



Board of Zoning Appeals

Chair
Eric Lowenberg

Vice Chair
Henry Szymanski

Members
Jennifer Current
Marjorie Rucker
Lindsey St. Arnold Bell

Alternates
Kevin Kuschel
Michael Wright

Secretary
India Gaar

AGENDA
December 4, 2025

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 4, 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/4529627718140354396>

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: 488-067-087 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 November 6, 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	BZCM-25-00020	Deborah T. Washington Learning Center, Extension of Time LLC, Lessee	3002 W Silver Spring Dr

Request for an extension of time to comply with the conditions of BZZA-24-00232

2	1	BZZA-19-00459 Special Use <i>Dismissal</i>	First Star Learning Academy, Lessee Request to occupy a portion of the premises as a day care center for 23 children per shift, infant- 12 years of age, operating Monday-Saturday 5:00 a.m.-midnight (this day care will be operated in conjunction with 3622 W. Silver Spring Dr.)	3620 W Silver Spring Dr
3	1	BZZA-25-00175 Dimensional Variance <i>Dismissal</i>	Teens Grow Greens, Inc., Property Owner Request to install an 8 ft. ornamental metal fence along the street that does not meet the minimum required set back from the sidewalk	4215 N Green Bay Av
4	2	BZCM-24-00005 Condition Modification <i>Dismissal</i>	Mid-City Automotive, ACW LLC, Lessee Request to modify condition #4 "That no more than 15 vehicles are parked outside on the lot for any reason at any time" and condition #5 "That the unused driveway located on West Villard Avenue be removed and restored to City of Milwaukee specifications within one (1) year"	6801 W Villard Av
5	6	BZZA-25-00348 Dimensional Variance,Special Use <i>Dismissal</i>	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
6	7	BZZA-19-00476 Use Variance <i>Dismissal</i>	Divine Temple Church of the First Born, Inc., Property Owner Request to occupy a portion of the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	5532 W Hampton Av
7	8	BZZA-19-00451 Special Use <i>Dismissal</i>	Alvarado Discount Store, LLC, Lessee Request to occupy a portion of the premises as a second-hand store	2128 W National Av
8	8	BZZA-20-00038 Special Use <i>Dismissal</i>	Latin American Motorcycle Association Milwaukee, Inc., Lessee Request to occupy a portion of the premises as an assembly hall	3242 W National Av

9	8	BZZA-25-00092 Special Use <i>Dismissal</i>	Auto Wreckers Milwaukee Towing & Recycling, LLC, Lessee Request to occupy the premises as an indoor storage facility (permitted) and a ground transportation service	2776 S 34Th St
10	10	BZCM-25-00018 Extension of Time	Meta House Inc., Property Owner Request for an extension of time to comply with the conditions of BZZA-23-00477	3901 W Blue Mound Rd
11	11	BZZA-20-00043 Special Use <i>Dismissal</i>	Action Electrical Services, Inc., Property Owner Request to construct a building and occupy the premises as a contractor's shop and contractor's yard	3238 S 92Nd St
12	12	BZZA-20-00129 Use Variance <i>Dismissal</i>	Findley Foundation, Inc., Lessee Request to occupy a portion of the premises as a social service facility	530 S 11Th St 300
13	13	BZCM-25-00016 Extension of Time	Lutheran Social Services of WI and Upper MI, Inc, Request for an extension of time to comply with the conditions of BZZA-24-00122	3974 S Howell Av
14	15	BZZA-19-00470 Special Use <i>Dismissal</i>	Abby Boo, Inc. dba Abby's Clubhouse, Lessee Request to occupy a portion of the premises as a community center	2640 W Fond Du Lac Av
15	15	BZZA-20-00086 Special Use <i>Dismissal</i>	Superior Learning Academy, Inc., Lessee Request to continue occupying the premises as a 24-hour day-care center for 25 children per shift infant - 13 years of age, operating Monday - Sunday	2814 W Lisbon Av

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>
16	1	BZZA-25-00394 Special Use	Children Matters, LLC, Lessee Request to continue occupying a portion of the premises as a day care center for 50 children per shift, 2 1/2 - 13 years of age, operating Monday - Friday from 5:30 a.m. – midnight	3622 W Silver Spring Dr
17	2	BZZA-25-00395 Use Variance	Shalom Ministries Inc. dba Worship the Word, Prospective Buyer Request to continue occupying the premises as a religious assembly hall	8845 W Lynx Av
18	3	BZZA-25-00431 Use Variance	DIFS, LLC, Lessee Request to continue occupying the premises as a general office	1841 N Prospect Av
19	5	BZZA-25-00399 Special Use	Twinz Tech Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	8436 W Lisbon Av
20	6	BZZA-25-00397 Use Variance	Ms. Clay's Learning Center LLC, Lessee Request to reduce the number of children from 21 per shift to 17 per shift, to increase the ages from infant to 10 years to infant to 12 years, and to continue occupying a portion of the premises as a day care center operating Monday - Friday 6:30 a.m. - 10:30 p.m.	2216 W Hopkins St
21	6	BZZA-25-00405 Special Use	Mitra Midwest Operational, LLC dba KFC, Lessee Request to continue occupying the premises as a restaurant with a drive-thru facility	2470 N Martin L King Jr Dr

22	7	BZZA-25-00413	House of Mercy Evangelistic Ministries Inc., Special Use Lessee	4563 N Hopkins St
			Request to continue occupying the premises as a religious assembly hall and social service facility	
23	7	BZZA-25-00426	Stepping Milestones Learning Academy II, Special Use LLC, Lessee	5312 W Burleigh St
			Request to increase the ages from infant- 12yrs to infant - 14yrs and continue occupying the premises as a day care center for 104 children per shift operating from 5:30 a.m.- 11:30 p.m. Monday- Sunday	
24	13	BZZA-25-00411	Shree Umiyakrupa LLC, Lessee Special Use	6311 S 13Th St
			Request to occupy the premises as a 24-hr filling station with convenience store	
25	13	BZZA-25-00419	The Hertz Corporation, Property Owner Special Use	501 W Edgerton Av
			Request to continue occupying the premises as a light motor vehicle repair and rental facility	
26	13	BZZA-25-00429	Loomis Armored US, LLC, Lessee Special Use	5111 S 9Th St
			Request to occupy a portion of the premises as a business service (protective services)	
27	14	BZZA-25-00410	Indulux Hair Salon, LLC, Lessee Use Variance	427 E Stewart St
			Request to occupy a portion of the premises as a personal service (salon)	

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>
28	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

2:30 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>
29	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
30	10	BZZA-25-00400 Special Use	Royal Motors, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	5708 W Center St
31	11	BZZA-25-00377 Dimensional Variance,Special Use	Lamar Central Outdoor LLC DBA Lamar Advertising of Milwaukee, Lessee Request to erect an off-premise automatic changeable message billboard sign that is located within 400 feet of a residential district, exceeds the maximum height allowed, and does not meet the required setback from the street lot line, the residential buffer, and the setback from the freeway or the Lake Parkway	3177 S 27Th St
32	11	BZZA-25-00427 Special Use	Alverno Gardens, LLC, Lessee Request to occupy the premises as a community living arrangement for 39 occupants	3587 S 41St St
33	13	BZCM-25-00019 Condition Modification	Carmen Schools of Science and Technology, Property Owner Request to modify condition #8 of case BZZA-24-00159, "That the site plan submitted to the Board of Zoning Appeals Office on July 23, 2024 is approved."	2005 W Oklahoma Av
34	13	BZZA-25-00364 Dimensional Variance	Nikola Komina, Property Owner Request to allow a parking space located in the front yard and side setback and a second driveway approach along the street frontage of a two-family dwelling	150 W Howard Av

35	13	BZZA-25-00381	Signature Flight Support, LLC, Other Dimensional Variance	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
----	----	---------------	---	--	-----------------

3:30 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	14	BZZA-25-00422 Dimensional Variance	Kevin Krutsch, Property Owner Request to construct a detached garage in which the dormer exceeds the maximum width allowed and does not meet the minimum required roof pitch	2838 S Pine Av
37	14	BZZA-25-00425 Dimensional Variance	Andrew Biddle, Property Owner Request to construct a detached garage that exceeds the maximum size and lot coverage	1317 E Warnimont Av
38	15	BZZA-24-00473 Special Use	Gio's Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	3302 W Center St
39	15	BZZA-25-00148 Dimensional Variance	Donna Robinson, Property Owner Request to allow a 6 ft. solid wood fence in the side yard that exceeds the maximum height allowed	2736 N Sherman Bl
40	1	BZZA-25-00392 Special Use	Shy's Place, LLC, Lessee Request to increase the number of children from 50 to 100 children per shift infant to 13 years of age and to continue occupying the premises as a day care center operating Sunday - Saturday 6:00 a.m. - 10:30 p.m.	5808 W Hampton Av
41	2	BZZA-25-00401 Special Use	Durable Contract Services Inc. DBA DCS Auto Sales & Services, Property Owner Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and contractor's shop (permitted)	8400 W Silver Spring Dr

42	2	BZZA-25-00407 Special Use	Love and Purpose Development Center, LLC, Lessee	6807 W Hampton Av
			Request to increase the hours and days of operation from 6:00 a.m.- midnight Monday - Saturday to 24 hours Monday - Sunday, to increase the number of children from 17 per shift to 20 per shift, and to continue occupying the premises as a day care center (this is a new operator)	
43	4	BZZA-25-00344 Use Variance	Marquette Courtyard, LLC, Property Owner	1902 W Kilbourn Av
			Request to continue occupying the premises as a rooming house for 12 occupants	

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>
44	5	BZZA-25-00263 Special Use	Get Dipped 414, LLC dba Cole Custom Wraps, Lessee	7846 W Appleton Av
			Request to occupy a portion of the premises as a light motor vehicle repair facility	
45	5	BZZA-25-00292 Dimensional Variance	Capitol Dealz Smoke Shop, Lessee	7822 W Capitol Dr
			Request to allow an automatic changeable message freestanding sign and a wall sign that exceeds the maximum display area allowed	
46	5	BZZA-25-00393 Special Use	Serenity Inns Inc., Lessee	4757 N 76Th St
			Request to occupy a portion of the premises as a social service and transitional housing facility	
47	5	BZZA-25-00403 Special Use	De Niz Childcare Center II, LLC, Property Owner	8801 W Lisbon Av
			Request to occupy the premises as a day care center for 137 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - 6:00 p.m.	

48	6	BZZA-24-00477	Russ Klisch, LLC, Property Owner	1890 N Commerce St
		Dimensional Variance,Use Variance	Request to occupy the premises as a heavy motor vehicle outdoor storage that does not meet the minimum screening required	
49	6	BZZA-25-00398	JB'S Integrity Motors, Inc., Lessee	3404 N Holton St
		Special Use	Request to occupy the premises as a light motor vehicle sales and repair facility (permitted)	
50	7	BZZA-25-00420	Adullam Outreach Incorporated, Property Owner	3033 N 30Th St
		Use Variance	Request to add an emergency residential shelter, dormitory and a personal instruction school to the Board approved community center	
51	8	BZZA-25-00239	REO Motors, Inc., Lessee	2777 S 27Th St
		Special Use	Request to continue occupying the premises as a light motor vehicle sales facility	
52	8	BZZA-25-00389	REO Motors, Inc., Lessee	2765 S 27Th St
		Special Use	Request to continue occupying the premises as a light motor vehicle sales facility	
53	8	BZZA-25-00390	REO Motors, Inc., Lessee	2769 S 27Th St
		Special Use	Request to continue occupying the premises as a light motor vehicle sales facility	

5:30 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>
54	5	BZZA-25-00315 Special Use	Victory Vision Business Ventures, LLC dba Victory Vision Community Living Lower North, Lessee	9707 W Rochelle Av
			Request to occupy the premises as an adult family home for 4 occupants	