

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

**REGULAR MEETING - September 11, 2025**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-59*)  
**Vice Chairman:** Henry Szymanski (*voting on items 29-59*)  
**Members:** Jennifer Current (*voting on items 1-54, 56-59*)  
Marjorie Rucker (*voting on items 1-59*)  
Lindsey St. Arnold Bell (*excused*)

**Alt. Board Members:** Kevin Kuschel (*voting on items 1-39, 49-59*)  
Michael Wright (*voting on items 1-28, 40-48, 55*)

START TIME: 4:06 P.M.

END TIME: 8:11 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-24-00248 Use Variance	SHAAN Real Estate, Inc., Property Owner	3217-3217 W WELLS ST Ald. District 4
		Request to occupy the premises as a rooming house for 18 occupants	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-19-00467 Use Variance	CleanSlate Medical Group of Wisconsin, S.C., Lessee	8532-8532 W CAPITOL DR Ald. District 5
		Request to occupy a portion of the premises as a medical service facility	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss 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>
3	BZZA-25-00309 Special Use	Abundant Love Homes, LLC, Lessee	3523-3523 N 2ND LA Ald. District 6
		Request to occupy the premises as a rooming house	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00024 Use Variance	Ms. Hilson's Kindercare and Love Childcare II, Lessee	1020-1020 W HISTORIC MITCHELL ST Ald. District 12
		Request to occupy a portion of the premises as a day care center for 30 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 8:00 p.m.	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss he appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-25-00020 Dimensional Variance	Easton Motors, Inc., Lessee	5150-5150 S 27TH ST Ald. District 13
		Request to erect a freestanding sign that exceeds the maximum display area and height allowed	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss 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>
6	BZZA-25-00066 Special Use	Simple Steps, LLC DBA Cesame Street Child Development Center, Property Owner	4861-4861 N TEUTONIA AV Ald. District 1
		Request to increase the age of children from infant-12 years of age to infant -14, reduce the hours of operation from 6:00 a.m.-midnight to 6:00 a.m.-10:00 p.m. and to continue occupying the premises as a day care center for 80 children per shift operating Monday-Friday	
	Action:	Granted	
	Motion:	Jennifer Current 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-25-00295 Special Use	Tee Tee Kita's Childcare & Learning Center, LLC, Lessee	2812-2812 W FAIRMOUNT AV Ald. District 1
		Request to increase the age from infant - 12 years of age to infant - 13, to decrease the days of operation from Monday - Sunday to Monday - Friday, and to continue occupying the premises as a day care center for 82 children per shift operating from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Jennifer Current 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the storefront windows remain as transparent glass per s295-605-2-i-3 c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-25-00257 Dimensional Variance	Quality Communications, LLC dba Total Wireless, Lessee	6504-6504 W CAPITOL DR Ald. District 2
		Request to allow a roof sign that exceeds the maximum number allowed per building	
	Action:	Granted	
	Motion:	Jennifer Current 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 this Dimensional Variance is granted to run with the land.
9	BZZA-25-00311 Special Use	Ambitious Minds Learning Center, Lessee	8715-8715 W FOND DU LAC AV Ald. District 2
		Request to continue occupying a portion of the premises (units 8715 and 8717) as a day care center for 55 children per shift infant - 12 years of age operating 24 hours Monday - Friday and Saturday from 5:00 a.m. - 7:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		9.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-25-00277 Special Use	Studio B & CO. LLC, Lessee	2478-2478 N MURRAY AV Ald. District 3
		Request to occupy a portion of the premises as a community center	
	Action:	Granted	
	Motion:	Jennifer Current 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. NOTE: For information on requesting a bike rack from the City of Milwaukee, please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a>	
		8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That the storefront windows remain as transparent glass per s295-605-2-i-3 c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		10. That 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>
11	BZZA-25-00278 Special Use	Advantage Auto Parts, LLC, Lessee	11840-11840 W HAMPTON AV Ald. District 5
		Request to add a light motor vehicle body shop and to continue occupying the premises as a light motor vehicle sales and repair facility and outdoor salvage operation	
	Action:	Granted	
	Motion:	Jennifer Current 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 a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		8.	That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		9.	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.
		10.	That no work on vehicles occurs in the public right of way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.
		13.	That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business.
		14.	That landscaping and screening is maintained in accordance with landscape plans that have been previously approved by BOZA and in accordance with s295 405 1 f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls shall be properly maintained and replaced as necessary to maintain code compliance.
		15.	That these Special Uses are granted for a period of ten (10) years.

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12	BZZA-24-00439 Dimensional Variance	Milwaukee Public Schools, Property Owner	2760-2760 N 1ST ST Ald. District 6
		Request to erect two wall signs, exceeding the maximum number of wall signs allowed	
	Action:	Granted	
	Motion:	Jennifer Current 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 Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, closure of any portion of the public right of way to facilitate installation of the sign. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at <a href="mailto:dmschmi@milwaukee.gov">dmschmi@milwaukee.gov</a> with questions regarding this matter.	
		5. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-25-00211 Special Use, Use Variance	Eastbank Storage on 3rd Street, Inc., Lessee	2039-2039 N MARTIN L KING JR DR Ald. District 6
		Request to add a heavy motor vehicle rental facility and to continue occupying a portion of the premises as a self-service storage facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		8. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 21, 2025, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls shall be properly maintained and replaced as necessary to maintain code compliance.	
		9. That this Special Use and Use Variance are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-25-00266 Special Use	ONE9 Trauma & Behavioral Health Counseling Services, LLC, Lessee	2669-2669 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: To request a bike rack from the City of Milwaukee Bike Parking program, please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking</a>	
		8. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		9. That 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>
15	BZZA-25-00307 Special Use	Tomorrow's Future Early Childhood Center Inc., Lessee	1451-1451 N 6TH ST Ald. District 6
		Request to decrease the number of children per shift from 100 to 85 and to continue occupying the premises as a day care center for children infant to 12 years of age operating Monday - Sunday from 6:00 a.m. to midnight	
	Action:	Granted	
	Motion:	Jennifer Current 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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.
		9.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-25-00288 Special Use	Higher Love Ministries Outreach, Inc., Property Owner	2700-2700 W CONCORDIA AV Ald. District 7
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jennifer Current 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 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>
17	BZZA-25-00287 Special Use	C. Steven Setzer Enterprises, LLC dba Rocky Rococo Pizza & Pasta, Prospective Buyer	8300-8300 W BROWN DEER RD Ald. District 9
		Request to continue occupying a portion of the premises s a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		9. That within 60 days of Board approval of the Special Use, the petitioner must submit a landscape plan to the Board of Zoning Appeals for approval by the Zoning Administration Group. Specifically, the landscape plan must provide shrubs along the parcel's W. Brown Deer frontage. The plan shall include 2 rows of shrubs planted 4 feet on center along the W. Brown Deer Rd frontage. The shrubs must be at least 2 feet high at the time of planting and not exceed a height of 3½ feet when mature. The plan must also include a date by which all landscape improvements will be implemented.	
		10. That this Special Use is granted for a period of ten (10) years.	

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18	BZZA-25-00264 Use Variance	Christopher Loss, Property Owner	1836-1836 N 59TH ST Ald. District 10
		Request to convert a portion of an accessory structure into habitable space	
	Action:	Granted	
	Motion:	Jennifer Current 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 accessory structure is not utilized as a dwelling unit.	
		5. That this Use Variance is granted to run with the land.	
19	BZZA-25-00280 Use Variance	Hope House of Milwaukee, Inc., Property Owner	209-209 W ORCHARD ST Ald. District 12
		Request to continue occupying a portion of the premises as an emergency residential shelter	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: To request a bike rack from the City of Milwaukee Bike Parking program, please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking</a>	
		8. That this Use Variance is granted for a period of fifteen (15) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00282 Special Use	Red Maple, MKE,	100-100 W MAPLE ST Ald. District 12
		Request to continue occupying the premises as a tavern	
	Action:	Granted	
	Motion:	Jennifer Current 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 this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-25-00297 Special Use	Your Move MKE Inc., Lessee	1670-1670 S 11TH ST Ald. District 12
		Request to occupy a portion of the premises as a community center	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00301 Special Use	Milwaukee Area Technical College Foundation, Inc., Property Owner	816-816 W NATIONAL AV Ald. District 12
		Request to continue occupying the premises as a college	
	Action:	Granted	
	Motion:	Jennifer Current 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 this Special Use is granted for a period of fifteen (15) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-25-00272 Special Use	Eastbrook Church, Inc. DBA International Community Center, Lessee	4200-4200 S HOWELL AV Ald. District 13
		Request to occupy a portion of the premises as a community center	
	Action:	Granted	
	Motion:	Jennifer Current 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 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>
24	BZZA-25-00276 Special Use	Aladin, LLC, Lessee	5518-5518 S 13TH ST Ald. District 13
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Granted	
	Motion:	Jennifer Current 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 this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		8. That the applicant does not have outdoor storage or display of products or merchandise.	
		9. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		10. 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.	
		11. That landscaping and screening in accordance with the plan submitted to the Board on August 25th, 2025, is installed by June 1, 2026, and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance	
		12. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes are not sold on the premises.	
		13. 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>
25	BZZA-25-00290 Special Use	Sikh Center Of Wisconsin Inc., Prospective Buyer	180-180 W GRANGE AV Ald. District 13
		Request to occupy the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		9. That landscaping and screening in accordance with the plan submitted to the Board on August 18, 2025, or other landscape plan as approved by the Zoning Administration Group is installed by June 1, 2026, 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.	
		10. That the petitioner obtains any necessary approvals from WE Energies if the proposed landscape plan occupies the WE Energies easement along W. Grange Av.	
		11. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-25-00299 Special Use	Kar-X Auto Body & Sales LLC, Lessee	1101-1101 W BODEN CT Ald. District 13
		Request to continue occupying the premises as a light motor vehicle sales facility and light motor vehicle body shop	
	Action:	Adjourned	
	Motion:		
	Vote:		
27	BZZA-25-00305 Use Variance	Majestic Care, LLC, Lessee	5954-5954 S 27TH ST Ald. District 13
		Request to occupy the premises as a day care center for 14 children per shift infant - 15 years of age operating Monday - Friday from 7:00 a.m. - 7:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		
28	BZZA-25-00293 Special Use	Radish MKE, LLC, Lessee	2591-2591 S DELAWARE AV Ald. District 14
		Request to occupy a portion of the premises as a restaurant without a drive-through facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-25-00223 Dimensional Variance	Gloria Diggs, Property Owner	3910-3910 W FOND DU LAC AV Ald. District 7
		Request to allow a 10 ft. solid fence along the side and rear lot line that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the fence will not exceed 8 feet in height.	
		5. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-25-00071 Special Use	Gene McKiernan dba McKiernan's, Property Owner	2066-2066 S 37TH ST Ald. District 8
		Request to continue occupying the premises as a tavern (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current 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 applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That there is 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 landscaping and screening in accordance to the plan submitted to the Board on August 22, 2025 is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		11. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		12. That this Special Use is granted for a period of ten (10) years.	
31	BZZA-25-00238 Special Use	Legacy Auto Center, LLC, Prospective Buyer	9005-9005 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as a light motor vehicle sale (permitted) and repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-25-00273 Special Use	Epic Care Adult Daycare, Inc, Lessee	5501-5501 W MILL RD Ald. District 9
		Request to occupy a portion of the premises as an adult day care center	
	Action:	Adjourned	
	Motion:		
	Vote:		
33	BZZA-25-00303 Dimensional Variance	Jordan Arsnow, Property Owner	3416-3416 S 82ND ST Ald. District 11
		Request to allow a 6 ft. solid fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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>
34	BZZA-25-00265 Special Use	St. Stanislaus Properties, LLC, Property Owner	501-501 W HISTORIC MITCHELL ST Ald. District 12
		Request to occupy the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski 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 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 bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		9. That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at <a href="mailto:dmschmi@milwaukee.gov">dmschmi@milwaukee.gov</a> with questions regarding this matter. NOTE: Information about Milwaukee's Bike Parking Program, including how to apply for a bike rack, can be found at <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> .	
		10. That the storefront windows are restored as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		11. That the applicant works with the City of Milwaukee Historic Preservation Commission to ensure that the building is maintained in accordance with national and local historic preservation guidelines.	
		12. That this Special Use is granted for a period of fifteen (15) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-25-00200 Special Use	Auto Luxe, LLC, Prospective Buyer	4220-4220 S 27TH ST Ald. District 13
		Request to occupy the premises as a light motor vehicle sales facility.	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
36	BZZA-25-00202 Special Use	Howell Avenue Auto Sales LLC, Property Owner	4230-4230 S HOWELL AV Ald. District 13
		Request to occupy a portion of the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:		
	Vote:		
37	BZZA-25-00258 Dimensional Variance	Islamic Foundation of Greater Milwaukee, Inc., Property Owner	801-801 W LAYTON AV Ald. District 13
		Request to install an electronic message board and allow a freestanding sign (existing and nonconforming) that exceeds the maximum height and display area allowed	
	Action:	Adjourned	
	Motion:	Kevin Kuschel moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-25-00260 Dimensional Variance	MilBrew Holdings, LLC, Prospective Buyer	350-350 W LAYTON AV Ald. District 13
		Request to occupy the premises as a restaurant with a drive-through facility that exceeds the maximum number of parking spaces allowed	
	Action:	Granted	
	Motion:	Henry Szymanski 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 all pedestrian connections within the site and to the public right of way are ADA compliant.	
		8. That pavement markings on the site conform to the Manual on Traffic Control Devices (MUTCD). Blue pavement markings shall not be used on the site, except to denote ADA parking spaces.	
		9. That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at <a href="mailto:dmschmi@milwaukee.gov">dmschmi@milwaukee.gov</a> with questions regarding this matter.	
		10. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		11. That a revised landscape plan substituting any plants designated as restricted or prohibited by the Wisconsin Department of Natural Resources with allowable plants be submitted to DCD City Plan Commission staff for review and approval. A copy of the approved revised landscape plan must also be submitted to the BOZA office to be included in the record.	
		12. That landscaping and screening in accordance to the landscape plan submitted to the Board on June 26, 2025 or other landscape plan as approved by the Department of City Development per the Development Incentive Zone Overlay guidelines is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		13. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00312 Dimensional Variance	Dennis Hafert, Property Owner	2269-2269 W BOLIVAR AV Ald. District 13
		Request to continue allowing a 24 ft. vehicle (trailer) on the premises	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
40	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:		
41	BZZA-25-00195 Special Use	National 2 Oil, LLC dba Mobil, Lessee	3870-3870 S HOWELL AV Ald. District 14
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-25-00279 Special Use	Babes & Gents, LLC dba The House, Lessee	1100-1100 E POTTER AV Ald. District 14
		Request to occupy the premises as a tavern	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant obtains a sidewalk cafe permit from the City Clerk License Division for any outdoor seating in the public right of way.	
		9. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: For information about the City of Milwaukee's Bike Parking program or to request a bike rack, please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a>	
		10. That the applicant obtains services for a private trash hauler prior to issuance of a Building Occupancy Certificate.	
		11. That dumpsters are stored wholly on private property. NOTE: On East Potter Avenue, the property line is 15 feet back from the face of the street curb. On South Clement Avenue, the property line is 15 feet back from the face of the street curb.	
		12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		13. That the storefront windows remain as transparent glass.	
		14. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZCM-25-00012 Condition Modification	KG Development Group, Property Owner	2436-2436 N 50TH ST Ald. District 15
		Request to modify condition #5 "that the civil and architectural site plans submitted to the BOZA office on January 14,2025 are approved"	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the civil site plan submitted to the Board of Zoning Appeals (BOZA) office on September 9, 2025 and the architectural site plans submitted to the BOZA office on July 7, 2025 are approved.
		5.	That this Condition Modification is granted for a period of time commencing with the date hereof, and expiring on March 21, 2043.
44	BZZA-25-00194 Dimensional Variance	Alberto Rodriguez, Property Owner	1016-1016 W CENTER ST Ald. District 15
		Request to allow a 6 ft. solid fence in the front yard and is located within the vision triangle	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays,0 Abstained.	
45	BZZA-25-00197 Special Use	Sams and Sons, LLC, Lessee	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:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn 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>
46	BZZA-25-00322 Dimensional Variance, Use Variance	Milwaukee County, Property Owner	1855-1855 N 40TH ST Ald. District
		Request to install a fence in the front, sides, and rear yards that exceeds the maximum height allowed, to construct an accessory building that does not meet the minimum required setback, and to occupy a portion of the premises as a heavy motor vehicle repair facility and an indoor and outdoor storage 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 the petitioner completes all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements.
		8.	That these Use Variances 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>
47	BZZA-25-00285 Special Use	Ozone Tires, LLC, Lessee	4235-4235 W SILVER SPRING DR Ald. District 1
		Request to continue occupying a portion of the premises as an outdoor storage (two shipping containers) and a continuous non-conforming light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That all repair work is conducted inside the building.
		9.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		10.	That no work on vehicles occurs in the public right of way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That landscaping and screening in accordance to the plan submitted to the Board on May 27,2025 or other landscape plan as approved by the Zoning Administration Group is installed by June 1st 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		13.	That this 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>
48	BZZA-25-00294 Special Use	Leonardo, LLC dba Masa Motors, Lessee	4087-4087 N GREEN BAY AV Ald. District 1
		Request to add a light motor vehicle repair facility to the Board approved light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That 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 32 vehicles are parked outside on the lot for any reason at any time.	
11.		That no work on vehicles occurs in the public right of way.	
12.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
13.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
14.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on July 23, 2025, is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
16.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
17.		That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
18.		That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 13, 2028.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-24-00483 Use Variance	MJ Construction Inc., Lessee	8617-8617 W KAUL AV Ald. District 2
		Request to continue occupying the premises as a processing and recycling of mined materials facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
50	BZZA-24-00484 Use Variance	MJ Construction Inc., Lessee	8701-8701 W KAUL AV Ald. District 2
		Request to continue occupying the premises as a processing and recycling of mined materials facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-25-00274 Dimensional Variance, Special Use	Elite Shine Carwash, LLC, Lessee	10030-10030 W APPLETON AV Ald. District 2
		Request to occupy the premises as a car wash and light motor vehicle sales facility without the required screening	
	Action:	Granted	
	Motion:	Henry Szymanski 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 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 or within 30 days of Board of Zoning Appeals approval if the occupancy has commenced.	
		8. That the car wash activity is conducted inside the building.	
		9. That all wastewater is contained on site.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That vehicles are not driven on the public sidewalk in order to move them from the car wash building to the adjacent parking lot.	
		12. 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.	
		13. That freestanding signage is limited to the existing pylon sign panel, and that all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That these Special Uses and this Dimensional Variance 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>
52	BZZA-25-00284 Dimensional Variance	Fancy Car Wash Inc., Lessee	7323-7323 W MILL RD Ald. District 2
		Request to erect an automatic changeable message freestanding sign that exceeds the maximum height and display area allowed	
	Action:	Adjourned	
	Motion:	Kevin Kuschel moved to adjourn 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>
53	BZZA-25-00319 Special Use	Fancy Car Wash Inc., Lessee	7323-7323 W MILL RD Ald. District 2
		Request to continue occupying the premises as a car wash (this is a new operator)	
	Action:	Granted	
	Motion:	Kevin Kuschel 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 car wash activity is conducted inside the building.	
		8. That all wastewater is contained on site.	
		9. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 prior to occupancy or within 30 days of Board of Zoning Appeals approval if occupancy has commenced.	
		11. That the sign will not rotate advertisements or messages more frequently than every 8 seconds and will not incorporate video or any other motion display.	
		12. That the building is developed in accordance with the site and elevation plans submitted to the Board on August 2, 2025	
		13. That landscaping and screening in accordance to the plan submitted to the Board on August 13, 2025 is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		14. 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>
54	BZZA-25-00142 Dimensional Variance	Forged Real Estate, LLC, Property Owner	1120-1120 E KANE PL Ald. District 3
		Request to construct a multi-family dwelling that exceeds the maximum building depth allowed and does not meet the minimum required setback of the overhang garage door, the number of short-term bicycle spaces, and the primary entrance door orientation	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
55	BZZA-25-00310 Special Use	Northwestern Mutual Life Insurance Company, Property Owner	818-818 E MASON ST Ald. District 4
		Request to erect three changeable message freestanding signs	
	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 sign will not rotate advertisements or messages more frequently than every 8 seconds and will not incorporate video or any other motion display.
		5.	That the signs are located wholly on private property.
		6.	That this Special Use 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>
56	BZZA-25-00333 Dimensional Variance, Special Use	North Edison, LLC, Property Owner	1005-1005 N EDISON ST Ald. District 4
		Request to construct a mixed-use building that does not meet the minimum street level interior activation zone requirement and the building's floor area exceeds the allowed floor area ratio requirement	
	Action:	Granted	
	Motion:	Henry Szymanski 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 a Department of Public Works (DPW) permit is 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 building construction; removal and replacement of the public sidewalk; and planting of trees, shrubs and other plant materials. The DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		5. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		6. That the applicant applies for a loading zone on North Edison Street prior to issuance of a Building Occupancy Certificate. Please contact Mr. Dale Dietze at 414-286-8678 to apply for the loading zone.	
		7. That the unused driveway located on North Edison Street be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.	
		8. That this Special Use and this Dimensional Variance are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	BZZA-25-00291 Dimensional Variance	Christopher Ekstein, Property Owner	3164-3164 N 91ST ST Ald. District 5
		Request to construct a garage that exceeds the maximum sidewall height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Dimensional Variance is granted to run with the land.	
58	BZZA-25-00292 Dimensional Variance	Capitol Dealz Smoke Shop, Lessee	7822-7822 W CAPITOL DR Ald. District 5
		Request to allow an automatic changeable message freestanding sign and a wall sign that exceeds the maximum display area allowed	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	BZZA-25-00281 Dimensional Variance	GenCap Emem MLK, LLC, Property Owner	2943-2943 N MARTIN L KING JR DR Ald. District 6
		Request to erect two projecting signs that exceeds the maximum allowed display area	
	Action:	Granted	
	Motion:	Jennifer Current 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 sign is at least 10 feet above the adjacent sidewalk grade.	
		5. That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, closure of any portion of the public right of way for sign installation. 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.	

**Other Business:**

Board member Kevin Kuschel moved to approve the minutes of the July 31, 2025 meeting. Seconded by Board member Michael Wright. Unanimously approved.

The Board set the next meeting for October 9, 2025

Board member Kevin Kuschel moved to adjourn the meeting at 8:11 P.M.. Seconded by Board member Marjorie Rucker. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board