

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - June 26, 2025
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-64*)
Vice Chairman: Henry Szymanski (*voting on items 1-64*)
Members: Jennifer Current (*voting on items 1-29, 32-61, 64*)
Marjorie Rucker (*voting on items 1-64*)
Lindsey St. Arnold Bell (*voting on items 1-64*)

Alt. Board Members: Kevin Kuschel (*excused*)
Michael Wright (*voting on items 30-31, 62-63*)

START TIME: 2:07 P.M.

END TIME: 7:24 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	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:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-25-00168 Special Use	Goldentouch Maintenance, LLC, Property Owner	10020-10020 W APPLETON AV Ald. District 2
		Request to construct and occupy the premises as a light motor vehicle sales facility and car wash	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	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-25-00022 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:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00191 Special Use	Fashion, Art, and Teen Empowerment, Lessee	339-339 W NORTH AV Ald. District 6
		Request to occupy the premises as a community center	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-24-00207 Special Use, Use Variance	Felix Mendez dba Guicho's Body Shop, Lessee	2016-2016 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a light motor vehicle body shop, repair, outdoor storage, outdoor storage facility, and an outdoor salvage operation	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZCM-25-00008 Extension of Time	CCM-Cesar Chavez, LLC, Property Owner	1121-1121 S CESAR E CHAVEZ DR Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-21-00254	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	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>
7	BZZA-25-00163 Special Use	Hope Street Ministries, Inc., Property Owner	2522-2522 W CAPITOL DR Ald. District 1
		Request to increase the number of occupants from 44 to 50 and to continue occupying the premises as a transitional housing	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 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>
8	BZZA-25-00130 Special Use	Early Steps Child Development Center, LLC, Lessee	9135-9135 W SILVER SPRING DR Ald. District 2
		Request to reduce the number of children per shift from 70 to 57 and the hours of operation from 5:00 a.m. – 11:30 p.m. to 5:30 a.m. – 7:30 p.m. and to continue occupying the premises as a day care center for children infant – 13 years of age operating Monday – Sunday	
	Action:	Granted	
	Motion:	Jennifer Current 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 reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the decorative metal fence along the W. Silver Spring Drive frontage is maintained in a manner that meets the intent of the city code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That this Special Use is granted for a period of ten (10) years.
9	BZZA-25-00171 Dimensional Variance	Free Will Cogie, Inc., Property Owner	9220-9220 W SILVER SPRING DR Ald. District 2
		Request to erect two wall signs that exceeds the maximum number allowed	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-25-00179 Special Use	Freedom Assembly, Inc., Property Owner	9330-9330 W APPLETON AV Ald. District 2
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jennifer Current 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 reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That existing landscaping and screening is maintained in a manner that meets the intent of city code.	
		8. That any new signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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-25-00183 Special Use	Continuous Education, LLC, Lessee	8701-8701 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a day care center for 48 children per shift, infant-14years of age, operating Sunday- Saturday from 5:30 a.m.- 11:59 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts
		5.	That the petitioner submit a copy of the State of Wisconsin day care license for the expanded day care center 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 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.
		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>
12	BZZA-25-00212 Special Use, Use Variance	Milwaukee Prospect, LLC, Property Owner	2122-2122 N PROSPECT AV Ald. District 3
		Request to occupy a portion of the premises as a heavy motor vehicle rental facility and to continue occupying the premises as a self-service storage facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 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.
		9.	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.
		10.	That this Use Variance and Special Use 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>
13	BZZA-25-00213 Special Use	Milwaukee Art Museum, Inc, Property Owner	700 N Art Museum DR Ald. District 4
		Request to occupy a portion of the premises as a general retail establishment	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 this Special Use is granted for a period of twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-25-00165 Dimensional Variance, Special Use	Super Service, Inc., Lessee	10712-10712 W HAMPTON AV Ald. District 5
		Request to continue occupying the premises as a light motor vehicle sales and repair facility that does not meet the minimum screening requirements	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	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 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 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.	
7.		That no vehicles are parked between the street curb and the public sidewalk.	
8.		That landscaping and screening in accordance with the plan submitted to the Board on April 16, 2025, is installed by 60 days of board approval 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.	
9.		That any vehicle with body damage or awaiting auto body repair must be stored inside the building.	
10.		That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
11.		That all installation and testing audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.	
12.		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.	
13.		That no prohibited signage be displayed at the location per code section 295-407-9.	
14.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
15.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
16.		That all repair work is conducted inside the building.	
17.		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.	
18.		That these Special Uses and Dimensional Variance 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>
15	BZZA-25-00180 Special Use	Bella's Group Home, LLC, Property Owner	7630-7630 W CENTER ST Ald. District 5
		Request to continue occupying the premises as a group home for 6 occupants	
	Action:	Granted	
	Motion:	Jennifer Current 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 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.	
		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>
16	BZZA-25-00206 Special Use	TLC Personal Care Agency, LLC, Property Owner	8105-8105 W LISBON AV Ald. District 5
		Request to continue occupying the premises as a general office	
	Action:	Granted	
	Motion:	Jennifer Current 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 signage must meet the signage standards of s.295-505-5 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 five (5) years.	
17	BZZA-25-00186 Dimensional Variance	SMELC Holdings, Inc., Property Owner	110-110 W BURLEIGH ST Ald. District 6
		Request to allow 4 wall signs on the principal building that exceeds the maximum number allowed	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 for installation of the signs. 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 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>
18	BZZA-25-00143 Dimensional Variance	Bachya Bergman, Property Owner	3446-3446 N 54TH ST Ald. District 7
		Request to install a 6 ft. solid wood fence in the side yards that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Jennifer Current 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 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>
19	BZZA-25-00193 Special Use	Hadley Child Care & Learning Center, Inc., Property Owner	5520-5520 W BURLEIGH ST Ald. District 7
		Request to continue occupying the premises as a day care center for 80 children per shift infant - 14 years of age operating Monday - Sunday from 5:00 a.m. to 12:30 a.m.	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00181 Special Use	K&P Towing, LLC, Lessee	7928-7928 W CLINTON AV Ald. District 9
		Request to continue occupying the premises as a light motor vehicle repair and sales facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 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.	
		7. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts	
		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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		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>
21	BZZA-25-00205 Special Use	God's Hands Outreach Ministry, Inc., Lessee	8301-8301 N 76TH ST Ald. District 9
		Request to occupy a portion of the premises as an assembly hall.	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 at no time is alcohol present 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>
22	BZZA-25-00036 Special Use	Jose J. Trujillo Hernandez dba Viva la Vida Herbalife, Lessee	1901-1901 S 11TH ST Ald. District 12
		Request to continue occupying the premises as a general office	
	Action:	Granted	
	Motion:	Jennifer Current 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 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>
23	BZCM-25-00009 Condition Modification	AM Auto Sales & Repair LLC, Lessee	3600-3600 S CHASE AV Ald. District 14
		Request to modify condition #6 "That the unused driveway located on South Chase Avenue be removed and restored to City of Milwaukee specifications within one (1) year."	
	Action:	Granted	
	Motion:	Jennifer Current 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 site plan labeled "Option C" submitted to the BOZA office on June 4, 2025 is approved.
		5.	That the driveway approach on South Howell Avenue is shifted south as shown on the approved site plan prior to issuance of a Building Occupancy Certificate.
		6.	That the unused driveway approach on East Warnimont 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 a Department of Public Works (DPW) permits are obtained to construct the two new driveway approaches for 3600 South Chase Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the permit process.
		8.	That this Condition Modification is granted and should continue to comply with the conditions of Decision No. BZZA-25-00096 dated May 09, 2025 for a period of time commencing with the date hereof, and expiring on March 30, 2024.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	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:	Granted	
	Motion:	Jennifer Current 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 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 facilitate 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 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-25-00166 Special Use	Shahzad Enterprises, LLC, Lessee	2306-2306 W FOND DU LAC AV Ald. District 15
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Jennifer Current 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 reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant does not have outdoor storage or display of products or merchandise.	
		8. 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.	
		9. 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.	
		10. That 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.	
		11. 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 are not sold on the premises.	
		12. 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>
26	BZAP-25-00001 Appeal of Order	Milwaukee Brewers Baseball Club, L.P., Lessee	446-446 N STORY PK Ald. District 10
		Request to appeal an order from the Department of Neighborhood Services stating that a portion of the continuous nonconforming principal use parking lot is being occupied as a rideshare lot	
	Action:	Overturn	
	Motion:	Henry Szymanski moved to overturn the appeal. Seconded by Lindsey St. Arnold Bell.	
	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>
27	BZZA-25-00134 Special Use	Kiddie Cove Learning Center, LLC, Lessee	5510-5510 W CENTER ST Ald. District 10
		Request to occupy the premises as a day care center for 18 children per shift infant - 3 years and 11 months operating Monday - Saturday from 6:00 a.m. - 8:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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.295-605 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 for 5510 W Center St to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		13.	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.
		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>
28	BZZA-25-00167 Special Use	The Gymnasium, LLC dba Dandy, Property Owner	5020-5020 W VLIET ST Ald. District 10
		Request to continue occupying a portion of the premises as an assembly hall (this is an expansion)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant 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>
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 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 alcohol is served only through properly licensed bartenders and bartending services.	
9.		That any and all license related to Special Event, Alcohol service or Public Entertainment premises be obtained as needed.	
10.		That a Department of Public Works (DPW) permit is obtained for any work in the public right-of-way, including, but not limited to, the planting of trees, shrubs and other plant materials, and removal of driveway approaches. 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.	
11.		That the unused driveways be removed and restored to City of Milwaukee specifications within one (1) year. There is one unused driveway on West Vliet Street and two unused driveways on North 50th Place. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approaches.	
12.		That the applicant applies for a loading zone on West Vliet St within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.	
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 careening in accordance with the landscape plan submitted to the Board on April 21, 2025 is implemented and maintained in a manner that meets the intent of city code.	
15.		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.	
16.		That this Special Use is granted for a period of time commencing with the date hereof, and expiring on November 11, 2029.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-25-00210 Dimensional Variance	Ali Petroleum, Inc., Lessee	5706-5706 W BLUE MOUND RD Ald. District 10
		Request to erect a freestanding sign that exceeds the maximum display area allowed	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
30	BZZA-25-00207 Dimensional Variance	Jeff Koenig, Property Owner	2429-2429 E WYOMING PL Ald. District 3
		Request to construct an attached garage that does not meet the minimum rear setback and exceeds the maximum sidewall height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on East Wyoming Place. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		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 the petitioner build in accordance with plans as submitted to the Board of Zoning Appeals, or another plan submitted to the board and approved by the Zoning Administrative Group.	
		7. That the petitioner adjust the lot boundaries by a legally approved method such as a certified survey map.	
		8. 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>
31	BZZA-25-00208 Dimensional Variance	Doug Rose, Property Owner	2415-2415 E WYOMING PL Ald. District 3
		Request to construct an attached garage that does not meet the minimum side setback in the side yard	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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.	
		5. That the petitioner build in accordance with plans as submitted to the Board of Zoning Appeals, or another plan submitted to the board and approved by the Zoning Administrative Group.	
		6. That the petitioner adjust the lot boundaries by a legally approved method such as a certified survey map.	
		7. 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>
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:	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 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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the canopy over the walk-up window on the building's west façade is developed in accordance with the elevation plans submitted to the board on April 21, 2025 or other plan as approved by the Zoning Administration Group.
		10.	That landscaping and screening in accordance to the plan submitted to the Board on April 15th 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.
		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>
33	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:	Granted	
	Motion:	Jennifer Current 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 take 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That all repair work is conducted inside the building.	
		9. 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.	
		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 no work on vehicles occurs in the public right-of-way.	
		12. That no storage of vehicles, vehicle parts, or vehicle fluids occurs in the public right-of-way.	
		13. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		14. That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open.	
		15. 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>
34	BZZA-25-00199 Special Use	The Elevated Experience LLC, Lessee	9235-9235 W CAPITOL DR Ald. District 5
		Request to occupy the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn 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>
35	BZZA-24-00444 Use Variance	Growing Love, LLC, Lessee	2628-2628 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a day care center for 100 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 9:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 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 applicant applies for a loading zone on North Doctor Martin L. King Jr. Drive within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		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>
36	BZZA-25-00177 Special Use, Use Variance	Qwik-Nic, LLC DBA Deadheads Corner, Lessee	2225-2225 N HUMBOLDT AV Ald. District 6
		Request to occupy the premises as a tobacco and e-cigarette retailer	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	4 on Special Use, 5 on Use Variance Ayes, 1- EL (on the Special Use) Nays, 0 on Use Variance Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-25-00187 Dimensional Variance, Special Use	Ahmad Properties, LLC, Prospective Buyer	3033-3033 N 35TH ST Ald. District 7
		Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 35th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.	
12.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
13.		That a certified survey map or subdivision plat that combines the parcels occupied by the proposed development is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 11, 2025 is installed within 120 days of occupancy and 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.	
16.		That this Special Use and Dimensional Variance 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>
38	BZZA-25-00188 Dimensional Variance, Special Use	Ahmad Properties, LLC, Prospective Buyer	3051-3051 N 35TH ST Ald. District 7
		Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 35th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.	
12.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
13.		That a certified survey map or subdivision plat that combines the parcels occupied by the proposed development is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 11, 2025 is installed within 120 days of occupancy and 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.	
16.		That this Special Use and Dimensional Variance 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>
39	BZZA-25-00189 Dimensional Variance, Special Use	Ahmad Properties, LLC, Prospective Buyer	3043-3043 N 35TH ST Ald. District 7
		Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 35th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.	
12.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
13.		That a certified survey map or subdivision plat that combines the parcels occupied by the proposed development is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 11, 2025 is installed within 120 days of occupancy and 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.	
16.		That this Special Use and Dimensional Variance 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>
40	BZZA-25-00190 Dimensional Variance, Special Use	Ahmad Properties, LLC, Prospective Buyer	3039-3039 N 35TH ST Ald. District 7
		Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 35th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.	
12.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
13.		That a certified survey map or subdivision plat that combines the parcels occupied by the proposed development is submitted to and approved by the City of Milwaukee and Recorded with the Milwaukee County Register of Deeds.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 11, 2025 is installed within 120 days of occupancy and 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.	
16.		That this Special Use and Dimensional Variance 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>
41	BZZA-25-00209 Dimensional Variance	Martha Brock, Property Owner	3757-3757 N 42ND ST Ald. District 7
		Request to allow a 4 ft. solid wood fence in the side and front yards that is located within the vision triangle	
	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-25-00172 Special Use	Marco A. Ibarra dba Infinityyy Sales, Other	2083-2083 S MUSKEGO AV Ald. District 8
		Request to occupy the premises as a light motor vehicle sales and repair 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 all repair work is conducted inside the building.	
		9. 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.	
		10. That no more than 10 vehicles are parked outside on the lot for any reason at any time.	
		11. That no work on vehicles 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 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		15. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That these Special Uses are 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-25-00174 Special Use	Isaiah Bartolomey, Prospective Buyer	1901-1901 S 26TH ST Ald. District 8
		Request to occupy a portion of the premises as a personal service (barbershop)	
	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 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 provide at least two (2) bicycle parking spaces within thirty (30) days.	
		9. That the storefront windows remain as transparent glass.	
		10. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		11. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code or other signage approved by the board.	
		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>
44	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:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 all repair work is conducted inside the building.
		9.	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.
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		13.	That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		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>
45	BZZA-25-00170 Special Use	DBB Auto, LLC, Lessee	7933-7933 N 73RD ST Ald. District 9
		Request to occupy the premises as a light motor vehicle wholesale (permitted) and sales facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 any display vehicles or sale vehicles are stored inside the building or outside in the designated parking area in the southwest corner of the site as shown on the site plan submitted to the Board on April 22 2025.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
		13. 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>
46	BZZA-25-00176 Dimensional Variance	Braden Smith, Property Owner	8429-8429 N GRANVILLE RD Ald. District 9
		Request to allow 11 vehicles to be parked outdoors on a lot containing a two-family dwelling that exceeds the maximum number of vehicles allowed and to allow three accessory structures that exceeds the maximum number allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker (Accessory Structures) Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current. (Vehicles)	
	Vote:	5 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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That all vehicle repair work is conducted inside the building. 6. That an occupancy permit is obtained if the property is used for commercial purposes beyond the limitations listed in the zoning code for a Home occupation. Note Board of Zoning Appeals will be required for most commercial uses and all vehicle related uses. 7. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 8. That a maximum of one work vehicle is parked outside on the lot. 9. That no vehicle is parked outside with a height greater than 10 feet. 10. That no vehicle is parked outside on the lot that exceeds 22 feet in length. This includes trailers. 11. That all vehicles parked outside display current license plates. 12. That the request to park 11 vehicles outside on the lot is reduced to a maximum of six (6) total vehicles. The vehicles must be parked only on paved or approved surfaces as required in s.252-74 of the Milwaukee Code of Ordinances and the vehicles must also be compliant with all other code requirements. 13. That the Dimensional Variance to park six vehicles outside on the lot is granted for a period of five (5) years. 14. That the Dimensional Variance to allow three accessory structures 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>
47	BZZA-25-00185 Special Use	Next Level Auto Sales, LLC, Lessee	9334-9334 N 107TH ST Ald. District 9
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjorn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
48	BZZA-25-00201 Dimensional Variance	Julio Rodriguez, Property Owner	1533-1533 W MITCHELL ST Ald. District 12
		Request to allow a 6 ft. solid fence along the street that does not meet the minimum required set back from the sidewalk	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-24-00323 Dimensional Variance	E&J Real Estate Rentals, LLC,	4000-4000 S 13TH ST Ald. District 13
		Request to occupy the premises as a contractor's yard (permitted) that does not meet the minimum requirements for screening	
	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 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 all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.
		9.	That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		10.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		11.	That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.
		12.	That landscaping and screening in accordance with the landscape plan submitted to the Board on May 5, 2025 is installed by October 1st, 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.
		13.	That the landscape fabric that is currently installed on a portion of the fence is replaced with green slats throughout the entirety of the fence.
		14.	That the petitioner obtain any necessary approvals from the Department of Public Works to plant in the public right-of-way.
		15.	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>
50	BZZA-24-00199 Dimensional Variance, Special Use	Absolute Auto Salvage, LLC, Lessee	2081-2081 W OHIO AV Ald. District 13
		Request to not meet the requirements for screening and paving and to continue occupying the premises as an outdoor salvage operation	
	Action:	Adjourned	
	Motion:		
	Vote:		
51	BZZA-24-00327 Dimensional Variance, Use Variance	Absolute Auto Salvage, LLC, Lessee	2151-2151 W OHIO AV Ald. District 13
		Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	
	Action:	Adjourned	
	Motion:		
	Vote:		
52	BZZA-24-00381 Dimensional Variance, Use Variance	Absolute Auto Salvage, LLC, Lessee	2081-2081 W OHIO AV Ald. District 13
		Request to occupy the premises as an outdoor salvage operation that does not meet the required screening, required residential buffer, and paving requirements	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	BZZA-25-00178 Dimensional Variance	MilBrew Holdings, LLC, Lessee	3702-3702 S 27TH ST Ald. District 13
		Request to construct a new restaurant with a drive-through facility that exceeds the maximum number of parking spaces allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 pavement markings on the site conform to the Manual on Traffic Control Devices (MUTCD). Blue pavement markings shall not be used on the site, except to denote ADA parking spaces.	
		9. 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 dmschmi@milwaukee.gov with questions regarding this matter.	
		10. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		11. That a revised landscape plan substituting any plants designated as restricted or prohibited by the Wisconsin Department of Natural Resources with allowable plants be submitted to DCD City Plan Commission staff for review and approval. A copy of the approved revised landscape plan must also be submitted to the BOZA office to be included in the record.	
		12. That landscaping and screening in accordance to plans approved by the City Plan Commission per the Development Incentive Zone Overlay guidelines 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.	
		13. 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>
54	BZZA-25-00184 Dimensional Variance	Carlos Montejano, Property Owner	2506-2506 W RAMSEY AV Ald. District 13
		Request to allow a commercial vehicle to be parked on a single-family lot that exceeds the maximum length and height allowed	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Henry Szymanski.	
	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>
55	BZZA-25-00097 Special Use	Mommy's Helper, LLC dba Mommy's Helper Childcare, Lessee	2207-2207 W CENTER ST Ald. District 15
		Request to occupy a portion of the premises as a day care center for 35 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 10:00 p.m.	
	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 facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the applicant applies for a loading zone on North 22nd 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.
		10.	That the petitioner use the parcel located at 2664 N 23rd St (as indicated in the lease submitted to the Board on June 12, 2025) as outdoor play space for the day care center.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		13.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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>
56	BZZA-25-00169 Special Use	Scott and Jucileide Cepolski, Prospective Buyer	1901-1901 W GALENA ST Ald. District 15
		Request to occupy a portion of the premises as a general office	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 new ADA ramp and entrance stoop with steps; 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 dmschmi@milwaukee.gov with questions regarding this matter.	
		9. That the commercial unit windows remain as transparent glass.	
		10. That signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		11. That this Special Use is granted for a period of ten (10) years.	
57	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 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>
58	BZZA-25-00156 Special Use	One Love Learning Center, LLC, Lessee	4560-4560 N 22ND ST Ald. District 1
		Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 12 years of age operating Monday - Friday	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 1 - EL Nays, 0 Abstained.	
59	BZZA-25-00196 Special Use	Home Is Where The Heart Is MKE, Inc., Property Owner	4241-4241 N 13TH ST Ald. District 1
		Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		9.	That the petitioner submit a copy of the State of Wisconsin day care license for the expanded hours to the Board of Zoning Appeals within 60 days of State issuance of the license.
		10.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		11.	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>
60	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:		
	Vote:		
61	BZZA-25-00152 Special Use	A&T Holdings, LLC, Lessee	7401-7401 W FOND DU LAC AV Ald. District 2
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That the applicant maintains the parking lot striping layout as it exists and as shown on the site plan submitted to the BOZA office on June 21, 2017.	
10.		That no more than 24 vehicles are parked outside on the lot for any reason at any time.	
11.		That no work on vehicles 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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
15.		That no disabled or unlicensed vehicles or parts are to be stored outside.	
16.		That a revised, professionally-drawn landscape plan and site plan be submitted to the Board of Zoning Appeals office for review and approval by the Zoning Administration Group within 30 days of the Special Use approval. The revised site plan must include additional lighting for the property.	
17.		That landscaping and screening in accordance with a landscape plan that has been approved by the Zoning Administrative Group is installed by October 1st, 2025 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
18.		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>
62	BZZA-25-00155 Dimensional Variance, Special Use, Use Variance	Milwaukee Recreation, Request to occupy the premises as a community center, an outdoor recreation facility, general office, and a parking lot that does not meet the public street screening requirements, to allow 11 accessory structures on a single lot that exceeds the maximum number allowed, and to erect a freestanding sign and a combination wall sign that exceeds the maximum display area allowed	5575-5575 N 76TH ST Ald. District 2
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker. (DV and SU) Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Michael Wright. (UV)	
	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 dmschmi@milwaukee.gov with questions regarding this matter.	
9.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Sheridan Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That landscaping and screening in accordance to the plan submitted to the Board on May 16, 2025 and June 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.	
12.		That the size of the wall sign proposed for the building's east façade not exceed 75 sq. ft.	
13.		That this Special Use and these Use Variances are granted for a period of twenty (20) years.	
14.		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>
63	BZZA-25-00182 Special Use	Bright Futures Academy, Inc., Lessee	6709-6709 W VILLARD AV Ald. District 2
		Request to occupy the premises as a day care center for 42 children per shift, 6 weeks- 13 years of age, operating Sunday- Saturday from 6:00 a.m.- midnight	
	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 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 applicant applies for a loading zone on West Villard 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.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	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.
		13.	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.
		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>
64	BZZA-25-00203 Special Use	Hook-Ups SSE, LLC, Lessee	9006-9006 W SILVER SPRING DR Ald. District 2
		Request to occupy the premises as an assembly hall	
	Action:	Granted	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 no alcohol is present on the premises at any time.	
		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 within 30 days of Board of Zoning Appeals approval.	
		9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		10. 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.	
		11. That landscaping and screening in accordance to the plan submitted to the Board on May 15, 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.	
		12. That this use not operate between the hours of Midnight and 5:00 A.M.	
		13. That this Special Use is granted for a period of one (1) year.	

Other Business:

Board member Henry Szymanski moved to approve the minutes of the May 29, 2025 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for July 31, 2025.

Board member Marjorie Rucker moved to adjourn the meeting at 7:24 p.m.. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

BOARD OF ZONING APPEALS