



Board of Zoning Appeals

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AGENDA
November 6, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 6, 2025, 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/8876422693099885658>

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: 834-991-414 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 October 9, 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	1	BZZA-18-00405 Special Use <i>Dismissal</i>	Merit Residential Home, LLC, Lessee Request to occupy the premises as a group foster home for 6 occupants	5065 N 24Th St

2	2	BZZA-19-00196	Li Dinh, Lessee	5808 W Villard Av
		Dimensional Variance <i>Dismissal</i>	Request to erect three roof signs that exceeds the maximum allowed number of signs per site	
3	8	BZZA-19-00024	Andy Kochanski, Property Owner	1920 S 37Th St
		Special Use <i>Dismissal</i>	Request to occupy a portion of the premises as an outdoor storage facility (storage for wood pile for a wood burning boiler)	
4	10	BZZA-21-00407	John Burke, Property Owner	2024 N 51St St
		Dimensional Variance <i>Dismissal</i>	Request to construct a garage that exceeds the maximum depth of the building and exceeds the maximum rear allowed setback	
5	12	BZZA-19-00234	A&J Motorz, LLC, Lessee	2485 S 13Th St
		Special Use <i>Dismissal</i>	Request to continue occupying a portion of the premises as a light motor sales facility (this is a new operator)	
6	12	BZZA-19-00240	George Duarte, Property Owner	1227 S 17Th St
		Dimensional Variance <i>Dismissal</i>	Request to allow a parking space in the front yard	
7	12	BZZA-19-00400	Noel and Catherine Due, Property Owner	803 S 3Rd St
		Special Use <i>Dismissal</i>	Request to occupy a portion of the premises as a rooming house for 14 occupants	
8	13	BZZA-18-00465	Import Minded, Inc., Property Owner	4200 S 27Th St
		Dimensional Variance,Special Use <i>Dismissal</i>	Request to add a light motor vehicle sales facility that does not meet the minimum landscaping requirements to the existing non-conforming light motor vehicle repair facility	
9	13	BZZA-25-00200	Auto Luxe, LLC, Prospective Buyer	4220 S 27Th St
		Special Use <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle sales facility	

10	14	BZZA-19-00339	Tippecanoe Herbs, LLC, Lessee Dimensional Variance <i>Dismissal</i>	Request to occupy the premises as a general retail establishment (permitted) that does not provide the minimum required number of off street parking spaces (required: 3 spaces/ provided: none)	2235 S Kinnickinnic Av
11	15	BZZA-19-00348	Rebuilding Your Foundation, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as a group home for 6 occupants	1505 W Cherry St
12	15	BZZA-19-00352	Song Storage, LLC, Property Owner Use Variance <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle outdoor storage facility	926 N 37Th 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>
13	1	BZZA-25-00376 Special Use	Enchanted Me Learning Center, LLC, Lessee Request to increase the ages from infant - 12 years of age to infant - 13 and to continue occupying the premises as a day care center for 41 children per shift operating Monday - Saturday 6:00 a.m. - midnight	4145 N Green Bay Av
14	2	BZZA-25-00363 Special Use	Love and Purpose Development Center, LLC, Property Owner Request to increase the number of children from 64 to 67 per shift, increase the ages from infant - 12 years to infant - 15 years, 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 Sunday - Saturday	7526 W Fond Du Lac Av
15	2	BZZA-25-00382 Use Variance	Big Sprouts Paradise, Lessee Request to occupy a portion of the premises as a day care center for 20 children per shift, 3 - 13 years of age operating Sunday - Saturday from 6:00 a.m.- 10:00 p.m.	6150 W Fond Du Lac Av

16	5	BZZA-25-00385 Special Use	Small Steps Big Dreams, LLC DBA Small Steps Big Dreams 2, Lessee Request to decrease the days of operation from Monday-Saturday to Monday-Friday and increase the hours from 6:00 a.m.-11:00 p.m. to 6:00 a.m.- midnight and to continue occupying the premises as a day care center for 37 children per shift infant - 13 years of age	10230 W Fond Du Lac Av
17	6	BZZA-25-00379 Special Use	S & V Petroleum, LLC dba. Citgo, Lessee Request to continue occupying the premises as a motor vehicle filling station	425 E Capitol Dr
18	6	BZZA-25-00384 Special Use	Fast Fuel Convenience, LLC DBA Teutonia Citgo, Lessee Request to continue occupying the premises as a motor vehicle filling station and a car wash	3551 N Teutonia Av
19	7	BZZA-25-00387 Special Use	The LIFE House of WI, LLC, Property Owner Request to continue occupying the premises as a group home for 8 occupants	3431 N 44Th St
20	8	BZZA-25-00370 Use Variance	All Hands Boatworks, Inc., Lessee Request to continue occupying a portion of the premises as a social service facility and a light manufacturing facility (permitted use)	1237 W Bruce St
21	12	BZZA-25-00359 Special Use	United Community Center, Inc., Property Owner Request to continue occupying the premises as a community living arrangement for 16 occupants	1123 S 6Th St
22	12	BZZA-25-00360 Special Use	United Community Center, Inc, Property Owner Request to continue occupying the premises as a community living arrangement for 16 occupants	614 W Scott St

23	13	BZZA-25-00381 Dimensional Variance	Signature Flight Support, LLC, Other Request to occupy a portion of the premises as an outdoor storage facility (permitted) that does not meet the required landscaping and screening requirement	923 E Layton Av
24	14	BZZA-25-00358 Special Use	Speedway, LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station	369 E Oklahoma Av

4:15 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>
25	7	33760 Correction to Record	Eco-Site Robert Glosson, Lessee Request to erect a barbed-wire fence and a transmission tower that exceeds the maximum allowed height and does not meet the minimum required landscaping	5854 W Fond Du Lac Av
26	8	BZZA-16-00345 Correction to Record	Eco-Site, Inc., Lessee Request to erect a transmission tower	2059 S 33Rd St

4:30 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>
27	10	BZZA-25-00371 Special Use	Derrick Emerson DBA Big D Cars, Lessee Request to occupy the premises as a light motor vehicle sales facility	5638 W Appleton Av
28	10	BZZA-25-00386 Special Use	TNS Academy Inc., Lessee Request to occupy the premises as an elementary school for 20 children, 3 - 5 years of age, and operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	5629 W North Av
29	8	BZZA-25-00368 Special Use	Ebenezer Milwaukee, Inc., Lessee Request to occupy a portion of the premises as a religious assembly hall	3242 W National Av

30	8	BZZA-25-00383	Ruiz Sales and Tires Inc., Lessee Special Use	2027 W Forest Home Av
			Request to occupy the premises as a light motor vehicle repair, outdoor storage and light motor vehicle sales facility (this is a continuous non-conforming use)	
31	8	BZZA-25-00388	Milwaukee County Parks, Property Owner Dimensional Variance, Special Use	3500 W Forest Home Av
			Request to construct and occupy a primary use parking garage structure, to construct three outdoor cold storage accessory buildings that do not meet the required facade material setback from the street lot line and the required rear setback for accessory buildings	
32	11	BZZA-25-00337	Alejandra Castillo, Property Owner Dimensional Variance	3211 W Ruskin St
			Request to allow a 6 ft. solid wood fence in the side yard that exceeds the maximum height allowed	
33	11	BZZA-25-00362	S&F Petroleum, LLC, Lessee Dimensional Variance, Special Use	5030 W Howard Av
			Request to add a heavy motor vehicle rental facility that does not meet the landscaping and screening requirements and to continue occupying the premises as a motor vehicle filling station	
34	12	BZZA-25-00283	Collins Caring Corner, LLC DBA Collins Academy, Lessee Use Variance	1115 S 7Th St
			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	
35	12	BZZA-25-00335	Miller Compressing Company, Property Owner Dimensional Variance	900 S Water St
			Request to continue occupying the premises as an outdoor storage facility (permitted) with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening and landscaping	

5:30 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>
36	13	BZZA-25-00374 Use Variance	Miss Cherrie's Childcare Center, Lessee Request to occupy the premises a day care center for 36 children per shift infant - 12 years of age operating Sunday - Saturday from 5:00 a.m. - midnight	3956 S Howell Av
37	14	BZZA-25-00369 Dimensional Variance	Premier Real Estate Holdings, LLC, Property Owner Request to allow a board approved off-premise freestanding billboard sign that exceeds the maximum height allowed	500 W Oklahoma Av
38	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
39	15	BZZA-25-00351 Special Use	D&B Discount Tires and Batteries, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility, light motor vehicle sales facility, and outdoor storage	3230 W Lisbon Av
40	15	BZZA-25-00357 Special Use	Lisbon Auto, LLC, Prospective Buyer Request to occupy the premises as a light motor vehicle sales facility	5230 W Lisbon Av
41	15	BZZA-25-00378 Dimensional Variance	Project Outdoor Advertising, LLC, Lessee Request to erect an off-premise wall sign that exceeds the maximum display area and height allowed and does not meet the minimum required set back from building corners	3742 W Wisconsin Av
42	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

43	1	BZZA-25-00375	Creative Dreams, LLC, Lessee Use Variance	4010 W Villard Av
			Request to occupy the premises as a day care center for 29 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 11:00 p.m.	

6:30 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>
44	2	BZZA-25-00316 Special Use	Brighter Beginnings Preschool and Learning Center, LLC, Lessee Request to increase the number of children from 150 to 207 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	6401 W Capitol Dr
45	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
46	3	BZZA-25-00366 Dimensional Variance	Steven Tilton, Property Owner Request to construct an accessory structure that exceeds the maximum side wall height and overall height allowed	3138 N Cambridge Av
47	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
48	4	BZZA-25-00355 Special Use	Northwestern Mutual Life Insurance Company Corp., Property Owner Request to occupy the premises as a principal use parking lot	723 N Van Buren St

49	4	BZZA-25-00367 Special Use	Little Minnies Early Learning Center, Other Request to increase the number of children per shift from 35 to 100, to increase the hours of operation from Monday - Friday from 7:00 a.m. - 10:00 p.m. to 24-hours Monday - Sunday and to continue occupying the premises as a day care center for children infant - 13 years of age (this is a new operator)	3410 W Mc Kinley Bl
50	6	BZZA-25-00348 Dimensional Variance,Special Use	3345 Booth, LLC dba Just Junk It, Property Owner Request to add an outdoor salvage operation without the required landscaping and screening to the Board approved light motor vehicle repair facility	3341 N Booth St
51	7	BZZA-25-00289 Special Use	D&R Auto Sales Milwaukee, LLC, Lessee Request to occupy the premises as a light motor vehicle sales facility	5401 W Burleigh St
52	7	BZZA-25-00361 Special Use	Inspired Word Ministries Inc., Lessee Request to add a day care center for 25 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m. and Saturday - Sunday from 7:00 a.m. - 3:00 p.m., and to continue occupying the premises as a religious assembly hall	3410 W Burleigh St

7:30 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>
53	5	BZZA-25-00315 Special Use	Victory Vision Business Ventures, LLC dba Victory Vision Community Living Lower North, Lessee Request to occupy the premises as an adult family home for 4 occupants	9707 W Rochelle Av