



Board of Zoning Appeals

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AGENDA
July 31, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, July 31, 2025, 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/4259734993977688667>
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 June 26, 2025 Minutes of the Board of Zoning Appeals

<u>Item No.</u>	<u>Ald.</u>	<u>Case No.</u>	<u>Type</u>	<u>Case Information</u>	<u>Location</u>
1	1	BZCM-25-00010		StorSafe of Silver Springs, LLC, Property Extension of Time Owner Request for an extension of time to comply with the conditions of BZZA-23-00098	5525 N 27Th St
2	2	BZZA-25-00061	Special Use <i>Dismissal</i>	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

3	3	BZZA-25-00250	Firetree Games, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy a portion of the premises as an assembly hall	2856 N Oakland Av
4	5	BZZA-25-00217	Blooming Tots Family Childcare, LLC, Special Use <i>Dismissal</i>	Lessee Request to occupy the premises as a day care center for 30 children per shift infant -12 years of age operating Monday - Friday from 6:00 a.m. to 11:00 p.m.	7826 W Capitol Dr
5	6	BZZA-25-00150	Colletas Learning Academy, LLC, Special Use <i>Dismissal</i>	Prospective Buyer Request to occupy the premises as a day care center for 30 children per shift infant - 14 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m. and Saturday - Sunday from 6:00 a.m. - 4:00 p.m.	3478 N 2Nd St
6	13	BZCM-25-00013	Auto Depot, LLC, Lessee Extension of Time	Request for an extension of time to comply with the conditions of BZZA-23-00389	600 E Layton Av
7	15	BZZA-22-00335	Auto Source 2, LLC, Prospective Buyer Special Use <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle sales and repair facility	2316 W Fond Du Lac Av
8	15	BZZA-24-00240	B & C Brothers Construction, LLC, Lessee Dimensional Variance,Use Variance <i>Dismissal</i>	Request to occupy the premises as a contractor's yard that does not meet the minimum landscaping requirement	3309 W Cherry St
9	15	BZZA-24-00325	Rigoberto Bustos-Castro, Property Owner Dimensional Variance <i>Dismissal</i>	Request to allow a 6 ft. chain link fence in the front yard that exceeds the maximum height allowed	3023 W Cherry St

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>
10	1	BZZA-25-00198 Special Use	D&H, LLC DBA Best Tire Center, Property Owner Request to continue occupying the premises as a light motor vehicle repair and sales facility	4979 N Teutonia Av
11	1	BZZA-25-00270 Special Use	Next Generation Day Camp, LLC, Lessee Request to occupy a portion of the premises as a community center and a day care center (permitted)	6100 N 42Nd St
12	2	BZZA-25-00245 Special Use	Lighthouse Youth Center, Inc., Lessee Request to continue occupying the premises as a community center	5641 N 68Th St
13	3	BZZA-25-00099 Special Use	The Tracks of Milwaukee, Inc., Lessee Request to continue occupying a portion of the premises as an outdoor recreation facility	2909 N Humboldt Bl
14	3	BZZA-25-00100 Use Variance	The Tracks of Milwaukee, Inc., Lessee Request to occupy a portion of the premises as an outdoor recreation facility	2920 N Weil St
15	3	BZZA-25-00269 Use Variance	The Cat Witch MKE, LLC, Lessee Request to occupy a portion of the premises as an animal grooming facility	1518 N Farwell Av
16	4	BZZA-25-00237 Use Variance	Tootsies Tea, LLC, Lessee Request to occupy a portion of the premises as a general retail establishment	2406 W Clybourn St
17	4	BZZA-25-00241 Dimensional Variance	Milwaukee County Parks, Property Owner Request to erect an 8 ft. ornamental fence in the rear yard that exceeds the maximum height allowed	1531 W Vliet St

18	6	BZZA-25-00225 Special Use	Mount Horeb Missionary Baptist Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	534 W Center St
19	6	BZZA-25-00233 Special Use	SP Milwaukee PropCo1, LLC, Property Owner Request to occupy the premises as a principal use parking lot	101 E Pleasant St
20	6	BZZA-25-00234 Special Use	SP Milwaukee PropCo1, LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot	1505 N Rivercenter Dr
21	6	BZZA-25-00235 Special Use	SP Milwaukee PropCo1, LLC, Prospective Buyer Request to occupy a portion of the premises as an accessory use parking lot	215 W Pleasant St
22	6	BZZA-25-00236 Special Use	SP Milwaukee PropCo1, LLC, Property Owner Request to occupy a portion of the premises as an accessory use parking lot	1500 N 2Nd St
23	7	BZZA-25-00230 Special Use	Home 4 the Heart, Inc., Lessee Request to continue occupying the premises as a group home for 5 occupants	2967 N 38Th St
24	7	BZZA-25-00253 Special Use	Little Nuggets Childcare Center, LLC, Lessee Request to reduce the hours of operation from 24-hours Monday - Sunday to Monday - Friday from 6:00 a.m. - midnight and Saturday - Sunday from 6:00 a.m. - 4:00 p.m. and to continue occupying a portion of the premises as a day care center for 47 children per shift infant - 13 years of age (this is a new operator)	5806 W Burleigh St
25	8	BZZA-25-00216 Special Use	Magic Touch, LLC, Lessee Request to occupy the premises as a personal service (barbershop)	2635 W Burnham St

26	8	BZZA-25-00247 Special Use	Tintboyz of Wisconsin, LLC dba Tint Boyz, Lessee	2439 W Lincoln Av
			Request to occupy the premises as a light motor vehicle repair facility	
27	9	BZZA-25-00224 Use Variance	Anne's Children House, LLC, Lessee	6910 W Brown Deer Rd
			Request to decrease the number of children per shift from 45 to 30 and to continue occupying a portion of the premises as a day care center for children infant - 12 years of age operating Monday - Saturday 6:00 a.m. - 6:00 p.m.	
28	9	BZZA-25-00248 Special Use	Bell Ambulance, Inc., Prospective Buyer	9401 W Brown Deer Rd
			Request to occupy the premises as an ambulance service	
29	9	BZZA-25-00252 Dimensional Variance	Mt. Zion Assembly of the Apostolic Faith, Inc., Property Owner	7132 W Good Hope Rd
			Request to erect a freestanding sign that exceeds the maximum height and maximum display area allowed	
30	13	BZZA-25-00243 Special Use	Grandma's House Childcare and Early Dev Ctr, LLC, Lessee	6039 S Howell Av
			Request to increase the number of children from 18 to 19 children per shift and to continue occupying the premises as a day care center for children infant - 13 years of age operating Monday - Friday from 4:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 5:00 p.m.	
31	14	BZZA-25-00240 Dimensional Variance	Vendetta Coffee Bar, LLC, Lessee	2268 S Kinnickinnic Av
			Request to erect an awning sign that exceeds the maximum display area allowed	
32	14	BZZA-25-00246 Special Use	Lighthouse Youth Center, Inc., Property Owner	1132 W Oklahoma Av
			Request to continue occupying the premises as a community center	

33	15	BZZA-25-00259	Four Seasons Early Learning Center, Lessee Dimensional Variance	Request to erect a wall sign that exceeds the maximum number of wall signs allowed per street frontage	2200 N 12Th St
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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>
34	5	BZZA-25-00084 Special Use	Bonded Enterprises LLC DBA Bonded Motors, Lessee Request to occupy the premises as a light motor vehicle sales facility	7704 W Appleton Av
35	5	BZZA-25-00199 Special Use	The Elevated Experience LLC, Lessee Request to occupy the premises as an assembly hall	9235 W Capitol Dr
36	6	BZZA-24-00245 Special Use	Kutabas Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility, light motor vehicle repair facility, and light motor vehicle body shop	3210 N Martin L King Jr Dr
37	6	BZZA-25-00228 Special Use	Pinkey's Capital Auto Body Corp., Property Owner Request to occupy a portion of the premises as a light motor vehicle body shop.	3918 N 2Nd St
38	6	BZZA-25-00229 Special Use	Pinkey's Capital Auto Body Corp., Property Owner Request to occupy a portion of the premises as an outdoor salvage operation	3809 N Richards St
39	6	BZZA-25-00251 Use Variance	High Flowers Company. DBA. High Flowerz Dispensary, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer	1335 N Martin L King Jr Dr

40	6	BZZA-25-00256	Crops in the Kitchen, LLC, Lessee Special Use, Use Variance	Request to occupy the premises as an assembly hall, personal instruction school, catering service (permitted) and general office (permitted)	3700 N Fratney St
41	6	BZZA-25-00261	KG Development Group, Prospective Buyer Dimensional Variance, Special Use	Request to construct a mixed-use building (permitted multi-family dwelling) that exceeds the maximum allowed units, does not meet the primary street setback, does not meet the side street setback and to occupy a portion of the premises as an accessory parking lot	3116 N Martin L King Jr Dr

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>
42	7	BZZA-25-00204 Special Use	Day to Day Fun Learning LLC, Lessee Request to occupy the premises as a day care center for 32 children per shift infant to 13 years of age operating Monday- Friday from 8:00 a.m. - midnight and Saturday - Sunday from 8:00 a.m. - 6:00 p.m.	5325 W Burleigh St
43	7	BZZA-25-00209 Dimensional Variance	Martha Brock, Property Owner Request to allow a 4 ft. solid wood fence in the side and front yards that is located within the vision triangle	3757 N 42Nd St
44	8	BZZA-25-00214 Special Use	Cosmic Motors, LLC, Lessee Request to add a light motor vehicle body shop and outdoor storage to the Board approved light motor vehicle repair facility	2617 S 31St St
45	8	BZZA-25-00268 Special Use	Seton Catholic Schools, Other Request to construct an accessory parking lot that is located between a street façade of the principal building and a street lot line	2251 S 31St St

46	9	BZZA-25-00121	Zignego Company Inc., Property Owner Special Use, Use Variance	Request to occupy the premises for the processing or recycling of mined materials (concrete crushing) and heavy manufacturing (permanent concrete/batch plant)	9168 N 124Th St
47	9	BZZA-25-00173	Ampro Automotive, LLC, Lessee Special Use, Use Variance	Request to occupy the premises as a light motor vehicle sales, repair, and outdoor storage facility	9450 N 107Th St
48	9	BZZA-25-00185	Next Level Auto Sales, LLC, Lessee Special Use	Request to occupy a portion of the premises as a light motor vehicle sales facility	9334 N 107Th St
49	9	BZZA-25-00231	Aim for Change, LLC, Property Owner Use Variance	Request to occupy the premises as transitional housing for 8 residents.	6230 W Boehlke Av
50	9	BZZA-25-00244	H2FLO, LLC, Prospective Buyer Special Use	Request to occupy the premises as an industrial wastewater treatment facility	5600 W Florist 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>
51	10	BZZA-25-00104 Use Variance	I Am Academy, LLC, Lessee Request to occupy 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. - 10:00 p.m.	5820 W Blue Mound Rd
52	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
53	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

54	12	BZZA-25-00249	Milwaukee Auto Repairs, LLC, Lessee Use Variance	1335 S 10Th St Request to continue occupying the premises as a light motor vehicle repair facility
55	13	BZCM-25-00011	Old Dominion Freight Line, Inc., Property Owner Condition Modification	401 W Layton Av Request to modify condition #9 " That landscaping and screening is installed by July 30, 2025 in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 8, 2006 or another plan submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group. The landscaping and screening must also be maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance."
56	13	BZZA-24-00199	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Special Use	2081 W Ohio Av aka 2108 W Holt Av Request to not meet the requirements for screening and paving and to continue occupying the premises as an outdoor salvage operation
57	13	BZZA-24-00327	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Use Variance	2151 W Ohio Av Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements
58	13	BZZA-24-00381	Absolute Auto Salvage, LLC, Lessee Dimensional Variance,Use Variance	2081 ADJ W Ohio Av Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements
59	13	BZZA-25-00220	JMR Automotive, LLC, Property Owner Special Use	4230 S Howell Av Request to occupy a portion of the premises as a light motor vehicle repair facility.

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>
60	14	BZZA-25-00068 Dimensional Variance,Use Variance	Guarding Your Investments, LLC, Property Owner Request to construct a detached garage with a second family dwelling that exceeds the maximum allowed lot coverage and building depth and does not meet the minimum required rear setback and eave along the side lot line	2995 S Shore Dr
61	14	BZZA-25-00262 Special Use	U. S. Venture, Inc, Lessee Request to expand the Board-approved hazardous materials storage facility	1626 S Harbor Dr
62	15	BZZA-25-00221 Dimensional Variance,Special Use	Neuvue, LLC, Prospective Buyer Request to construct a mixed-use building that does not meet the minimum required lot area per dwelling unit and exceeds the maximum allowed height and to occupy a portion of the premises as a community garden, assembly hall, and indoor recreation facility	1515 N 12Th St
63	15	BZZA-25-00226 Special Use	Collective Montessori School, Inc., Lessee Request to reduce the number and grade of students from 500 students grade K4 - 12th to 155 students grade K3 - 8th, to increase the hours of operation from 7:00 a.m. - 5:00 p.m. to 7:00 a.m. - 5:30 p.m. and to continue occupying the premises as an elementary and secondary school operating Monday - Friday (this is a new operator)	3814 W North Av
64	15	BZZA-25-00232 Dimensional Variance	Vliet Street Development, LLC, Property Owner Request to allow two non-ornamental fence (artistic murals) that exceeds the maximum allowed height	3542 W Vliet St

65	1	BZZA-24-00123	Whip Game Auto & Tire, LLC, Lessee Special Use	5614 W Hampton Av
			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)	
66	1	BZZA-25-00147	Rob's Auto Sales and Rentals, LLC, Lessee Special Use	6151 N Teutonia Av
			Request to occupy a portion of the premises as a light motor vehicle rental facility (permitted) and a light motor vehicle repair facility	
67	1	BZZA-25-00218	Learning As We Grow Childcare and Preschool North Campus, LLC, Lessee	4075 N Teutonia Av
			Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - midnight to 24-hours Sunday - Saturday and to continue occupying the premises as a day care center for 79 children per shift infant - 14 years of age (this is a new operator)	
68	1	BZZA-25-00227	Karter's Kiddie Klubhouse Family Childcare, LLC, Lessee	3328 W Villard Av
			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. to midnight and Saturday from 6:00 a.m. to 8:00 p.m.	