the premises as a light motor vehicle repair facility, ground transportation (permitted), and a light motor vehicle outdoor storage (permitted) that does not meet the landscaping and screening requirements	2321 S Burrell St
44	14	BZZA-26-00218	Corona Motors, LLC, Lessee Special Use Request to continue to occupy the premises as a light motor vehicle repair facility	1122 E Holt Av
45	14	BZZA-26-00297	Prime Auto Sales & Service LLC, Lessee Special Use Request to continue occupying the premises as a ground transportation service facility, light motor vehicle sales and repair facility	1500 W Oklahoma Av

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>
46	15	BZZA-26-00193 Special Use	Little Nesters Childcare Center, LLC, Lessee Request to occupy the premises as a day care center for 50 children per shift, infant - 14 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.	2601 W North Av
47	15	BZZA-26-00271 Special Use	CFL Tires, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1905 W North Av
48	15	BZZA-26-00290 Special Use	Unity Gospel House of Prayer Apostolic, Inc., Property Owner Request to occupy the premises as a community center	1748 N 13Th St

49	1	BZZA-26-00238	Big Sprouts Paradise, LLC, Lessee Use Variance	3718 W Lancaster Av
			Request to decrease the ages from infant-14 years to infant - 13 years, to decrease the hours of operation from 5:00 a.m. - midnight to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift operating Monday - Sunday (this is a new operator)	
50	1	BZZA-26-00284	Kids Fantasies, LLC, Property Owner Special Use	4856 N 41St St
			Request to occupy the premises as a 24-hr family home day care for 8 children per shift infant - 14 years of age	
51	1	BZZA-26-00293	A Good Space, LLC, Lessee Special Use	7315 N Teutonia Av
			Request to occupy the premises as an assembly hall	
52	10	BZZA-26-00253	MM Oil Mart, LLC, Property Owner Special Use	5602 W Vliet St
			Request to extend the existing gas station canopy and continue occupying the premises as a motor vehicle filling station and car wash (this is an intensification)	
53	10	BZZA-26-00269	Barber Social MKE, LLC, Lessee Use Variance	5063 W State St
			Request to occupy a portion of the premises as a personal service establishment (barbershop)	