

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 31, 2025
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairperson: Eric Lowenberg *(voting on items 1-68)*
Vice Chairman: Henry Szymanski *(voting on items 1-68)*
Members: Jennifer Current *(excused)*
Marjorie Rucker *(voting on items 1-68)*
Lindsey St. Arnold Bell *(voting on items 1-68)*

Alt. Board Members: Kevin Kuschel *(voting on items 42-50, 60-68)*
Michael Wright *(voting on items 1-41, 51-59)*

START TIME: 2:03 P.M.

END TIME: 6:38 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZCM-25-00010 Extension of Time	StorSafe of Silver Springs, LLC, Property Owner	5525-5525 N 27TH ST Ald. District 1
		Request for an extension of time to comply with the conditions of BZZA-23-00098	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
3	BZZA-25-00250 Special Use	Firetree Games, LLC, Lessee	2856-2856 N OAKLAND AV Ald. District 3
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00217 Special Use	Blooming Tots Family Childcare, LLC, Lessee	7826-7826 W CAPITOL DR Ald. District 5
		Request to occupy the premises as a day care center for 30 children per shift infant -12 years of age operating Monday - Friday from 6:00 a.m. to 11:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-25-00150 Special Use	Colletas Learning Academy, LLC, Prospective Buyer	3478-3478 N 2ND ST Ald. District 6
		Request to occupy the premises as a day care center for 30 children per shift infant - 14 years of age operating Monday - Friday from 6:00 a.m. - 11:00 p.m. and Saturday - Sunday from 6:00 a.m. - 4:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZCM-25-00013 Extension of Time	Auto Depot, LLC, Lessee	600-600 E LAYTON AV Ald. District 13
		Request for an extension of time to comply with the conditions of BZZA-23-00389	
	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>
7	BZZA-22-00335 Special Use	Auto Source 2, LLC, Prospective Buyer	2316-2316 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a light motor vehicle sales and repair facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-24-00240 Dimensional Variance, Use Variance	B & C Brothers Construction, LLC, Lessee	3309-3309 W CHERRY ST Ald. District 15
		Request to occupy the premises as a contractor's yard that does not meet the minimum landscaping requirement	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	BZZA-24-00325 Dimensional Variance	Rigoberto Bustos-Castro, Property Owner	3023-3023 W CHERRY ST Ald. District 15
		Request to allow a 6 ft. chain link fence in the front yard that exceeds the maximum height allowed	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
10	BZZA-25-00198 Special Use	D&H, LLC DBA Best Tire Center, Property Owner	4979-4979 N TEUTONIA AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle repair and sales facility	
	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 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 11 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 landscaping and screening in accordance with the plan submitted to the Board on May 9, 2025, is implemented and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		15. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		17. That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-25-00270 Special Use	Next Generation Day Camp, LLC, Lessee	6100-6100 N 42ND ST Ald. District 1
		Request to occupy a portion of the premises as a community center and a day care center (permitted)	
	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.
		8.	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>
12	BZZA-25-00245 Special Use	Lighthouse Youth Center, Inc., Lessee	5641-5641 N 68TH ST Ald. District 2
		Request to continue occupying the premises as a community center	
	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 this Special Use is granted for a period of ten (10) years.	
13	BZZA-25-00099 Special Use	The Tracks of Milwaukee, Inc., Lessee	2909-2909 N HUMBOLDT BL Ald. District 3
		Request to continue occupying a portion of the premises as an outdoor recreation facility	
	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 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>
14	BZZA-25-00100 Use Variance	The Tracks of Milwaukee, Inc., Lessee	2920-2920 N WEIL ST Ald. District 3
		Request to occupy a portion of the premises as an outdoor recreation facility	
	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 this Use Variance s 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-25-00269 Use Variance	The Cat Witch MKE, LLC, Lessee	1518-1518 N FARWELL AV Ald. District 3
		Request to occupy a portion of the premises as an animal grooming facility	
	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 signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.	
		5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		6. That no prohibited signage be displayed at the location per code section 295-407-9.	
		7. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		8. That the 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 the petitioner obtains and maintains any/all required municipal licenses related to animal grooming.	
		10. 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>
16	BZZA-25-00237 Use Variance	Tootsies Tea, LLC, Lessee	2406-2406 W CLYBOURN ST Ald. District 4
		Request to occupy a portion of the premises as a general retail establishment	
	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 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.	
		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 Use Variance is granted for a period of three (3) years.	
17	BZZA-25-00241 Dimensional Variance	Milwaukee County Parks, Property Owner	1531-1531 W VLIET ST Ald. District 4
		Request to erect an 8 ft. ornamental fence in the rear yard that exceeds the maximum height allowed	
	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 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-25-00225 Special Use	Mount Horeb Missionary Baptist Church, Inc., Property Owner	534-534 W CENTER ST Ald. District 6
		Request to continue occupying the premises as a religious assembly hall	
	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 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.	
		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 twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-25-00233 Special Use	SP Milwaukee PropCo1, LLC, Property Owner	101-101 E PLEASANT ST Ald. District 6
		Request to occupy the premises as a principal use parking lot	
	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 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.	
		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 twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00234 Special Use	SP Milwaukee PropCo1, LLC, Property Owner	1505-1505 N RIVERCENTER DR Ald. District 6
		Request to occupy a portion of the premises as an accessory use parking lot	
	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 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.	
		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 twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-25-00235 Special Use	SP Milwaukee PropCo1, LLC, Prospective Buyer	215-215 W PLEASANT ST Ald. District 6
		Request to occupy a portion of the premises as an accessory use parking lot	
	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 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.	
		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 twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00236 Special Use	SP Milwaukee PropCo1, LLC, Property Owner	1500-1500 N 2ND ST Ald. District 6
		Request to occupy a portion of the premises as an accessory use parking lot	
	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 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.	
		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 twenty (20) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-25-00230 Special Use	Home 4 the Heart, Inc., Lessee	2967-2967 N 38TH ST Ald. District 22936
		Request to continue occupying the premises as a group home for 5 occupants	
	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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact's 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>
24	BZZA-25-00253 Special Use	Little Nuggets Childcare Center, LLC, Lessee	5806-5806 W BURLEIGH ST Ald. District 7
		Request to reduce the hours of operation from 24-hours Monday - Sunday to Monday - Friday from 6:00 a.m. - midnight and Saturday - Sunday from 6:00 a.m. - 4:00 p.m. and to continue occupying a portion of the premises as a day care center for 47 children per shift infant - 13 years of age (this is a new operator)	
	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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		6.	That 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.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		8.	That the applicant maintains the loading zone on West Burleigh Street. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		12.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		13.	That this Special Use is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-25-00216 Special Use	Magic Touch, LLC, Lessee	2635-2635 W BURNHAM ST Ald. District 8
		Request to occupy 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 provides at least two (2) bicycle parking spaces within sixty (60) days. NOTE: For information about the City of Milwaukee's Bike Parking program, please visit https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking	
		5. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		6. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		7. That no prohibited signage be displayed at the location per code section 295-407-9.	
		8. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		9. That 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 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>
26	BZZA-25-00247 Special Use	Tintboyz of Wisconsin, LLC dba Tint Boyz, Lessee	2439-2439 W LINCOLN AV Ald. District 8
		Request to occupy the premises as a light motor vehicle repair facility	
	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 no more than 8 vehicles are parked outside on the lot for any reason at any time.	
		5. That no work on vehicles occurs in the public right-of-way.	
		6. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		7. 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.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		11. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		12. That all repair work is conducted inside the building.	
		13. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		14. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-25-00224 Use Variance	Anne's Children House, LLC, Lessee	6910-6910 W BROWN DEER RD Ald. District 9
		Request to decrease the number of children per shift from 45 to 30 and to continue occupying a portion of the premises as a day care center for children infant - 12 years of age operating Monday - Saturday 6:00 a.m. - 6:00 p.m.	
	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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Use Variance is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00248 Special Use	Bell Ambulance, Inc., Prospective Buyer	9401-9401 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as an ambulance service	
	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 landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on June 17, 2025, is installed within 60 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.	
		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.	
29	BZZA-25-00252 Dimensional Variance	Mt. Zion Assembly of the Apostolic Faith, Inc., Property Owner	7132-7132 W GOOD HOPE RD Ald. District 9
		Request to erect a freestanding sign that exceeds the maximum height and maximum display area allowed	
	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 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>
30	BZZA-25-00243 Special Use	Grandma's House Childcare and Early Dev Ctr, LLC, Lessee	6039-6039 S HOWELL AV Ald. District 13
		Request to increase the number of children from 18 to 19 children per shift and to continue occupying the premises as a day care center for children infant - 13 years of age operating Monday - Friday from 4:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 5:00 p.m.	
	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 no additional signage may be erected on the site unless it meets the signage standards of s.295-805 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.
		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 the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		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>
31	BZZA-25-00240 Dimensional Variance	Vendetta Coffee Bar, LLC, Lessee	2268-2268 S KINNICKINNIC AV Ald. District 14
		Request to erect an awning sign that exceeds the maximum display area allowed	
	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 this Dimensional Variance is granted to run with the land.	
32	BZZA-25-00246 Special Use	Lighthouse Youth Center, Inc., Property Owner	1132 W OKLAHOMA AV Ald. District 14
		Request to continue occupying the premises as a community center	
	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 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>
33	BZZA-25-00259 Dimensional Variance	Four Seasons Early Learning Center, Lessee	2200-2200 N 12TH ST Ald. District 15
		Request to erect a wall sign that exceeds the maximum number of wall signs allowed per street frontage	
	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 this Dimensional Variance is granted to run with the land.
34	BZZA-25-00084 Special Use	Bonded Enterprises LLC DBA Bonded Motors, Lessee	7704-7704 W APPLETON AV Ald. District 5
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	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:	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 the applicant applies for a loading zone on West Capitol 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.	
		9. That no portable toilet facilities affiliated with the assembly hall are placed in the public right of way.	
		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 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.	
		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>
36	BZZA-24-00245 Special Use	Kutabas Auto Repair, LLC, Lessee	3210-3210 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a light motor vehicle sales facility, light motor vehicle repair facility, and light motor vehicle body shop	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all 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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That all repair work is conducted inside the building.	
10.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
11.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
12.		Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
13.		That no more than 19 vehicles are parked outside on the lot for any reason at any time.	
14.		That no work on vehicles occurs in the public right of way.	
15.		That the storage of all vehicle repair components be entirely indoors.	
16.		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.	
17.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
18.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
19.		That the landscape plan submitted to the Board on July 9th 2025 is revised. The revised plan must include dimensions showing the width of the planting strip along the street frontages and include the quantity, size and species names of the plants that will be used. The revised plan must be submitted to the Board for approval by the Zoning Administration Group.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		20. That landscaping and screening in accordance with an approved landscape plan is implemented within 180 days of Board approval of the special use 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.	
		21. That these Special Uses are granted for a period of three (3) years.	
37	BZZA-25-00228 Special Use	Pinkey's Capital Auto Body Corp., Property Owner	3918-3918 N 2ND ST Ald. District 6
		Request to occupy a portion of the premises as a light motor vehicle body shop.	
	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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all repair work is conducted inside the building.	
		10. Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
		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 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>
38	BZZA-25-00229 Special Use	Pinkey's Capital Auto Body Corp., Property Owner	3809-3809 N RICHARDS ST Ald. District 6
		Request to occupy a portion of the premises as an outdoor salvage operation	
	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 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 all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.	
		7. That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
		8. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		9. That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
		10. That the petitioner 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 45 days of Board of Zoning Appeals approval.	
		11. That no more than 35 vehicles are parked outside on the lot for any reason at any time.	
		12. That no work on vehicles occurs in the public right of way.	
		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 the slatted chain link fence is maintained in pristine condition specifically that any damaged or missing slats are replaced, that if the fence structure is damaged it should be repaired or replaced and that any rust be removed and painted as needed.	
		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>
39	BZZA-25-00251 Use Variance	High Flowers Company. DBA. High Flowerz Dispensary, Lessee	1335-1335 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
40	BZZA-25-00256 Special Use, Use Variance	Crops in the Kitchen, LLC, Lessee	3700-3700 N FRATNEY ST Ald. District 6
		Request to occupy the premises as an assembly hall, personal instruction school, catering service (permitted) and general office (permitted)	
	Action:	Granted	
	Motion:	Henry Szymanski 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 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		10. That the Use Variance and Special Use 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>
41	BZZA-25-00261 Dimensional Variance, Special Use	KG Development Group, Prospective Buyer	3116-3116 N MARTIN L KING JR DR Ald. District 6
		Request to construct a mixed-use building (permitted multi-family dwelling) that exceeds the maximum allowed units, does not meet the primary street setback, does not meet the side street setback and to occupy a portion of the premises as an accessory parking lot	
	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 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 North Dr. Martin L. King Jr. Drive. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		10. That the premises is developed in accordance with the site & elevation plans submitted to the Board on July 10, 2025 or other site and elevation plans as approved by the Zoning Administration Group.	
		11. That within 60 days of Board approval of the special use and variance the petitioner must submit a landscape and screening plan that meets the requirements of s295 405 of the Milwaukee Zoning Code to the Board of Zoning Appeals for approval by the Zoning Administration Group.	
		12. That landscaping and screening in accordance with an approved landscape plan is implemented 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 the Special Use and 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>
42	BZZA-25-00204 Special Use	Day to Day Fun Learning LLC, Lessee	5325-5325 W BURLEIGH ST Ald. District 7
		Request to occupy the premises as a day care center for 32 children per shift infant to 13 years of age operating Monday- Friday from 8:00 a.m. - midnight and Saturday - Sunday from 8:00 a.m. - 6:00 p.m.	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
43	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:	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 all fencing on the property comply with the city fence codes within 30 days of Board of Zoning Appeals approval. This includes reducing the height of the Easternmost most 24 feet of fencing along the alley to a height of 4 feet, altering the fencing in both side yards to a height of 4 feet (an additional 2 feet of additional lattice is acceptable), and rebuilding the Western portion of the fence so that the supporting members face the interior of the lot.
		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 the concrete bollard in the public right of way. 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.
		6.	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>
44	BZZA-25-00214 Special Use	Cosmic Motors, LLC, Lessee	2617-2617 S 31ST ST Ald. District 8
		Request to add a light motor vehicle body shop and outdoor storage to the Board approved light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 the applicant has no outdoor storage of auto parts, tires or other junk and debris.	
		9. That all repair work is conducted inside the building.	
		10. Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
		11. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That no work on vehicles occurs 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 the opaque wood fence and landscaping along the 31st St frontage of 2623 & 2627 S. 31st St is maintained in a manner that meets the intent of city code.	
		16. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on September 22, 2026.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-25-00268 Special Use	Seton Catholic Schools, Other	2251-2251 S 31ST ST Ald. District 8
		Request to construct an accessory parking lot that is located between a street façade of the principal building and a street lot line	
	Action:	Granted	
	Motion:	Henry Szymanski 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 warning, parking and other regulatory signage associated with traffic control in school zones be installed as required. Contact Mr. Dale Dietze at 414-286-8678 to make arrangements for the design and installation of the required signage within sixty (60) days.
		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 revised site plan outlining ten (10) on-site parking spaces for the school's staff is submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group within thirty (30) days of this Special Use approval.
		10.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	BZZA-25-00121 Special Use, Use Variance	Zignego Company Inc., Property Owner	9168-9168 N 124TH ST Ald. District 9
		Request to occupy the premises for the processing or recycling of mined materials (concrete crushing) and heavy manufacturing (permanent concrete/batch plant)	
	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 all measures be taken to prevent the generation of fugitive dust from activity on the property, per code section 80-6.2.	
7.		That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
8.		That any sediment reaching a public or private road shall be removed immediately by street cleaning, other than flushing.	
9.		That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
10.		That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
11.		That the petitioner control dust on site by the application of water, calcium chloride, or other acceptable and approved dust control compounds. Applications should be done daily or whenever fugitive dust is present. No visible fugitive dust emissions should leave the property.	
12.		That noise levels not exceed the noise limits of the Milwaukee Code of Ordinances.	
13.		That the petitioner implement erosion control and stormwater Best Management Practices to effectively prevent the discharge of sediment, particulate matter, or other pollutants from leaving the site and/or entering the public sewer system. An explanation of these measures should be included within an amendment Plan of Operation to be submitted to the Board of Zoning Appeals.	
14.		That the petitioner clean their equipment on a regular basis to minimize fugitive dust emissions.	
15.		That all dust is controlled on site.	
16.		That vehicles be loaded in a manner that prevents their contents from dropping, blowing, or escaping. This shall be accomplished by loading so that no part of the load shall come in contact within six (6) inches of the top of any sideboard, side panel, or tailgate of a vehicle. Otherwise the truck shall be covered, treated, or secured to prevent the escape of materials likely to become airborne during transport, prior to any transportation off site (Section NR 415.075, Wis. Admin. Code).	
17.		That existing landscaping and screening as shown in photos submitted to the board by DCD on July 28, 2025 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.	
18.		That the Special Use and Use Variance are granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-25-00173 Special Use, Use Variance	Ampro Automotive, LLC, Lessee	9450-9450 N 107TH ST Ald. District 9
		Request to occupy the premises as a light motor vehicle sales, repair, and outdoor storage facility	
	Action:	Granted	
	Motion:	(Special Uses) Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Kevin Kuschel. (Use Variance) 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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		9.	That all repair work is conducted inside the building.
		10.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		11.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.
		12.	That no work on vehicles occurs in the public right of way.
		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 the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		15.	That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.
		16.	That the Special Uses and Use Variance 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>
48	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:	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 has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		12. That this Special Use is granted for a period of three (3) years.	
49	BZZA-25-00231 Use Variance	Aim for Change, LLC, Property Owner	6230-6230 W BOEHLKE AV Ald. District 9
		Request to occupy the premises as transitional housing for 8 residents.	
	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>
50	BZZA-25-00244 Special Use	H2FLO, LLC, Prospective Buyer	5600-5600 W FLORIST AV Ald. District 9
		Request to occupy the premises as an industrial wastewater treatment facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Kevin Kuschel	
	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>
51	BZZA-25-00104 Use Variance	I Am Academy, LLC, Lessee	5820-5820 W BLUE MOUND RD Ald. District 10
		Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	
	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 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 Blue Mound Road 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 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>
52	BZZA-25-00242 Special Use	Platinum Motors, LLC, Lessee	4902-4902 W STATE ST Ald. District 10
		Request to add a car wash and to continue occupying the premises as a light motor vehicle body shop, repair, and sales facility	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
53	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:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 existing vines along the fence line are removed and replaced with suitable landscape materials within ninety (90) days of this approval.
		5.	That this Dimensional Variance is granted to run with the land.
54	BZZA-25-00249 Use Variance	Milwaukee Auto Repairs, LLC, Lessee	1335-1335 S 10TH ST Ald. District 12
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell 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>
55	BZCM-25-00011 Condition Modification	Old Dominion Freight Line, Inc., Property Owner	401-401 W LAYTON AV Ald. District 13
		Request to modify condition #9 " That landscaping and screening is installed by July 30, 2025 in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 8, 2006 or another plan submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group. The landscaping and screening must also be maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance."	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 landscaping and screening is installed by May 31, 2026 in accordance with a plan submitted to the Board of Zoning Appeals office for approval by the Zoning Administration Group. Specifically, that said landscape plan includes enhancements to the southern portion of the frontage. The landscaping and screening must also be maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	That this Condition Modification is granted for a period of time commencing with the date hereof, and expiring on July 27, 2033.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	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:	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 no prohibited signage be displayed at the location per code section 295-407-9.	
		5. That all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.	
		6. That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
		7. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		8. That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
		9. That the petitioner comply with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.	
		10. That all salvage activity occurs within the fence enclosure.	
		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 landscaping and screening in accordance to the plan submitted to the Board on July 7th, 2025 is installed by October 30, 2025 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		14. That the Special Use and Dimensional Variances are granted for a period of time commencing with the date hereof, and expiring on May 15, 2035.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	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:	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 no prohibited signage be displayed at the location per code section 295-407-9.
		5.	That all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.
		6.	That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		7.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		8.	That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.
		9.	That the petitioner comply with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.
		10.	That all salvage activity occurs within the fence enclosure.
		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 landscaping and screening in accordance to the plan submitted to the Board on July 7th, 2025 is installed by October 30, 2025 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		14.	That the Use Variance and Dimensional Variances are granted for a period of time commencing with the date hereof, and expiring on May 15, 2035.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	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:	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 no prohibited signage be displayed at the location per code section 295-407-9.
		5.	That all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.
		6.	That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		7.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		8.	That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.
		9.	That the petitioner comply with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.
		10.	That all salvage activity occurs within the fence enclosure.
		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 Use Variance and Dimensional Variances are granted for a period of time commencing with the date hereof, and expiring on May 15, 2035.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	BZZA-25-00220 Special Use	JMR Automotive, LLC, Property Owner	4230-4230 S HOWELL AV Ald. District 13
		Request to occupy a portion of the premises as a light motor vehicle repair facility.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That all repair work is conducted inside the building.	
		8. 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.	
		9. That no more than 6 vehicles are parked outside on the lot for any reason at any time.	
		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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		15. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	BZZA-25-00068 Dimensional Variance, Use Variance	Guarding Your Investments, LLC, Property Owner	2995-2995 S SHORE DR Ald. District 14
		Request to construct a detached garage with a second family dwelling that exceeds the maximum allowed lot coverage and building depth and does not meet the minimum required rear setback and eave along the side lot line	
	Action:	Adjourned	
	Motion:		
	Vote:		
61	BZZA-25-00262 Special Use	U. S. Venture, Inc, Lessee	1626-1626 S HARBOR DR Ald. District 14
		Request to expand the Board-approved hazardous materials storage facility	
	Action:	Granted	
	Motion:	Henry Szymanski 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 this Special Use is granted for a period of twenty-five (25) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	BZZA-25-00221 Dimensional Variance, Special Use	Neuvue, LLC, Prospective Buyer	1515-1515 N 12TH ST Ald. District 15
		Request to construct a mixed-use building that does not meet the minimum required lot area per dwelling unit and exceeds the maximum allowed height and to occupy a portion of the premises as a community garden, assembly hall, and indoor recreation 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 obtains off street parking for assembly hall events with a capacity greater than 100 persons.	
9.		That the applicant applies for a loading zone on West Cherry Street prior to issuance of a building occupancy certificate. Please contact Mr. Dale Dietze at 414-286-8678 to apply for the loading zone.	
10.		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.	
11.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on West Cherry Street. Contact the Development Center Tech Team at 414 286 8208 with questions regarding the driveway permit process.	
12.		That the petitioner combine the land within the project area by a legally approved method such as a certified survey map or subdivision plat.	
13.		That the alley north of the property is vacated to facilitate the proposed rain garden. Said vacation is undergoing City review at time of application, pending as CCFN 250157. Or, that the applicant submit revised plans to the board for the area within public right of way, for review by the Zoning Administrative Group.	
14.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
15.		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.	
16.		That these Special Uses and 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-25-00226 Special Use	Collective Montessori School, Inc., Lessee	3814-3814 W NORTH AV Ald. District 15
		Request to reduce the number and grade of students from 500 students grade K4 - 12th to 155 students grade K3 - 8th, to increase the hours of operation from 7:00 a.m. - 5:00 p.m. to 7:00 a.m. - 5:30 p.m. and to continue occupying the premises as an elementary and secondary school operating Monday - Friday (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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.
		8.	That signage must meet the signage standards of s. 295-605 of the Milwaukee Zoning Code.
		9.	That the storefront windows remain transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		10.	That there be a maximum of 250 students enrolled in grades k4 through grade 5 unless a playground exemption is obtained per the provisions of s.252-77-3 of the Milwaukee code of ordinances.
		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>
64	BZZA-25-00232 Dimensional Variance	Vliet Street Development, LLC, Property Owner	3542-3542 W VLIET ST Ald. District 15
		Request to allow two non-ornamental fence (artistic murals) that exceeds the maximum allowed height	
	Action:	Granted	
	Motion:	Henry Szymanski 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 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>
65	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:	Granted	
	Motion:	Marjorie Rucker 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 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 within 60 days of Board of Zoning Appeals approval if operations have already commenced.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That all repair work is conducted inside the building.	
10.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
11.		That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
12.		That no more than 10 vehicles are parked outside on the lot for any reason at any time.	
13.		That no work on vehicles occurs in the public right of way.	
14.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
15.		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.	
16.		That the parcel located at 5626 W Hampton Av shall only be used for access to the 5614 W Hampton Av parcel. No vehicles or equipment can be stored on the 5626 W Hampton Av parcel.	
17.		That outdoor storage is limited to the former U-Haul trailer shown in the picture submitted by the petitioner to the Board on April 5, 2024. No other outdoor storage may occur on site.	
18.		That these Special Uses are granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	BZZA-25-00147 Special Use	Rob's Auto Sales and Rentals, LLC, Lessee	6151-6151 N TEUTONIA AV Ald. District 1
		Request to occupy a portion of the premises as a light motor vehicle rental facility (permitted) and a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Marjorie Rucker 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 within 30 days of board of Zoning Appeals approval.
		8.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		9.	That all repair work is conducted inside the building.
		10.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		11.	That no work on vehicles occurs in the public right-of-way.
		12.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		13.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		14.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	BZZA-25-00218 Special Use	Learning As We Grow Childcare and Preschool North Campus, LLC, Lessee	4075-4075 N TEUTONIA AV Ald. District 1
		Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - midnight to 24-hours Sunday - Saturday and to continue occupying the premises as a day care center for 79 children per shift infant - 14 years of age (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Kevin Kuschel.	
	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 staff be directed to park on the east side of North 23rd Street.
		9.	That the applicant applies for a loading zone on North Teutonia Avenue within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		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 any revised copies, if applicable, 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 landscaping and screening is maintained in a manner that meets the intent of city code.
		14.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	BZZA-25-00227 Special Use	Karter's Kiddie Klubhouse Family Childcare, LLC, Lessee	3328-3328 W VILLARD AV 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. to midnight and Saturday from 6:00 a.m. to 8:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski 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 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 34th 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 signage is to be located in the sign band above the front windows, and limited to Type A signage.
		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 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 this Special Use is granted for a period of five (5) years.

Other Business:

Board member Henry Szymanski moved to approve the minutes of the June 26, 2025 meeting. Seconded by Board member Marjorie Rucker. Unanimously approved.

The Board set the next meeting for September 11, 2025.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 6:38 p.m.. Seconded by Board member Marjorie Rucker. Unanimously approved.

BOARD OF ZONING APPEALS