



Board of Zoning Appeals

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AGENDA
September 11, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 11, 2025, 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/3746680879216873309>

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 (914) 614-3221 Access Code: 200-310-761 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 July 31, 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	4	BZZA-24-00248 Use Variance <i>Dismissal</i>	SHAAN Real Estate, Inc., Property Owner Request to occupy the premises as a rooming house for 18 occupants	3217 W Wells St
2	5	BZZA-19-00467 Use Variance <i>Dismissal</i>	CleanSlate Medical Group of Wisconsin, S.C., Lessee Request to occupy a portion of the premises as a medical service facility	8532 W Capitol Dr 202

3	6	BZZA-25-00309 Special Use <i>Dismissal</i>	Abundant Love Homes, LLC, Lessee Request to occupy the premises as a rooming house	3523 N 2Nd La
4	12	BZZA-25-00024 Use Variance <i>Dismissal</i>	Ms. Hilson's Kindercare and Love Childcare II, Lessee Request to occupy a portion of the premises as a day care center for 30 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 8:00 p.m.	1020 W Historic Mitchell St
5	13	BZZA-25-00020 Dimensional Variance <i>Dismissal</i>	Easton Motors, Inc., Lessee Request to erect a freestanding sign that exceeds the maximum display area and height allowed	5150 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>
6	1	BZZA-25-00066 Special Use	Simple Steps, LLC DBA Cesame Street Child Development Center, Property Owner Request to increase the age of children from infant-12 years of age to infant -14, reduce the hours of operation from 6:00 a.m.-midnight to 6:00 a.m.-10:00 p.m. and to continue occupying the premises as a day care center for 80 children per shift operating Monday-Friday	4861 N Teutonia Av
7	1	BZZA-25-00295 Special Use	Tee Tee Kita's Childcare & Learning Center, LLC, Lessee Request to increase the age from infant - 12 years of age to infant - 13, to decrease the days of operation from Monday - Sunday to Monday - Friday, and to continue occupying the premises as a day care center for 82 children per shift operating from 5:00 a.m. - midnight	2812 W Fairmount Av

8	2	BZZA-25-00257 Dimensional Variance	Quality Communications, LLC dba Total Wireless, Lessee Request to allow a roof sign that exceeds the maximum number allowed per building	6504 W Capitol Dr
9	2	BZZA-25-00311 Special Use	Ambitious Minds Learning Center, Lessee Request to continue occupying a portion of the premises (units 8715 and 8717) as a day care center for 55 children per shift infant - 12 years of age operating 24 hours Monday - Friday and Saturday from 5:00 a.m. - 7:00 p.m.	8715 W Fond Du Lac Av
10	3	BZZA-25-00277 Special Use	Studio B & CO. LLC, Lessee Request to occupy a portion of the premises as a community center	2478 N Murray Av
11	5	BZZA-25-00278 Special Use	Advantage Auto Parts, LLC, Lessee Request to add a light motor vehicle body shop and to continue occupying the premises as a light motor vehicle sales and repair facility and outdoor salvage operation	11840 W Hampton Av
12	6	BZZA-24-00439 Dimensional Variance	Milwaukee Public Schools, Property Owner Request to erect two wall signs, exceeding the maximum number of wall signs allowed	2760 N 1St St
13	6	BZZA-25-00211 Special Use,Use Variance	Eastbank Storage on 3rd Street, Inc., Lessee Request to add a heavy motor vehicle rental facility and to continue occupying a portion of the premises as a self-service storage facility	2039 N Martin L King Jr Dr
14	6	BZZA-25-00266 Special Use	ONE9 Trauma & Behavioral Health Counseling Services, LLC, Lessee Request to continue occupying the premises as a social service facility	2669 N Martin L King Jr Dr

15	6	BZZA-25-00307 Special Use	Tomorrow's Future Early Childhood Center Inc., Lessee	1451 N 6Th St
			Request to decrease the number of children per shift from 100 to 85 and to continue occupying the premises as a day care center for children infant to 12 years of age operating Monday - Sunday from 6:00 a.m. to midnight	
16	7	BZZA-25-00288 Special Use	Higher Love Ministries Outreach, Inc., Property Owner	2700 W Concordia Av
			Request to continue occupying the premises as a religious assembly hall	
17	9	BZZA-25-00287 Special Use	C. Steven Setzer Enterprises, LLC dba Rocky Rococo Pizza & Pasta, Prospective Buyer	8300 W Brown Deer Rd
			Request to continue occupying a portion of the premises s a restaurant with a drive-through facility	
18	10	BZZA-25-00264 Use Variance	Christopher Loss, Property Owner	1836 N 59Th St
			Request to convert a portion of an accessory structure into habitable space	
19	12	BZZA-25-00280 Use Variance	Hope House of Milwaukee, Inc., Property Owner	209 W Orchard St
			Request to continue occupying a portion of the premises as an emergency residential shelter	
20	12	BZZA-25-00282 Special Use	Red Maple, MKE, Property Owner	100 W Maple St
			Request to continue occupying the premises as a tavern	
21	12	BZZA-25-00297 Special Use	Your Move MKE Inc., Lessee	1670 S 11Th St
			Request to occupy a portion of the premises as a community center	
22	12	BZZA-25-00301 Special Use	Milwaukee Area Technical College Foundation, Inc., Prospective Buyer	816 W National Av
			Request to continue occupying the premises as a college	

23	13	BZZA-25-00272 Special Use	Eastbrook Church, Inc. DBA International Community Center, Lessee	4200 S Howell Av
			Request to occupy a portion of the premises as a community center	
24	13	BZZA-25-00276 Special Use	Aladin, LLC, Lessee	5518 S 13Th St
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
25	13	BZZA-25-00290 Special Use	Sikh Center Of Wisconsin Inc., Prospective Buyer	180 W Grange Av
			Request to occupy the premises as a religious assembly hall	
26	13	BZZA-25-00299 Special Use	Kar-X Auto Body & Sales LLC, Lessee	1101 W Boden Ct
			Request to continue occupying the premises as a light motor vehicle sales facility and light motor vehicle body shop	
27	13	BZZA-25-00305 Use Variance	Majestic Care, LLC, Lessee	5954 S 27Th St
			Request to occupy the premises as a day care center for 14 children per shift infant - 15 years of age operating Monday - Friday from 7:00 a.m. - 7:00 p.m.	
28	14	BZZA-25-00293 Special Use	Radish MKE, LLC, Lessee	2591 S Delaware Av
			Request to occupy a portion of the premises as a restaurant without a drive-through 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>
29	7	BZZA-25-00223 Dimensional Variance	Gloria Diggs, Property Owner	3910 W Fond Du Lac Av
			Request to allow a 10 ft. solid fence along the side and rear lot line that exceeds the maximum height allowed	

30	8	BZZA-25-00071 Special Use	Gene McKiernan dba McKiernan's, Property Owner	2066 S 37Th St
			Request to continue occupying the premises as a tavern (this is a new operator)	
31	9	BZZA-25-00238 Special Use	Legacy Auto Center, LLC, Prospective Buyer	9005 W Brown Deer Rd
			Request to occupy the premises as a light motor vehicle sale (permitted) and repair facility	
32	9	BZZA-25-00273 Special Use	Epic Care Adult Daycare, Inc, Lessee	5501 W Mill Rd
			Request to occupy a portion of the premises as an adult day care center	
33	11	BZZA-25-00303 Dimensional Variance	Jordan Arsnow, Property Owner	3416 S 82Nd St
			Request to allow a 6 ft. solid fence in the side yard that exceeds the maximum height allowed	
34	12	BZZA-25-00265 Special Use	St. Stanislaus Properties, LLC, Property Owner	501 W Historic Mitchell St
			Request to occupy the premises as a religious assembly hall	
35	13	BZZA-25-00200 Special Use	Auto Luxe, LLC, Prospective Buyer	4220 S 27Th St
			Request to occupy the premises as a light motor vehicle sales facility.	
36	13	BZZA-25-00202 Special Use	Howell Avenue Auto Sales LLC, Property Owner	4230 S Howell Av
			Request to occupy a portion of the premises as a light motor vehicle sales facility	
37	13	BZZA-25-00258 Dimensional Variance	Islamic Foundation of Greater Milwaukee, Inc., Property Owner	801 W Layton Av
			Request to install an electronic message board and allow a freestanding sign (existing and nonconforming) that exceeds the maximum height and display area allowed	

38	13	BZZA-25-00260 Dimensional Variance	MilBrew Holdings, LLC, Prospective Buyer Request to occupy the premises as a restaurant with a drive-through facility that exceeds the maximum number of parking spaces allowed	350 W Layton Av
39	13	BZZA-25-00312 Dimensional Variance	Dennis Hafert, Property Owner Request to continue allowing a 24 ft. vehicle (trailer) on the premises	2269 W Bolivar Av

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>
40	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
41	14	BZZA-25-00195 Special Use	National 6 Oil, LLC dba Mobil, Lessee Request to continue occupying the premises as a motor vehicle filling station and car wash	3870 S Howell Av
42	14	BZZA-25-00279 Special Use	Babes & Gents, LLC dba The House, Lessee Request to occupy the premises as a tavern	1100 E Potter Av
43	15	BZCM-25-00012 Condition Modification	KG Development Group, Property Owner Request to modify condition #5 "that the civil and architectural site plans submitted to the BOZA office on January 14, 2025 are approved"	2436 N 50Th St
44	15	BZZA-25-00194 Dimensional Variance	Alberto Rodriguez, Property Owner Request to allow a 6 ft. solid fence in the front yard and is located within the vision triangle	1016 W Center St

45	15	BZZA-25-00197 Special Use	Sams and Sons, LLC, Lessee Request to occupy the premises as a light motor vehicle sales and repair facility	2316 W Fond Du Lac Av
46	15	BZZA-25-00322 Dimensional Variance,Use Variance	Milwaukee County, Property Owner Request to install a fence in the front, sides, and rear yards that exceeds the maximum height allowed, to construct an accessory building that does not meet the minimum required setback, and to occupy a portion of the premises as a heavy motor vehicle repair facility and an indoor and outdoor storage facility	1855 N 40Th St
47	1	BZZA-25-00285 Special Use	Ozone Tires, LLC, Lessee Request to continue occupying a portion of the premises as an outdoor storage (two shipping containers) and a continuous non-conforming light motor vehicle repair facility	4235 W Silver Spring Dr
48	1	BZZA-25-00294 Special Use	Leonardo, LLC dba Masa Motors, Lessee Request to add a light motor vehicle repair facility to the Board approved light motor vehicle sales facility	4087 N Green Bay 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>
49	2	BZZA-24-00483 Use Variance	MJ Construction Inc., Lessee Request to continue occupying the premises as a processing and recycling of mined materials facility	8617 W Kaul Av
50	2	BZZA-24-00484 Use Variance	MJ Construction Inc., Lessee Request to continue occupying the premises as a processing and recycling of mined materials facility	8701 W Kaul Av
51	2	BZZA-25-00274 Dimensional Variance,Special Use	Elite Shine Carwash, LLC, Lessee Request to occupy the premises as a car wash and light motor vehicle sales facility without the required screening	10030 W Appleton Av

52	2	BZZA-25-00284	Fancy Car Wash, Inc., Lessee Dimensional Variance	Request to erect an automatic changeable message freestanding sign that exceeds the maximum height and display area allowed	7323 W Mill Rd
53	2	BZZA-25-00319	Fancy Car Wash, Inc., Lessee Special Use	Request to continue occupying the premises as a car wash (this is a new operator)	7323 W Mill Rd
54	3	BZZA-25-00142	Forged Real Estate, LLC, Property Owner Dimensional Variance	Request to construct a multi-family dwelling that exceeds the maximum building depth allowed and does not meet the minimum required setback of the overhang garage door, the number of short-term bicycle spaces, and the primary entrance door orientation	1120 E Kane Pl
55	4	BZZA-25-00310	Northwestern Mutual Life Insurance Special Use	Company, Property Owner Request to erect three changeable message freestanding signs	818 E Mason St
56	4	BZZA-25-00333	North Edison, LLC, Property Owner Dimensional Variance,Special Use	Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	1005 N Edison St
57	5	BZZA-25-00291	Christopher Ekstein, Property Owner Dimensional Variance	Request to construct a garage that exceeds the maximum sidewall height allowed	3164 N 91St St
58	5	BZZA-25-00292	Capitol Dealz Smoke Shop, Lessee Dimensional Variance	Request to allow an automatic changeable message freestanding sign and a wall sign that exceeds the maximum display area allowed	7822 W Capitol Dr
59	6	BZZA-25-00281	GenCap Emem MLK, LLC, Property Dimensional Variance	Owner Request to erect two projecting signs that exceeds the maximum allowed display area	2943 N Martin L King Jr Dr