



Board of Zoning Appeals

Chairperson
Eric Lowenberg

Vice Chairman
Henry Szymanski

Members
Jennifer Current
Marjorie Rucker
Lindsey St. Arnold Bell

Alternates
Kevin Kuschel
Michael Wright

Secretary
India Gaar

AGENDA
October 9, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, October 9, 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/5391939502172351580>

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 (562) 247-8321 Access Code: 442-225-069 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.

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 September 11, 2025 Minutes of the Board of Zoning Appeals
Approval of the Board of Zoning Appeals 2026 Calendar

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	2	BZZA-25-00284 Dimensional Variance <i>Dismissal</i>	Fancy Car Wash Inc., Lessee Request to erect an automatic changeable message freestanding sign that exceeds the maximum height and display area allowed	7323 W Mill Rd

2	4	BZCM-25-00015	Center for Veteran Issues, Property Owner Extension of Time Request for an extension of time to comply with the conditions of BZZA-23-00085	3330 W Wells St
3	6	BZZA-19-00398	Downtown Auto Body, LLC, Property Owner Special Use <i>Dismissal</i> Request to add an outdoor storage facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	3341 N Booth St
4	6	BZZA-25-00327	Tippy Toes To Structure Academy LLC, Lessee Special Use <i>Dismissal</i> Request to occupy a portion of the premises as a day care center for 28 children per shift, infant - 13 years of age, operating Monday-Friday from 6:00 a.m.- 10:00 p.m. and Saturday 6:00 a.m.- 6:00 p.m.	1947 N Martin L King Jr Dr
5	7	BZZA-25-00334	Bestow Services, Inc., Lessee Special Use <i>Dismissal</i> Request to occupy a portion of the premises as an assembly hall	5302 W Burleigh St
6	10	BZZA-24-00252	Dorothy and Nissie's Learning Palace, Lessee Special Use <i>Dismissal</i> Request to occupy a portion of the premises as a 24-hr day care center for 30 children per shift infant - 13 years of age operating Monday - Saturday	4634 W State St
7	10	BZZA-25-00321	Lamonda King. dba Kars, Lessee Special Use <i>Dismissal</i> Request to occupy the premises as a light motor vehicle sales facility	5638 W Appleton Av
8	12	BZZA-24-00405	Niche Ventures, LLC, Lessee Special Use <i>Dismissal</i> Request to occupy the premises as an assembly hall	111 E Mitchell St
9	13	BZZA-20-00092	Minervas Trucking, LLC, Lessee Dimensional Variance <i>Dismissal</i> Request to occupy the premises as a principal use heavy motor vehicle parking lot and contractor's yard (both permitted) without the minimum required landscaping	5234 S 13Th St

10	13	BZZA-23-00433 Special Use <i>Dismissal</i>	WallyPark Milwaukee LLC, Lessee Request to occupy the premises as a principal use parking lot and a light motor vehicle outdoor storage	4747 S Howell Av
11	14	BZZA-21-00203 Special Use <i>Dismissal</i>	Las 7 Estrellas, LLC, Lessee Request to occupy the premises as an indoor storage facility (operated in conjunction with an existing and permitted restaurant in adjacent tenant space)	116 E Dakota 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>
12	1	BZZA-25-00222 Special Use	New Greater Love Baptist Church Inc., Request to continue occupying a portion of the premises as a religious assembly hall	6063 N Teutonia Av
13	1	BZZA-25-00342 Special Use	RETRAC Enterprises Inc., Property Owner Request to continue occupying the premises as a health clinic	4117 N Green Bay Av
14	1	BZZA-25-00352 Special Use	Jerusalem Missionary Baptist Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	2505 W Cornell St
15	2	BZZA-25-00323 Special Use	Devoted Hearts 1, LLC, Lessee Request to continue occupying the premises as a group home for 5 occupants	4718 N 69Th St
16	4	BZZA-25-00343 Special Use	University Partners, LLP, Property Owner Request to continue occupying the premises as a rooming house for 33 occupants	831 N 16Th St
17	4	BZZA-25-00354 Special Use	SG Properties, LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 occupants	1418 W State St

18	5	BZZA-25-00326 Special Use	Midwest Perfection Inc dba 76 Steak & Potato, Lessee Request to occupy the premises as a restaurant with a drive-through facility	7601 W Hampton Av
19	6	BZZA-25-00332 Special Use	Goodwill Industries of Southeastern Wisconsin, Inc., Lessee Request to continue occupying the premises as a social service facility	3903 N Richards St
20	8	BZZA-25-00324 Special Use	CM Best Mufflers and Brakes, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1773 S Muskego Av
21	8	BZZA-25-00325 Special Use	CM Best Mufflers and Brakes, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1763 S Muskego Av
22	9	BZZA-25-00338 Special Use	KC's Great Beginnings, LLC, Lessee Request to increase the days and hours of operation from Monday - Saturday from 5:30 a.m. - midnight to 24-hours Monday - Sunday and to continue occupying the premises as a day care center for 46 children per shift infant - 13 years of age (this is a new operator)	6900 N 76Th St
23	10	BZZA-25-00353 Dimensional Variance	Pallottine Fathers and Brothers Incorporated, Property Owner Request to erect a freestanding sign that exceeds the maximum display area allowed	5424 W Blue Mound Rd
24	12	BZZA-25-00283 Use Variance	Collins Caring Corner, LLC DBA Collins Academy, Lessee Request to increase the hours of operation from 5:00 a.m.- 9:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 114 children per shift infant - 13 years of age operating Monday - Friday	1115 S 7Th St
25	13	BZZA-25-00349 Special Use	JTP, LLC, Property Owner Request to continue occupying the premises as an outdoor salvage operation	5268 S 13Th St

26	13	BZZA-25-00372	3270 S.3rd St., LLC, Property Owner Special Use	5260 S 13Th St
			Request to continue occupying the premises as an outdoor salvage operation	
27	14	BZZA-25-00331	RSVR, LLC, Lessee Special Use	2210 S Kinnickinnic Av
			Request to continue occupying a portion of the premises as an indoor recreation facility	
28	15	BZZA-25-00314	Matt Talbot Recovery Services, Inc., Special Use Property Owner	2613 W North Av
			Request to continue occupying the premises as a community living arrangement (CBRF) for 26 occupants	
29	15	BZZA-25-00330	Armor of the Lord Childcare, LLC, Lessee Special Use	2850 N Teutonia Av
			Request to reduce the number of children per shift from 75 to 70 and to continue occupying the premises as a day care center for ages infant - 14 years, operating Monday - Sunday from 6:00 a.m.- 11:00 p.m. (this is a new operator)	
30	15	BZZA-25-00339	MTRC, LLC dba Matt Talbot Recovery Special Use, Use Variance Services, Inc., Property Owner	2819 N 32Nd St
			Request to continue occupying the premises as a medical service facility and a transitional housing for 65 occupants	

2:15 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
31	3	BZZA-25-00142 Dimensional Variance	Forged Real Estate, LLC, Property Owner 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

32	13	BZAP-25-00002 Resubmission Request	Emanuel Nieves Verdejo, Property Owner Request for a resubmission to construct a detached residential garage that exceeds the maximum allowed lot coverage	1901 W Morgan Av
----	----	--	---	------------------

2:45 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>
33	10	BZZA-25-00341 Dimensional Variance, Special Use	Lamar Central Outdoor, LLC dba Lamar Advertising of Milwaukee, Lessee Request to erect an off-premise billboard sign that exceeds the maximum display area and height allowed and does not meet the minimum required setback from the freeway or the Lake Parkway	5539 W State St
34	8	BZZA-25-00317 Special Use	Alcohólicos Anónimos Wisconsin, LLC, Lessee Request to occupy the premises as an assembly hall	2505 W Burnham St
35	8	BZZA-25-00336 Use Variance	Julio Equihua Equihua, LLC, Property Owner Request to occupy a portion of the premises as heavy motor vehicle outdoor storage (food trucks)	2531 W National Av
36	8	BZZA-25-00346 Special Use	Ultimate Motor Cars & Services, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility and a light motor vehicle repair facility (this is a new operator)	2366 S 27Th St
37	9	BZZA-25-00231 Use Variance	Aim for Change, LLC, Property Owner Request to occupy the premises as transitional housing for 8 residents.	6230 W Boehlke Av

38	9	BZZA-25-00238	Legacy Auto Center, LLC, Prospective Buyer	9005 W Brown Deer Rd
		Special Use	Request to occupy the premises as a light motor vehicle sales (permitted) and repair facility	
39	9	BZZA-25-00273	Epic Care Adult Daycare, Inc, Lessee	5501 W Mill Rd
		Special Use	Request to occupy a portion of the premises as an adult day care center	
40	9	BZZA-25-00275	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner	6905 N 43Rd St
		Special Use	Request to occupy the premises as a contractor's yard and a contractor's shop	
41	12	BZZA-25-00286	United Community Center dba. Walter Salva Campus, Property Owner	611 W Washington St
		Special Use	Request to occupy a portion of the premises as a day care center for 56 children per shift ages infant - 3 years of age operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	
42	12	BZZA-25-00345	Pontis, LLC, Property Owner	350 S Water St
		Dimensional Variance	Request to construct a commercial building that does not meet the minimum glazing requirements	

3:45 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>
43	13	BZZA-25-00200	Auto Luxe, LLC, Prospective Buyer	4220 S 27Th St
		Special Use	Request to occupy the premises as a light motor vehicle sales facility.	
44	13	BZZA-25-00299	Kar-X Auto Body & Sales LLC, Lessee	1101 W Boden Ct
		Special Use	Request to continue occupying the premises as a light motor vehicle sales facility and light motor vehicle body shop	

45	13	BZZA-25-00305	Majestic Care, LLC, Lessee Use Variance	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.
46	14	BZZA-25-00195	National 2 Oil, LLC dba Mobil, Lessee Special Use	3870 S Howell Av Request to continue occupying the premises as a motor vehicle filling station and car wash
47	14	BZZA-25-00293	Radish MKE, LLC, Lessee Special Use	2591 S Delaware Av Request to occupy a portion of the premises as a restaurant without a drive-through facility
48	14	BZZA-25-00298	Ibarra Auto Detailing, LLC, Lessee Special Use	1021 W Dakota St Request to occupy the premises as a car wash
49	14	BZZA-25-00340	338 E Bay Street, LLC, Property Owner Dimensional Variance	338 E Bay St Request to install a fence along the street and rear lot line that exceeds the maximum height allowed
50	15	BZZA-25-00197	Sams and Sons, LLC, Lessee Special Use	2316 W Fond Du Lac Av Request to occupy the premises as a light motor vehicle sales and repair facility and a heavy motor vehicle rental facility

4:45 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	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

52	2	BZZA-24-00484	MJ Construction Inc., Lessee Use Variance	8701 W Kaul Av
			Request to continue occupying the premises as a processing and recycling of mined materials facility	
53	2	BZZA-25-00304	Capitol Car Wash, Inc., Lessee Special Use	6419 W Capitol Dr
			Request to occupy the premises as a car wash and a light motor vehicle sales facility	
54	2	BZZA-25-00316	Brighter Beginnings Preschool and Learning Center, LLC, Lessee Special Use	6401 W Capitol Dr
			Request to increase the number of children from 150 to 250 children per shift, increase the age of children from infant - 13 to infant - 14 years of age, and to continue occupying the premises as a day care center operating Sunday - Saturday from 5:00 a.m. - midnight	
55	2	BZZA-25-00329	BK Lawn & Services, LLC dba BK Special Use	9150 W Appleton Av
			Landscape Contracting & Supplies, Property Owner	
			Request to continue occupying the premises as a contractor's shop and a contractor's yard	
56	5	BZZA-25-00263	Get Dipped 414, LLC dba Cole Custom Wraps, Lessee Special Use	7846 W Appleton Av
			Request to occupy a portion of the premises as a light motor vehicle repair facility	
57	5	BZZA-25-00300	Appleton Gas & Food Town Inc., Lessee Special Use	8431 W Appleton Av
			Request to occupy the premises as a motor vehicle filling station	
58	5	BZZA-25-00302	Me-Ma's Learning Center, LLC, Lessee Use Variance	8522 W Capitol Dr
			Request to occupy a portion of the premises as a 24-hour day care center for 49 children per shift infant - 13 years of age operating Sunday - Saturday	

59	5	BZZA-25-00328	Brewery Credit Union, Prospective Buyer Dimensional Variance, Special Use	Request to occupy the premises as a bank (permitted) that has a drive-through facility, does not meet the minimum required landscaping for a parking lot, the minimum required screening for mechanical equipment, the primary entrance door orientation, and the minimum required street level glazing, and does not provide required pedestrian access from the sidewalk	8050 W Capitol Dr
60	6	BZZA-25-00251	High Flowers Company. DBA. High Use Variance	Request to occupy the premises as a tobacco or e-cigarette retailer	1335 N Martin L King Jr Dr
61	7	BZZA-25-00204	Day to Day Fun Learning LLC, Lessee Special Use	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
62	7	BZZA-25-00296	Bank of America, Prospective Buyer Dimensional Variance, Special Use	Request to construct a bank (permitted) with architectural metal panels, a drive-through facility, and that exceeds the maximum allowed side street setback	5040 W Fond Du Lac Av
63	4	BZZA-25-00347	Aurora Health Care Inc., Prospective Buyer Dimensional Variance, Special Use	Request to construct a health clinic, community garden and social service facility that does not meet the required entrance door location, does not meet glazing requirements, and does not meet the minimum screening required for mechanical equipment	2708 W Wisconsin Av

6:00 p.m. Public Hearings (Contested).

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 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>
64	4	BZZA-24-00247 Dimensional Variance, Special Use	VK Food Mart, Inc., Lessee Request to occupy the premises as a motor vehicle filling station and convenience store that exceeds the maximum allowed side street setback	1254 N 35Th St
65	9	BZZA-25-00244 Special Use	H2FLO, LLC, Prospective Buyer Request to occupy the premises as an industrial wastewater treatment facility	5600 W Florist Av