

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - May 22, 2025**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-46*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-46*)  
**Members:** Jennifer Current (*voting on items 1-46*)  
Marjorie Rucker (*voting on items 1-46*)  
Lindsey St. Arnold Bell (*excused*)

**Alt. Board Members:** Kevin Kuschel (*excused*)  
Michael Wright (*voting on items 1-46*)

START TIME: 4:10 P.M.

END TIME: 9:04 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-20-00232 Dimensional Variance, Special Use	C4SIMS Auto. LLC, Lessee  Request to occupy the premises as a light motor vehicle sales facility that does not meet the minimum required landscaping and screening	4225-4225 W MILL RD Ald. District 1
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-25-00151 Special Use	Four Hearts Child Care 1, LLC, Lessee  Request to reduce the number of children per shift from 49 to 25, to increase the age of children from infant - 12 years of age to infant - 13, to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - midnight, and to continue occupying the premises as a day care center operating Monday - Friday	7110-7110 W FOND DU LAC AV Ald. District 2
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 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	BZZA-25-00145 Dimensional Variance	Albright United Methodist Church, Property Owner	5555-5555 W CAPITOL DR Ald. District 7
		Request to erect an off-premise sign	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00125 Dimensional Variance	Milwaukee Metropolitan Sewerage District (MMSD), Other	1201-1201 S 2ND ST Ald. District 12
		Request to install a freestanding sign that exceeds the maximum height allowed	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.
		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 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.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		13.	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.
		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>
6	BZZA-25-00146 Special Use	Vasic Investments, LLC dba Soft Touch Car Wash, Property Owner	5630-5630 N TEUTONIA AV Ald. District 1
		Request to continue occupying the premises as a car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 existing landscaping as shown in photo submitted to the Board on May 9, 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.	
		6. That no work on vehicles occurs in the public right-of-way.	
		7. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		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 car wash activity is conducted inside the building.	
		12. That all wastewater is contained on site.	
		13. 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>
7	BZZA-25-00149 Special Use	Baby Fever Childcare, LLC, Lessee	7625-7625 W MILL RD Ald. District 2
		Request to reduce the number of children from 70 per shift to 50 per shift and to continue occupying the premises as a day care center for children infant - 12 years of age operating Monday - Friday from 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.
		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 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 landscaping and screening is implemented and maintained in accordance to the landscape plan submitted to the Board of Zoning Appeals on September 20, 2010, or another landscape plan approved by the Zoning Administrative Group.
		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 facility does not exceed the capacity established by the State Department of Children and Families.
		13.	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>
8	BZZA-25-00074 Special Use	GP3 Petroleum, LLC dba GP3, Property Owner	11131-11131 W HAMPTON AV Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 existing landscaping as shown in photo submitted to the Board on May 9, 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	
		6. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		7. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 the applicant does not have outdoor storage or display of products or merchandise.	
		11. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		12. That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business.	
		13. 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>
9	BZZA-25-00157 Use Variance	Martinez Appliances, LLC, Lessee	3911-3911 W GREENFIELD AV Ald. District 8
		Request to continue occupying the premises as a general retail establishment and secondhand store	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 storefront windows remain as transparent vision glass and are maintained in an attractive manner.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.
		9.	That these Use Variances 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>
10	BZZA-25-00153 Special Use	Institute of Technology and Academics, Inc., Lessee	8940-8940 N 85TH ST Ald. District 9
		Request to increase the hours of operation from Monday - Friday from 7:30 a.m. - 5:30 p.m. and Saturday 9:00 a.m. - 1:00 p.m. to Monday - Friday from 5:00 a.m. - 7:30 p.m. and Saturday 10:00 a.m. - 4:00 p.m. and to continue occupying the premises as a school for 250 students grades K4 - 8	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	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-25-00158 Special Use	Ross Innovation Employment Solutions Corp., Lessee	7800-7800 W BROWN DEER RD Ald. District 9
		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 Michael Wright.	
	Vote:	5 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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-24-00521 Special Use	Kindercare Learning Centers, LLC, Lessee	4854-4854 S 27TH ST Ald. District 13
		Request to continue occupying the premises as a day care center for 120 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. to 6:00 p.m. (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 landscaping and screening in accordance to the plan submitted to the Board on April 23, 2025 is installed by August 30, 2025 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.
		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 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>
13	BZZA-25-00161 Special Use	Janet Petroleum, DBA Airport Petroleum, Lessee	5979-5979 S HOWELL AV Ald. District 13
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		5. That freestanding signage is limited to the existing pylon sign panel, and that all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
		6. That the ornamental metal fence located along the S Howell Ave frontage is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically that the fence, shall be properly maintained or replaced as necessary to maintain code compliance.	
		7. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 the applicant does not have outdoor storage or display of products or merchandise.	
		11. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		12. That the car wash activity is conducted inside the building.	
		13. That all wastewater is contained on site.	
		14. That this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		15. 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>
14	BZZA-24-00437 Special Use	Victory Missionary Baptist Church, Inc., Property Owner	2661-2661 N TEUTONIA AV Ald. District 15
		Request to continue occupying a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.</li> <li>5. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.</li> <li>6. That existing landscaping as shown in photo submitted to the Board on January 27, 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.</li> <li>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.</li> <li>8. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>9. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.</li> <li>10. That this Special Use is granted for a period of ten (10) years.</li> </ol>	
15	BZZA-25-00136 Dimensional Variance	Milwaukee County, Property Owner	1230-1230 W CHERRY ST Ald. District 15
		Request to install a wall sign that exceeds the maximum display area allowed	
	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-25-00132 Special Use	Nuno's Auto Service, LLC, Lessee	9105-9105 W FOND DU LAC AV Ald. District 2
		Request to add a light motor vehicle sales facility to the continuous nonconforming repair facility and light motor vehicle repair and wholesale facility (permitted) (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

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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 prior to occupancy.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That all required Local and State licenses related to vehicles sales are obtained and maintained at all times of occupancy.	
10.		That all repair work is conducted inside the building.	
11.		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.	
12.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
13.		That no more than 16 vehicles are parked outside on the lot adjacent to the building for any reason at any time. Please note that the vehicles parked within the fence with barbed wire are not included in this number.	
14.		That the decorative metal fence around the parking lot adjacent to the building is installed wholly on private property. NOTE: The property line on West Fond Du Lac Avenue and on North 91st Street is located 1-foot back from the edge of the sidewalk.	
15.		That no work on vehicles occurs in the public right-of-way.	
16.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
17.		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.	
18.		That signage must meet the signage standards of s.295-605.	
19.		That screening in accordance to the plan submitted to the Board on May 6, 2025 is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that the ornamental fence submitted to the Board on May 16, 2025, be installed and maintained.	
20.		That existing landscaping and screening 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.	

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		21. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		22. That this Special Use is granted for a period of three (3) years.	
17	BZZA-25-00164 Special Use	Bright Little Learners, LLC, Prospective Buyer	8116-8116 W GLEN AV Ald. District 2
		Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 14 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 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 code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the facility does not exceed the capacity established by the State Department of Children and Families.	
		9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.	
		10. 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.	
		11. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		12. 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>
18	BZZA-25-00022 Special Use	Power Parking, LLC, Lessee	741-741 N JACKSON ST Ald. District 4
		Request to occupy the premises as a principal use parking lot	
	Action:	Adjourned	
	Motion:		
	Vote:		
19	BZZA-25-00159 Special Use, Use Variance	TMA Grocery, LLC, Lessee	3251-3251 N 9TH ST Ald. District 6
		Request to add a tobacco or e-cigarette retailer and to continue occupying the premises as a general retail establishment (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 prior to occupancy.	
		8. That the applicant obtains services for a private trash hauler within 30 days.	
		9. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That this Use Variance is denied.	
		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-25-00140 Special Use	All Scrap Metal Recycling, Inc., Lessee	3310-3310 W FOND DU LAC AV Ald. District 7
		Request to continue occupying the premises as an outdoor salvage operation	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
		8. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		9. That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
		10. That the petitioner comply with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.	
		11. That no storage of scrap materials occurs in the public right-of-way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That landscaping and screening in accordance to the plan approved by the Dept of City Development on October 5, 2010 or other landscape plan as approved by the Zoning Administration Group 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 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>
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:	Adjourned	
	Motion:		
	Vote:		
22	BZZA-25-00133 Special Use	Nash Auto Services, LLC, Lessee	8045-8045 N 76TH ST Ald. District 9
		Request to occupy a portion of the premises as a light motor vehicle repair facility (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>
23	BZZA-25-00108 Special Use	Doras Angels Academy, LLC, Prospective Buyer	3056-3056 S 49TH ST Ald. District 11
		Request to occupy the premises as a day care center for 35 children per shift infant - 5 years of age operating Monday - Friday from 7:00 a.m. - 5:30 p.m.	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 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 prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	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.
		12.	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>
24	BZZA-25-00139 Dimensional Variance	Luis Garcia-Garcia, Property Owner	5504-5504 W STACK DR Ald. District 11
	Action:	Request to allow a 6 ft. solid fence in the front yard that exceeds the maximum height allowed Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 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>
25	BZZA-25-00131 Special Use	Sanchez Auto Sales, LLC, Lessee	502-502 W GREENFIELD AV Ald. District 12
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no more than 14 vehicles are parked outside on the lot for any reason at any time.	
		9. That the site plan submitted to the BOZA office on March 27, 2025 is approved.	
		10. That no vehicles are parked between the building and the sidewalk on West Greenfield Avenue for any reason at any time.	
		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 landscaping and screening in accordance with the plan submitted to the Board on March 27, 2025 is installed within 90 days of board approval. The landscaping that is installed must comply with s295-405 of the Milwaukee Zoning Code and be 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		15. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		16. That the storefront windows remain as transparent glass.	
		17. That this Special Use is granted for a period of one (1) year.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-25-00144 Special Use	Elite Motors Group, LLC, Lessee	1605-1605 W FOREST HOME AV Ald. District 12
		Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no more than 14 vehicles are parked outside on the used car lot for any reason at any time.	
		9. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		10. 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.	
		11. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		12. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		13. That within 60 days of Board approval of the special use a revised landscape plan is submitted to the Board for approval by the Zoning Administration Group.	
		14. That landscaping and screening in accordance with an approved landscape plan is implemented by September 30, 2025 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.	
		15. 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>
27	BZZA-25-00114 Special Use	United Community Center, Property Owner	624-624 W SCOTT ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 630 W Scott, 1114, 1122, 1124, 1126, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00115 Special Use	United Community Center, Property Owner	630-630 W SCOTT ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 W Scott, 1114, 1122, 1124, 1126, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-25-00116 Special Use	United Community Center, Property Owner	1122-1122 S 7TH ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1124, 1126, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-25-00117 Special Use	United Community Center, Property Owner	1114-1114 S 7TH ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1122,1124, 1126, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-25-00118 Special Use	United Community Center, Property Owner	1124-1124 S 7TH ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1126, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-25-00119 Special Use	United Community Center, Property Owner	1126-1126 S 7TH ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1124, and 1134 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-25-00120 Special Use	United Community Center, Property Owner	1134-1134 S 7TH ST Ald. District 12
		Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot (parcel to be combined with the adjacent parcels at 624 and 630 W. Scott, 1114, 1122, 1124, and 1126 S. 7th St.)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 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.	
8.		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.	
9.		That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls to occupy the public right-of-way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at 414-286-2454.	
10.		That the applicant obtains services for a private trash hauler prior to the issuance of a building occupancy certificate.	
11.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
12.		That the applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.	
13.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
14.		That the petitioner combine the parcels by a legally approved method such as a certified survey map, or a combined tax key with a recorded deed restriction.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 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.	
16.		That these Special Uses are granted for a period of twenty-five (25) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-25-00135 Special Use	Al Wadi Coffee House, LLC, Lessee	200-200 W LAYTON AV Ald. District 13
		Request to occupy the premises as a restaurant with drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 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 prior to occupancy.	
		8. That the applicant install traffic control devices to establish one-way traffic flow on the site within 60 days. The east driveway approach should be enter-only and the west driveway approach exit-only.	
		9. That a revised site plan showing the addition of traffic control devices to establish one-way traffic flow on the site be submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group within 30 days.	
		10. That the parking lot spaces are striped and signed within 60 days, including for the relocation of the ADA parking spaces and establishment of the drive-thru waiting parking spaces, according to the site plan submitted to the BOZA office on April 28, 2025 or another plan approved by the Zoning Administration Group.	
		11. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		12. That existing landscaping and screening as shown in the pictures submitted to the Board of Zoning Appeals on March 28, 2025 is maintained in a manner that meets the intent of 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.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		15. That the restaurant services also be made available and food dispensed to customers not in motor vehicles.	
		16. 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>
35	BZZA-25-00138 Special Use	Old Dominion Freight Line, Inc., Property Owner	401-401 W LAYTON AV Ald. District 13
		Request to add a heavy motor vehicle outdoor storage and to continue occupying the premises as a truck freight terminal	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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 prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That landscaping and screening is installed by July 30, 2025 in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 8, 2006 or another plan submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group. The landscaping and screening must also be 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.	
		10. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on July 27, 2033.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-25-00127 Dimensional Variance	Gregg Pawelski, Property Owner	436-436 E SMITH ST Ald. District 14
		Request to construct a garage that exceeds the maximum lot coverage allowed and does not meet the minimum required side setback and garage door setback	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	4 Ayes, 1 (JC) 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 utility laterals and closure of any portion of the public right-of-way to facilitate construction and material handling. 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 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>
37	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 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 storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		5. That no vehicle repair activity occurs on the lot at any time.	
		6. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		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 measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		10. 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 30 days of Board of Zoning Appeals approval.	
		11. That no vehicles are parked between the existing chain link fence and the public sidewalk.	
		12. That no vehicles are backed out onto West North Avenue without the presence of a flag person to direct pedestrian and vehicular traffic.	
		13. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on June 1, 2026.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	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:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 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 measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That all loading and unloading of children occurs on West North Avenue.
		9.	That the dumpster for this facility is stored wholly on private property.
		10.	That the site plan submitted to the BOZA office on May 20, 2025 is approved and that that site plan is implemented within 30 days.
		11.	That the applicant applies for a loading zone on West North 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.
		12.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		13.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		14.	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.
		15.	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>
39	BZZA-25-00154 Dimensional Variance	Sandra Dercole, Property Owner	2371-2371 N SHERMAN BL Ald. District 15
		Request to allow a 7 ft. solid vinyl fence in the side yard and a 7 ft. chain-link fence in the rear yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 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.
40	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:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
41	BZZA-25-00033 Use Variance	Helping Humble Hearts Learning and Development Center, LLC, Lessee	5454-5454 N 36TH ST Ald. District 1
		Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-25-00137 Use Variance	Learning Through Play Child Development Center, LLC, Lessee	3432-3432 W VILLARD AV Ald. District 1
		Request to occupy the premises as a day care center for 23 children per shift infant - 13 years of age operating Monday - Saturday from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 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 prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the revised site plan submitted to the Board of Zoning Appeals Office on May 6, 2025 is approved.
		10.	That the applicant applies for a loading zone on North 35th 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.
		11.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		12.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		13.	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.
		14.	That the storefront windows are restored as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		15.	That this Use Variance is granted for a period of two (2) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-25-00147 Special Use	Rob's Auto Sales and Rentals, LLC, Lessee	6151-6151 N TEUTONIA AV Ald. District 1
		Request to occupy a portion of the premises as a light motor vehicle rental (permitted), sales, repair, and outdoor storage facility	
	Action:	Adjourned	
	Motion:	Eric Lowenberg moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-25-00160 Special Use	BLRS, LLC, Lessee	6310-6310 N SHERMAN BL Ald. District 1
		Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 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 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 if the use has commenced.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That all required Local and State licenses related to vehicles sales are obtained and maintained at all times of occupancy.	
10.		That all landscaping required by code is installed before 09/01/2025 or a landscape variance is obtained from the Board of Zoning Appeals.	
11.		That no more than 90 vehicles are parked outside on the lot for any reason at any time.	
12.		That the applicant pave the area between the public sidewalk at the driveway approach serving the property and the parking lot pavement within 60 days. NOTE: The driveway approach serving this property is located at 4225 West Mill Road.	
13.		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.	
14.		That no work on vehicles occurs in the public right-of-way.	
15.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
16.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
17.		That the landscape plan submitted to the Board on April 14th 2025 is revised. The revised plan must list the number of shrubs and the species of shrubs to be used.	
18.		That landscaping and screening in accordance with an approved landscape plan is installed by September 1, 2025 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.	
19.		That this Special Use is granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-25-00162 Special Use, Use Variance	MJ'S Exquisite Vape & Smoke Shop, LLC dba The Perfect Prints, Lessee	3531-3531 W SILVER SPRING DR Ald. District 1
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
46	BZZA-24-00292 Use Variance	2 Sweet & International D, LLC dba Alreem Hookah Lounge & Restaurant, Lessee	2122-2122 E LOCUST ST Ald. District 3
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Michael Wright.	
	Vote:	4 Ayes, 1 (EL) Nays, 0 Abstained.	

**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the April 3, 2025 and May 1, 2025 meetings. Seconded by Board member Jennifer Current. 4 Ayes, 0 Nays, 1 (MR) Abstained.

The Board set the next meeting for June 26, 2025

Board member Henry Szymanski moved to adjourn the meeting at 9:04 p.m.. Seconded by Board member Marjorie Rucker. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board