



Board of Zoning Appeals

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AGENDA
June 26, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 26, 2025, commencing at 2:00 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/1829464651230942294>
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.

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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 May 22, 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	1	BZZA-25-00033 Use Variance <i>Dismissal</i>	Helping Humble Hearts Learning and Development Center, 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 6:00 a.m. - 6:00 p.m.	5454 N 36Th St

2	2	BZZA-25-00168	Goldentouch Maintenance, LLC, Property Special Use <i>Dismissal</i>	Owner Request to construct and occupy the premises as a light motor vehicle sales facility and car wash	10020 W Appleton Av
3	4	BZZA-25-00022	Power Parking, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as a principal use parking lot	741 N Jackson St
4	6	BZZA-25-00191	Fashion, Art, and Teen Empowerment, Special Use <i>Dismissal</i>	Lessee Request to occupy the premises as a community center	339 W North Av
5	8	BZZA-24-00207	Felix Mendez dba Guicho's Body Shop, Special Use, Use Variance <i>Dismissal</i>	Lessee Request to occupy the premises as a light motor vehicle body shop, repair, outdoor storage, outdoor storage facility, and an outdoor salvage operation	2016 W National Av
6	12	BZCM-25-00008	CCM-Cesar Chavez, LLC, Property Owner Extension of Time	Request for an extension of time to comply with the conditions of BZZA-21-00254	1121 S Cesar E Chavez Dr

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.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
7	1	BZZA-25-00163	Special Use	Hope Street Ministries, Inc., Property Owner Request to increase the number of occupants from 44 to 50 and to continue occupying the premises as a transitional housing	2522 W Capitol Dr

8	2	BZZA-25-00130 Special Use	Early Steps Child Development Center, LLC, Lessee	9135 W Silver Spring Dr
			Request to reduce the number of children per shift from 70 to 57 and the hours of operation from 5:00 a.m. – 11:30 p.m. to 5:30 a.m. – 7:30 p.m. and to continue occupying the premises as a day care center for children infant – 13 years of age operating Monday – Sunday	
9	2	BZZA-25-00171 Dimensional Variance	Free Will Cogie, Inc., Property Owner	9220 W Silver Spring Dr
			Request to erect two wall signs that exceed the maximum number allowed	
10	2	BZZA-25-00179 Special Use	Freedom Assembly, Inc., Property Owner	9330 W Appleton Av
			Request to continue occupying the premises as a religious assembly hall	
11	2	BZZA-25-00183 Special Use	Continuous Education, LLC, Lessee	8701 W Fond Du Lac Av
			Request to occupy the premises as a day care center for 48 children per shift, infant-14years of age, operating Sunday-Saturday from 5:30 a.m.- 11:59 p.m.	
12	3	BZZA-25-00212 Special Use,Use Variance	Milwaukee Prospect LLC, Property Owner	2122 N Prospect Av
			Request to occupy a portion of the premises as a heavy motor vehicle rental facility and to continue occupying the premises as a self-service storage facility	
13	4	BZZA-25-00213 Special Use	Milwaukee Art Museum, Inc, Property Owner	700 N Art Museum Dr
			Request to occupy a portion of the premises as a general retail establishment	
14	5	BZZA-25-00165 Dimensional Variance,Special Use	Super Service, Inc., Lessee	10712 W Hampton Av
			Request to continue occupying the premises as a light motor vehicle sales and repair facility that does not meet the minimum screening requirements	
15	5	BZZA-25-00180 Special Use	Bella's Group Home, LLC, Property Owner	7630 W Center St
			Request to continue occupying the premises as a group home for 6 occupants	

16	5	BZZA-25-00206 Special Use	TLC Personal Care Agency, LLC, Property Owner Request to continue occupying the premises as a general office	8105 W Lisbon Av
17	6	BZZA-25-00186 Dimensional Variance	SMELC Holdings, Inc., Property Owner Request to allow 4 wall signs on the principal building that exceeds the maximum number allowed	110 W Burleigh St
18	7	BZZA-25-00143 Dimensional Variance	Bachya Bergman, Property Owner Request to install a 6 ft. solid wood fence in the side yards that exceeds the maximum height allowed	3446 N 54Th St
19	7	BZZA-25-00193 Special Use	Hadley Child Care & Learning Center, Inc., Property Owner Request to continue occupying the premises as a day care center for 80 children per shift infant - 14 years of age operating Monday - Sunday from 5:00 a.m. to 12:30 a.m.	5520 W Burleigh St
20	9	BZZA-25-00181 Special Use	K&P Towing, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility	7928 W Clinton Av
21	9	BZZA-25-00205 Special Use	God's Hands Outreach Ministry, Inc., Lessee Request to occupy a portion of the premises as an assembly hall.	8301 N 76Th St
22	12	BZZA-25-00036 Special Use	Jose J. Trujillo Hernandez dba Viva la Vida Herbalife, Lessee Request to continue occupying the premises as a general office	1901 S 11Th St
23	14	BZCM-25-00009 Condition Modification	AM Auto Sales & Repair LLC, Lessee Request to modify condition #6 "That the unused driveway located on South Chase Avenue be removed and restored to City of Milwaukee specifications within one (1) year."	3600 S Chase Av

24	15	BZZA-25-00136 Dimensional Variance	Milwaukee County, Property Owner Request to install a wall sign that exceeds the maximum display area allowed	1230 W Cherry St
25	15	BZZA-25-00166 Special Use	Shahzad Enterprises, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	2306 W Fond Du Lac Av

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>
26	10	BZAP-25-00001 Appeal of Order	Milwaukee Brewers Baseball Club, L.P., Lessee Request to appeal an order from the Department of Neighborhood Services stating that a portion of the continuous nonconforming principal use parking lot is being occupied as a rideshare lot	446 N Story Pk
27	10	BZZA-25-00134 Special Use	Kiddie Cove Learning Center, LLC, Lessee Request to occupy the premises as a day care center for 18 children per shift infant - 3 years and 11 months operating Monday - Saturday from 6:00 a.m. - 8:00 p.m.	5510 W Center St
28	10	BZZA-25-00167 Special Use	The Gymnasium, LLC dba Dandy, Property Owner Request to continue occupying a portion of the premises as an assembly hall (this is an expansion)	5020 W Vliet St
29	10	BZZA-25-00210 Dimensional Variance	Ali Petroleum, Inc., Lessee Request to erect a freestanding sign that exceeds the maximum display area allowed	5706 W Blue Mound Rd
30	3	BZZA-25-00207 Dimensional Variance	Jeff Koenig, Property Owner Request to construct an attached garage that does not meet the minimum rear setback and exceeds the maximum sidewall height allowed	2429 E Wyoming Pl

31	3	BZZA-25-00208	Doug Rose, Property Owner	2415 E Wyoming Pl
		Dimensional Variance	Request to construct an attached garage that does not meet the minimum side setback in the side yard	
32	4	BZZA-25-00109	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	5	BZZA-25-00069	SM Automotive dba Brew City Automotive, Lessee	5230 N 124Th St
			Request to continue occupying the premises as a light motor vehicle repair facility	
34	5	BZZA-25-00199	The Elevated Experience LLC, Lessee	9235 W Capitol Dr
		Special Use	Request to occupy the premises as an assembly hall	
35	6	BZZA-24-00444	Growing Love, LLC, Lessee	2628 N Martin L King Jr Dr
		Use Variance	Request to occupy the premises as a day care center for 100 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m.	
36	6	BZZA-25-00177	Qwik-Nic, LLC DBA Deadheads Corner, Lessee	2225 N Humboldt Av
		Special Use,Use Variance	Request to occupy the premises as a tobacco and e-cigarette retailer	

3:15 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>
37	7	BZZA-25-00187	Ahmad Properties, LLC, Prospective Buyer	3033 N 35Th St
		Dimensional Variance,Special Use	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 that is located between the street facade of a principal building and a street lot line	

38	7	BZZA-25-00188	Ahmad Properties, LLC, Prospective Buyer	3051 N 35Th St
		Dimensional Variance,Special Use	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 that is located between the street facade of a principal building and a street lot line	
39	7	BZZA-25-00189	Ahmad Properties, LLC, Prospective Buyer	3043 N 35Th St
		Dimensional Variance,Special Use	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 that is located between the street facade of a principal building and a street lot line	
40	7	BZZA-25-00190	Ahmad Properties, LLC, Prospective Buyer	3039 N 35Th St
		Dimensional Variance,Special Use	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 that is located between the street facade of a principal building and a street lot line	
41	7	BZZA-25-00209	Martha Brock, Property Owner	3757 N 42Nd St
		Dimensional Variance	Request to allow a 6 ft. solid wood fence in the side and front yards that does not meet the minimum required setback, exceeds the maximum height allowed, is located within the vision triangle, and has vertical and horizontal supporting members facing the exterior of the lot	
42	8	BZZA-25-00172	Marco A. Ibarra dba Infinityyy Sales, Other	2083 S Muskego Av
		Special Use	Request to occupy the premises as a light motor vehicle sales and repair facility	
43	8	BZZA-25-00174	Isaiah Bartolomey, Prospective Buyer	1901 S 26Th St
		Special Use	Request to occupy a portion of the premises as a personal service (barbershop)	
44	9	BZZA-25-00133	Nash Auto Services, LLC, Lessee	8045 N 76Th St
		Special Use	Request to occupy a portion of the premises as a light motor vehicle repair facility (this is a new operator)	

45	9	BZZA-25-00170	DBB Auto, LLC, Lessee Special Use	7933 N 73Rd St 7
			Request to occupy the premises as a light motor vehicle wholesale (permitted) and sales facility	
46	9	BZZA-25-00176	Braden Smith, Property Owner Dimensional Variance	8429 N Granville Rd
			Request to allow 11 vehicles to be parked outdoors on a lot containing a two-family dwelling that exceeds the maximum number of vehicles allowed and to allow three accessory structures that exceeds the maximum number allowed	
47	9	BZZA-25-00185	Next Level Auto Sales, LLC, Lessee Special Use	9334 N 107Th St
			Request to occupy a portion of the premises as a light motor vehicle sales facility	

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>
48	12	BZZA-25-00201 Dimensional Variance	Julio Rodriguez, Property Owner Request to allow a 6 ft. solid fence along the street that does not meet the minimum required set back from the sidewalk	1533 W Mitchell St
49	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	4000 S 13Th St
50	13	BZZA-24-00199 Dimensional Variance,Special Use	Absolute Auto Salvage, LLC, Lessee Request to not meet the requirements for screening and paving and to continue occupying the premises as an outdoor salvage operation	2081 W Ohio Av aka 2108 W Holt Av
51	13	BZZA-24-00327 Dimensional Variance,Use Variance	Absolute Auto Salvage, LLC, Lessee Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	2151 W Ohio Av

52	13	BZZA-24-00381	Absolute Auto Salvage, LLC, Lessee	2081 ADJ W Ohio Av
		Dimensional Variance,Use Variance	Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	
53	13	BZZA-25-00178	MilBrew Holdings, LLC, Lessee	3702 S 27Th St
		Dimensional Variance	Request to construct a new restaurant with a drive-through facility that exceeds the maximum number of parking spaces allowed	
54	13	BZZA-25-00184	Carlos Montejano, Property Owner	2506 W Ramsey Av
		Dimensional Variance	Request to allow a commercial vehicle to be parked on a single-family lot that exceeds the maximum length and height allowed	
55	15	BZZA-25-00097	Mommy's Helper, LLC dba Mommy's Helper Childcare, Lessee	2207 W Center St
		Special Use	Request to occupy a portion of the premises as a day care center for 35 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 10:00 p.m.	
56	15	BZZA-25-00169	Scott and Jucileide Cepolski, Prospective Buyer	1901 W Galena St
		Special Use	Request to occupy a portion of the premises as a general office	

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>
57	1	BZZA-24-00123	Whip Game Auto & Tire, LLC, Lessee	5614 W Hampton Av
		Special Use	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)	
58	1	BZZA-25-00156	One Love Learning Center, LLC, Lessee	4560 N 22Nd St
		Special Use	Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 12 years of age operating Monday - Friday	

59	1	BZZA-25-00196 Special Use	Home Is Where The Heart Is MKE, Inc., Property Owner	4241 N 13Th St
			Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	
60	2	BZZA-25-00061 Special Use	D & R Auto Sales, LLC, Lessee	6155 W Fond Du Lac Av
			Request to occupy a portion of the premises as a light motor vehicle sales facility	
61	2	BZZA-25-00152 Special Use	A&T Holdings, LLC, Lessee	7401 W Fond Du Lac Av
			Request to occupy the premises as a light motor vehicle sales facility	
62	2	BZZA-25-00155 Dimensional Variance,Special Use,Use Variance	Milwaukee Recreation, Request to occupy the premises as a community center, an outdoor recreation facility, general office, and a parking lot that does not meet the public street screening requirements, to allow 11 accessory structures on a single lot that exceeds the maximum number allowed, and to erect a freestanding sign and a combination wall sign that exceeds the maximum display area allowed	5575 N 76Th St
63	2	BZZA-25-00182 Special Use	Bright Futures Academy, Inc., Lessee	6709 W Villard Av
			Request to occupy the premises as a day care center for 42 children per shift, 6 weeks- 13 years of age, operating Sunday-Saturday from 6:00 a.m.- midnight	
64	2	BZZA-25-00203 Special Use	Hook-Us SSE, LLC, Lessee	9006 W Silver Spring Dr
			Request to occupy the premises as an assembly hall	