

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - May 01, 2025
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-51*)
Vice Chairman: Henry Szymanski (*voting on items 1-51*)
Members: Jennifer Current (*voting on items 1-51*)
Marjorie Rucker (*excused*)
Lindsey St. Arnold Bell (*voting on items 1-51*)

Alt. Board Members: Kevin Kuschel (*excused*)
Michael Wright (*excused*)

START TIME: 4:04 p.m.

END TIME: 9:02 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZCM-25-00005 Extension of Time	Anmol Petroleum, Inc., Lessee	1530-1530 W STATE ST Ald. District 4
		Request for an extension of time to comply with the conditions of BZZA-23-00341	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-25-00003 Special Use	Speedway, LLC, Property Owner	8431-8431 W APPLETON AV Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZCM-25-00006 Extension of Time	Yours and Mine Childcare, LLC, Lessee	2500-2500 N HOLTON ST Ald. District 6
		Request for an extension of time to comply with the conditions of BZZA-24-00088	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00085 Special Use, Use Variance	Atkinson Neighborhood Market, LLC, Lessee	3825-3825 N 15TH ST Ald. District 6
		Request to occupy the premises as a tobacco and e-cigarette retailer	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	BZCM-25-00007 Extension of Time	Merrill Park Manor, LLC, Property Owner	500-500 N 29TH ST Ald. District 10
		Request for an extension of time to comply with the conditions of BZZA-22-00452	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	BZCM-25-00003 Extension of Time	Fourth & Florida, LLC,	418-418 S 4TH ST Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-23-00181	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
7	BZCM-25-00004 Extension of Time	Fourth & Florida, LLC, Property Owner	412-412 S 4TH ST Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-23-00180	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-21-00359 Dimensional Variance, Special Use	AKM Investments, LLC, Property Owner	3600-3600 S CHASE AV Ald. District 14
		Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required screening and parking on an unapproved surface	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-25-00102 Special Use	Little Scholars Learning Center, LLC, Lessee	4960-4960 N 18TH ST Ald. District 1
		Request to increase the number of children per shift from 34 to 40, to increase the age of children from infant - 12 years of age to infant to 13, and to continue operating the premises as a day care center operating Monday - Friday from 6:00 a.m. - midnight (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M
		5.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-25-00105 Special Use	Baby Steps Daycare II, Inc, Lessee	7605-7605 W FLORIST AV Ald. District 2
		Request to continue occupying the premises as a 24-hr. day care center for 76 children on 1st and 2nd shift and 25 children on 3rd shift infant - 13 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That any electronic message sign at this premises will not rotate advertisements more frequently than every 8 seconds and will not incorporate video or any other motion display.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-25-00106 Special Use	Baby Steps Daycare II, Inc, Lessee	5959-5959 N 76TH ST Ald. District 2
		Request to continue occupying the premises as a 24-hr. day care center for 23 children per shift infant - 13 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That any electronic message sign at this premises will not rotate advertisements more frequently than every 8 seconds and will not incorporate video or any other motion display.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-25-00123 Special Use	Churches of the First Born A Rock Foundation, Inc., Property Owner	6715-6715 W VILLARD AV Ald. District 2
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-25-00089 Dimensional Variance, Special Use	SG Properties, LLC, Property Owner	1007-1007 N 14TH ST Ald. District 4
		Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		9. That the petitioner obtains and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.	
		10. That this Special Use is granted for a period of ten (10) years.	
		11. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-25-00090 Dimensional Variance, Special Use	SG Properties, LLC, Property Owner	1009-1009 N 14TH ST Ald. District 4
		Request to continue occupying the premises as a rooming house for 8 occupants that does not meet the minimum required lot area per roomer	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.
		8.	That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.
		9.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.
		10.	That this Special Use is granted for a period of ten (10) years.
		11.	That this Dimensional Variance is granted to run with the land.
15	BZZA-25-00069 Special Use	SM Automotive dba Brew City Automotive, Lessee	5230-5230 N 124TH ST Ald. District 5
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-25-00095 Special Use	Mya Giuliani, LLC dba River Press, Lessee	2351-2351 N HUMBOLDT BL Ald. District 6
		Request to occupy a portion of the premises as an artist studio	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		9. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-25-00035 Use Variance	Crystal's Creative Minds Learning Center, LLC, Property Owner	3601-3601 W FOND DU LAC AV Ald. District 7
		Request to reduce the number of children per shift from 94 to 79, increase the age of children from infant - 12 years of age to infant -13, and to continue occupying the premises as a day care center operating Monday - Friday from 6:00 a.m. - 7:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Use Variance is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-25-00126 Use Variance	Kelan's Learning Center, LLC, Lessee	4128-4128 W BURLEIGH ST Ald. District 7
		Request to increase the ages of children from infant - 12 years to infant - 13 years, to increase the days and hours of operation from Monday - Saturday from 6:00 a.m. - 10:00 p.m. to 24 hours Monday - Saturday, and to continue occupying the premises as a day care center for 32 children per shift (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	That this Use Variance is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-25-00072 Special Use	Armor Of The Lord, LLC dba Armor Of The Lord Childcare, Lessee	2201-2201 S 20TH ST Ald. District 8
		Request to continue occupying the premises a day care center for 30 children on 1st shift and 20 children on 2nd shift, ages infant-13 years, operating Monday - Friday from 6:00 a.m. - 9:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00113 Special Use	The Custom Muffler Shop and Brakes, LLC, Lessee	3623-3623 W NATIONAL AV Ald. District 8
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		5. That no work on vehicles occurs in the public right-of-way.	
		6. That all repair work is conducted inside the building.	
		7. That there is no outdoor storage of auto parts, tires, nuisance vehicle or other junk and debris.	
		8. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		10. That no prohibited signage be displayed at the location per code section 295-407-9.	
		11. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		12. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		13. That this Special Use is granted for a period of five (5) years.	
21	BZZA-25-00121 Special Use	Zignego Company Inc., Property Owner	9168-9168 N 124TH ST Ald. District 9
		Request to continue occupying a portion of the premises as a temporary concrete/batch plant (concrete production for repaving project)	
	Action:		
	Motion:		
	Vote:	Ayes, Nays, Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-25-00054 Special Use	COURAGE+ Salon, LLC, Lessee	1322-1322 S 10TH ST Ald. District 12
		Request to occupy the premises as a personal service (hair salon) and general office	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		9. That these Special Uses are granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00122 Special Use	Iglesia Redimidos en Cristo, Inc, Property Owner	1574-1574 W BECHER ST Ald. District 12
		Request to continue occupying the premises as a religious assembly hall (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		8.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-25-00141 Special Use	Ignite Child Development Services, LLC, Lessee	1021-1021 W NATIONAL AV Ald. District 12
		Request to occupy the premises as a health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant applies for a loading zone on West National Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 8. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 9. That this Special Use is granted for a period of five (5) years. 	
24	BZZA-24-00123 Special Use	Whip Game Auto & Tire, LLC, Lessee	5614-5614 W HAMPTON AV Ald. District 1
		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)	
	Action:	Adjourned	
	Motion:		
	Vote:		
25	BZZA-25-00023 Special Use	Anthony & Friends Learning Center, LLC, Lessee	4893-4893 N GREEN BAY AV Ald. District 1
		Request to increase the age of children from infant - 13 years to infant - 14 years, and to continue occupying the premises as a day care center for 36 children per shift, operating Monday - Saturday from 6:00 a.m. - midnight (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-25-00051 Special Use	Kevin Nolan, Property Owner	3735-3735 W VILLARD AV Ald. District 1
		Request to occupy a portion of the premises as an outdoor storage facility (shipping container)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the outdoor storage is limited to the shipping container shown on the submitted plan dated 02/07/20254934 N 31st	
		5. That the shipping container is maintained in a state of good repair and painted as needed to prevent rusting.	
		6. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-25-00076 Dimensional Variance	Milwaukee County Parks, Property Owner	4934-4934 N 31ST ST Ald. District 1
		Request to erect a 10 ft. chain link fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of the fence, The DPW permit must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		5.	That the fence is positioned such that it does not obstruct view of the stop sign at West Cameron Avenue and North 31st Street.
		6.	That the fence is installed to ensure access to the existing fire hydrant on the east side of North 31st Street. The fence will need to provide 3 feet of clearance from all edges of the fire hydrant.
		7.	That an access gate that is at least 10 feet wide is provided within the limits of the fence line. NOTE: Per City of Milwaukee records, the property line is 4 feet back from the edge of the street pavement.
		8.	That the fence along Cameron St is set back at least 10' from the public sidewalk.
		9.	That no barbed wire be affixed to the fence at any portion.
		10.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00129 Special Use	1-9 Youth & Family Services, LLC, Lessee	4061-4061 N 19TH ST Ald. District 1
		Request to occupy the premises as a group home or group foster home for 6 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That prior to initial licensure of the group home, group foster home or community living arrangement by the state of Wisconsin, the applicant for licensure has made a good faith effort to establish a community advisory committee consisting of representatives from the proposed group home, group foster home or community living arrangement, the neighborhood in which the proposed facility will be located and a local unit of government, in accordance with s. 48.68(4) or s. 50.03(4)(g), Wis. Stats., as applicable, with the local government representative being the local common council member or the council member's designee.	
		5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current building codes and complies with all zoning conditions and building code requirements prior to occupancy.	
		10. That this Special Use is granted for a period of five (5) years.	
29	BZZA-25-00061 Special Use	D & R Auto Sales, LLC, Lessee	6155-6155 W FOND DU LAC AV Ald. District 2
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-25-00048 Special Use	MSOE Chapter of Triangle, Inc., Property Owner	1706-1706 E IRVING PL Ald. District 3
		Request to continue occupying the premises as a fraternity for 12 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening is maintained in a manner that meets the intent of city code.	
		5. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		9. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-24-00458 Special Use, Use Variance	Capitol Outdoor, Inc., Lessee	606-606 W WISCONSIN AV Ald. District 4
		Request to erect an automatic changeable off-premise wall sign that exceeds the maximum allowed display area and distance from a freeway and does not meet the required distance from a residential use	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, closure of any portion of the public right-of-way to allow for installation of the sign. DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.
		5.	That the sign will not rotate advertisements more frequently than every 8 seconds and will not incorporate video or any other motion display.
		6.	That this Use Variance is denied.
		7.	That these Special Uses are granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-25-00109 Special Use	Kardo Group dba Dunkin Donuts, Prospective Buyer	914-914 N 27TH ST Ald. District 4
		Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
33	BZZA-25-00112 Dimensional Variance	Pinkey's Capital Auto Body Corp., Property Owner	3809-3809 N RICHARDS ST Ald. District 6
		Request to allow an 8 ft. chain-link fence with barbed wire that does not meet the minimum required set back from the street lot line and landscaping	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-25-00032 Special Use	Wendy's Tires Auto Sales and Repair, LLC, Lessee	2007-2007 W NATIONAL AV Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
8.		That no more than 40 vehicles are parked outside on the lot for any reason at any time	
9.		That no work on vehicles occurs in the public right-of-way.	
10.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
11.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
12.		That vehicles are not parked on driveway approaches.	
13.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code	
14.		That existing landscaping as shown in photo submitted to the Board on April 24, 2025, by the Department of City Development is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
15.		That any vehicle with body damage or awaiting auto body repair must be stored inside the building.	
16.		That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
17.		That all repair work is conducted inside the building.	
18.		That these Special Uses are granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-25-00110 Special Use	15 Motors, LLC dba Cano Auto Sales,	2624-2624 W GREENFIELD AV Ald. District 8
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		5. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
		6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		7. That there is no outdoor storage of sale vehicles.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That all repair work is conducted inside the building.	
		13. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		14. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-25-00124 Special Use	Cano Auto Repair, LLC, Lessee	2624-2624 W GREENFIELD AV Ald. District 8
		Request to occupy a portion of the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no work on vehicles occurs in the public right-of-way.	
		5. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		6. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		7. That all repair work is conducted inside the building.	
		8. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all car wash activity is conducted inside of the building.	
		10. That all wastewater is contained on site.	
		11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		12. That no prohibited signage be displayed at the location per code section 295-407-9.	
		13. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		14. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		15. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		16. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-25-00121 Special Use	Zignego Company Inc., Property Owner	9168-9168 N 124TH ST Ald. District 9
		Request to continue occupying a portion of the premises as a temporary concrete/batch plant (concrete production for repaving project)	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
38	BZZA-25-00094 Dimensional Variance	Christopher Woodard, Property Owner	2919-2919 W MICHIGAN ST Ald. District 10
		Request to allow 8 vehicles to be parked outdoors on a lot containing a single-family dwelling that exceeds the maximum number of vehicles allowed	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00107 Use Variance	My Little Dreamers Child Care Center, LLC, Lessee	5623-5623 W LISBON AV Ald. District 10
		Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 5:30 a.m. - 11:30 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		7.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		8.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		12.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		13.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		14.	That this Use Variance is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-24-00352 Use Variance	Mejia Envia, LLC, Lessee	808-808 W HISTORIC MITCHELL ST Ald. District 12
		Request to occupy the premises as a currency exchange	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
41	BZZA-25-00080 Dimensional Variance	United Community Center, Inc., Property Owner	1028-1028 S 9TH ST Ald. District 12
		Request to install an automatic changeable message wall sign that exceeds the maximum allowed display area and the number of wall signs	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-25-00111 Special Use	St. Vincent de Paul Society of Milwaukee, Property Owner	931-931 W MADISON ST Ald. District 12
		Request to continue occupying a portion of the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		8. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-24-00409 Special Use	Shree RFJ, LLC dba Dunkin, Lessee	3259-3259 S CHASE AV Ald. District 14
		Request to occupy the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the development is constructed in compliance with the site plan submitted to the BOZA office on April 23, 2025.	
		5. That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals; closure of any portion of the public right-of-way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		6. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		7. That existing landscaping and screening as shown in photo submitted to the Board on April 25, 2025 by the Department of City Development is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement. This includes plant materials removed for the installation of the new pedestrian way, which is to be replaced elsewhere on site.	
		8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		10. That non-vehicular use of the restaurant use be made available during hours of operation.	
		11. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		12. That no prohibited signage be displayed at the location per code section 295-407-9.	
		13. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		14. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		15. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-25-00034 Special Use	Bamrah Motors, LLC, Prospective Buyer	1130-1130 E OKLAHOMA AV Ald. District 14
		Request to add a light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
5.		That the landscape plan submitted to the Board on March 6, 2025 is revised. The revised plan must consist of shrubs and/or perennials and /or ornamental grasses that are at least 1 -1.5 feet at the time of planting and not exceed a height of 4 feet at the time of maturity. Any existing plant material must also meet this standard.	
6.		That landscaping in accordance a landscape plan that has been approved by the Zoning Administrative Group is installed within 90 days of occupancy and is 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.	
7.		That the existing evergreen materials on the site are removed and additional landscape material is replaced.	
8.		That no more than 22 vehicles are parked outside on the lot for any reason at any time.	
9.		That the overgrown shrubs at the southeast corner of the property, adjacent to the intersection of South Clement Avenue and East Oklahoma Avenue, are removed within 30 days.	
10.		That no work on vehicles occurs in the public right-of-way.	
11.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
12.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
13.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
14.		That no prohibited signage be displayed at the location per code section 295-407-9.	
15.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
16.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
17.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
18.		That all repair work is conducted inside the building.	
19.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
20.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinance.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		21. That these Special Uses are granted for a period of three (3) years.	
45	BZZA-25-00079 Dimensional Variance	DSJ General Contracting, LLC, Property Owner	1922-1922 E IRON ST Ald. District 14
		Request to divide one parcel into two lots to separate the existing dwelling units that exceeds the maximum lot coverage allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-25-00096 Special Use	AM Auto Sales & Repair LLC, Lessee	3600-3600 S CHASE AV Ald. District 14
		Request to construct and occupy the premises as a light motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That no more than 7 vehicles are parked outside on the lot for any reason at any time.	
5.		That the driveway approach on South Howell Avenue is closed prior to issuance of a Building Occupancy Certificate.	
6.		That the unused driveway located on South Chase Avenue be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.	
7.		That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals; closure of any portion of the public right-of-way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
8.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
9.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
10.		That no work on vehicles occurs in the public right-of-way.	
11.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
12.		That the building is developed in accordance with the elevation plans submitted to the Board on April 29, 2025.	
13.		That landscaping and screening in accordance to the plan submitted to the Board on April 11, 2025 or other landscape plan as approved by the Zoning Administration Group is installed within 90 days of occupancy and is 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.	
14.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
15.		That no prohibited signage be displayed at the location per code section 295-407-9.	
16.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
17.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
18.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19.		That all repair work is conducted inside the building.	
20.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
21.		That these Special Uses are granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-23-00409 Special Use	5 Star Towing MKE, LLC, Lessee	1834-1834 W WALNUT ST Ald. District 15
		Request to occupy the premises as a ground transportation service, light motor vehicle outdoor storage, and light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board of Zoning Appeals approval.
		8.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		9.	That all repair work is conducted inside the building.
		10.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		11.	That no work on vehicles occurs in the public right-of-way.
		12.	That no more than 20 vehicles are parked outside on the lot for any reason at any time.
		13.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		14.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 16, 2020, and 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.
		15.	That these Special Uses are granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-25-00052 Use Variance	CFL Tires, LLC, Lessee	1809-1809 W NORTH AV Ald. District 15
		Request to occupy the premises as a heavy motor vehicle outdoor storage	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
49	BZZA-25-00058 Use Variance	Kiddie Oasis Daycare, LLC, Lessee	2115-2115 W NORTH AV Ald. District 15
		Request to reduce the number of children per shift from 76 to 58 and to continue occupying the premises as a day care center for ages infant - 13 years, operating Sunday - Saturday from 6:00 a.m. - 10:00 p.m.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	BZZA-25-00087 Use Variance	K and C Learning Center, LLC, Lessee	4931-4931 W CENTER ST Ald. District 15
		Request to occupy the premises as a day care center for 30 children per shift infant - 13 years of age operating Monday - Friday from 7:00 a.m. - 11:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant applies for a loading zone on West Center Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		11.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		12.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Use Variance is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-25-00098 Special Use	The Avenue Hall and Venue, LLC, Lessee	3627-3627 W LISBON AV Ald. District 15
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant applies for a loading zone on West Lisbon Ave within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.	
		5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		6. That the existing storefront windows, as shown in the photos submitted to the board on March 12, 2025, remain as transparent glass.	
		7. That dumpster screening is provided pursuant to s.295-405-6.	
		8. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		9. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		10. That no prohibited signage be displayed at the location per code section 295-407-9.	
		11. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		12. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		13. That the petitioner provides adequate staffing during events to address issues if they occur. That staff is present to ensure the approved hours of operation are being complied with.	
		14. That at no time is alcohol present on the property.	
		15. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

The Board set the next meeting for May 22, 2025.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 9.02 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board