

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

**REGULAR MEETING - October 09, 2025**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-65*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-65*)  
**Members:** Jennifer Current (*excused*)  
Marjorie Rucker (*voting on items 1-65*)  
Lindsey St. Arnold Bell (*voting on items 1-65*)

**Alt. Board Members:** Kevin Kuschel (*voting on items 31-42, 64-65*)  
Michael Wright (*voting on items 1-30, 43-63*)

START TIME: 2:08 P.M.

END TIME: 9:09 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZCM-25-00015 Extension of Time	Center for Veteran Issues, Property Owner	3330-3330 W WELLS ST Ald. District 4
		Request for an extension of time to comply with the conditions of BZZA-23-00085	
	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>
3	BZZA-19-00398 Special Use	Downtown Auto Body, LLC, Property Owner	3341-3341 N BOOTH ST Ald. District 6
		Request to add an outdoor storage facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00327 Special Use	Tippy Toes To Structure Academy LLC, Lessee	1947-1947 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a day care center for 28 children per shift, infant - 13 years of age, operating Monday-Friday from 6:00 a.m.- 10:00 p.m. and Saturday 6:00 a.m.- 6:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-25-00334 Special Use	Bestow Services, Inc., Lessee	5302-5302 W BURLEIGH ST Ald. District 7
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-24-00252 Special Use	Dorothy and Nissie's Learning Palace, Lessee	4634-4634 W STATE ST Ald. District 10
		Request to occupy a portion of the premises as a 24-hr day care center for 30 children per shift infant - 13 years of age operating Monday - Saturday	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-25-00321 Special Use	Lamonda King, dba Kars, Lessee	5638-5638 W APPLETON AV Ald. District 10
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-24-00405 Special Use	Niche Ventures, LLC, Lessee	111-111 E MITCHELL ST Ald. District 12
		Request to occupy the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	BZZA-20-00092 Dimensional Variance	Minervas Trucking, LLC, Lessee	5234-5234 S 13TH ST Ald. District 13
		Request to occupy the premises as a principal use heavy motor vehicle parking lot and contractor's yard (both permitted) without the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
10	BZZA-23-00433 Special Use	WallyPark Milwaukee LLC, Lessee	4747-4747 S HOWELL AV Ald. District 13
		Request to occupy the premises as a principal use parking lot and a light motor vehicle outdoor storage	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-21-00203 Special Use	Las 7 Estrellas, LLC, Lessee	116-116 E DAKOTA ST Ald. District 14
		Request to occupy the premises as an indoor storage facility (operated in conjunction with an existing and permitted restaurant in adjacent tenant space)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
12	BZZA-25-00222 Special Use	New Greater Love Baptist Church Inc., Lessee	6063-6063 N TEUTONIA AV Ald. District 1
		Request to continue occupying a portion of the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		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 ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-25-00342 Special Use	RETRAC Enterprises Inc., Property Owner	4117-4117 N GREEN BAY AV Ald. District 1
		Request to continue occupying the premises as a health clinic	
	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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the boulders and retaining walls to occupy the public right of way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at dmschmi@milwaukee.gov.	
		8. That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
		9. That this Special Use is granted for a period of five (5) years.	
14	BZZA-25-00352 Special Use	Jerusalem Missionary Baptist Church, Inc., Property Owner	2505-2505 W CORNELL ST Ald. District 1
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-25-00323 Special Use	Devoted Hearts 1, LLC, Lessee	4718-4718 N 69TH ST Ald. District 2
		Request to continue occupying the premises as a group home for 5 occupants	
	Action:	Adjourned	
	Motion:		
	Vote:		
16	BZZA-25-00343 Special Use	University Partners, LLP, Property Owner	831-831 N 16TH ST Ald. District 4
		Request to continue occupying the premises as a rooming house for 33 occupants	
	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 and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.
		8.	That the applicant provides at least four (4) bicycle parking spaces within thirty (30) days.
		9.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 28, 2033.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-25-00354 Special Use	SG Properties, LLC, Property Owner	1418-1418 W STATE ST Ald. District 4
		Request to continue occupying the premises as a rooming house for 8 occupants	
	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 and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.	
		8. That the applicant submit a contact name and number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, the Department of Neighborhood Services, and the block captain.	
		9. That this Special Use is granted for a period of ten (10) years.	

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18	BZZA-25-00326 Special Use	Midwest Perfection Inc dba 76 Steak & Potato, Lessee	7601-7601 W HAMPTON AV Ald. District 5
		Request to occupy the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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 or within 60 days of Board of Zoning Appeals approval if occupancy has commenced.	
		8. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		9. 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.	
		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 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.	
		12. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-25-00332 Special Use	Goodwill Industries of Southeastern Wisconsin, Inc., Lessee	3903-3903 N RICHARDS ST Ald. District 6
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		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 fifteen (15) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00324 Special Use	CM Best Mufflers and Brakes, LLC, Lessee	1773-1773 S MUSKEGO AV Ald. District 8
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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 more than 5 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 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.	
		14. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-25-00325 Special Use	CM Best Mufflers and Brakes, LLC, Lessee	1763-1763 S MUSKEGO AV Ald. District 8
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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 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>
22	BZZA-25-00338 Special Use	KC's Great Beginnings, LLC, Lessee	6900-6900 N 76TH ST Ald. District 9
		Request to increase the days and hours of operation from Monday - Saturday from 5:30 a.m. - midnight to 24-hours Monday - Sunday and to continue occupying the premises as a day care center for 46 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 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 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>
23	BZZA-25-00353 Dimensional Variance	Pallottine Fathers and Brothers Incorporated, Property Owner	5424-5424 W BLUE MOUND RD Ald. District 10
		Request to erect a freestanding sign that exceeds the maximum display area allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 this Dimensional Variance is granted to run with the land.	
24	BZZA-25-00283 Use Variance	Collins Caring Corner, LLC DBA Collins Academy, Lessee	1115-1115 S 7TH ST Ald. District 12
		Request to increase the hours of operation from 5:00 a.m.- 9:00 p.m. to 5:00 a.m. - midnight and to continue occupying the premises as a day care center for 114 children per shift infant - 13 years of age operating Monday - Friday	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-25-00349 Special Use	JTP, LLC, Property Owner	5268-5268 S 13TH ST Ald. District 13
		Request to continue occupying the premises as an outdoor salvage operation	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That 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 no work on or storage of vehicles, vehicle parts, or miscellaneous equipment occurs in the public right-of-way.	
		11. That the premises be used as a storage facility and not be used for the dismantling of items, the salvage or sale of usable parts, the collection of scrap materials, the crushing of motor vehicles or other activities normally associated with a motor vehicle salvage facility.	
		12. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-25-00372 Special Use	3270 S.3rd St., LLC, Property Owner	5260-5260 S 13TH ST Ald. District 13
		Request to continue occupying the premises as an outdoor salvage operation	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That 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 no work on or storage of vehicles, vehicle parts, or miscellaneous equipment occurs in the public right-of-way.	
		11. That the premises be used as a storage facility and not be used for the dismantling of items, the salvage or sale of usable parts, the collection of scrap materials, the crushing of motor vehicles or other activities normally associated with a motor vehicle salvage facility.	
		12. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-25-00331 Special Use	RSVR, LLC, Lessee	2210-2210 S KINNICKINNIC AV Ald. District 14
		Request to continue occupying a portion of the premises as an indoor recreation 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00314 Special Use	Matt Talbot Recovery Services, Inc., Property Owner	2613-2613 W NORTH AV Ald. District 15
		Request to continue occupying the premises as a community living arrangement (CBRF) for 26 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-25-00330 Special Use	Armor of the Lord Childcare, LLC, Lessee	2850-2850 N TEUTONIA AV Ald. District 15
		Request to reduce the number of children per shift from 75 to 70 and to continue occupying the premises as a day care center for ages infant - 14 years, operating Monday - Sunday from 6:00 a.m.- 11:00 p.m. (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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 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.
		9.	That the signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of Board approval of the special use.
		12.	That the storefront windows remain as transparent glass per s.295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		13.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-25-00339 Special Use, Use Variance	MTRC, LLC dba Matt Talbot Recovery Services, Inc., Property Owner	2819-2819 N 32ND ST Ald. District 15
		Request to continue occupying the premises as a medical service facility and a transitional housing for 65 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That this Special Use 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>
31	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Kevin Kuschel. (Note - DV for depth was denied, all other variances approved)	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the existing pedestrian ramp and crosswalk are maintained at their existing location. Please note that the ramp and crosswalk may need to be upgraded to comply with current ADA or Public Right of Way Guidelines (PROWAG) standards in response to changes being proposed in the public right of way.</li> <li>5. That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter.</li> <li>6. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on East Kane Place. Contact the Development Center Tech Team at 414 286 8208 with questions regarding the driveway permit process.</li> <li>7. That revised façade and elevation plans, or door details, are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plans or details must include a high-quality architectural grade door on the front façade for access to the garage.</li> <li>8. That these Dimensional Variances are granted to run with the land.</li> </ol>	
32	BZAP-25-00002 Dimensional Variance	Emanuel Nieves Verdejo, Property Owner	1901-1901 W MORGAN AV Ald. District 13
		Request for a resubmission to construct a detached residential garage that exceeds the maximum allowed lot coverage	
	Action:	Affirm	
	Motion:	Lindsey St. Arnold Bell moved to grant 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>
33	BZZA-25-00341 Dimensional Variance, Special Use	Lamar Central Outdoor, LLC dba Lamar Advertising of Milwaukee, Lessee	5539-5539 W STATE ST Ald. District 10
		Request to erect an off-premise billboard sign that exceeds the maximum display area and height allowed and does not meet the minimum required setback from the freeway or the Lake Parkway	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Kevin Kuschel. (SU and DV for height) Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Kevin Kuschel. (DV – display)	
	Vote:	(SU) 3 Ayes, 1 (MR) Nays, 1 (HS) Abstained., (DV – display) 4 Ayes, 0 Nays, 1 (HS) Abstained. (DV for height) 4 Ayes, 0 Nays, 1 (HS) 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. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights, except for intermittent display of time and temperature, shall be permitted.	
		6. The display area of off premise signs, other than time and temperature displays, and each portion thereof may be changed not more frequently than once every 8 seconds.	
		7. That the proposed sign structure is evaluated to determine if it is in compliance with City and Wisconsin Department of Natural Resources floodplain regulations.	
		8. That the height of the sign does not exceed 55 feet.	
		9. That the Dimensional Variance and Special Use are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-25-00317 Special Use	Alcohólicos Anónimos Wisconsin, LLC, Lessee	2505-2505 W BURNHAM ST Ald. District 8
		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 or within 60 days of Board of Zoning Appeals approval if occupancy has commenced.	
		8. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: Please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> for information about the City of Milwaukee's Bike Parking Program, including instructions on applying for a bike rack.	
		9. That this Special Use is granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-25-00336 Use Variance	Julio Equihua Equihua, LLC, Property Owner	2531-2531 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as heavy motor vehicle outdoor storage (food trucks)	
	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 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 if occupancy has commenced.
		8.	That the Heavy Motor Vehicle Storage is limited to the Food Trucks accessory to the restaurant at 2531 W National Av.
		9.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		10.	That the heavy motor vehicles stored on the property are only those utilized for the mobile food truck portion of the applicant's operations, and that space may not be leased for other operators.
		11.	That this Use Variance is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-25-00346 Special Use	Ultimate Motor Cars & Services, LLC, Lessee	2366-2366 S 27TH ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales facility and a light motor vehicle repair facility (this is a new operator)	
	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 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 14 vehicles are parked outside on the lot for any reason at any time.
		11.	That vehicles are not parked on driveway approaches between the street curb and the public sidewalk.
		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.295-605 of the Milwaukee Zoning Code.
		16.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 28, 2025, and in accordance with s.295-405-1-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.
		17.	That these Special Uses are granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	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:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Eric Lowenberg.	
	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-25-00238 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 sales (permitted) and repair facility	
	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 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 11 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 the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		13. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 22, 2025 is installed within 120 days of occupancy and is maintained in accordance with s.295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an ongoing basis, including seasonal tree and plant replacement.	
		14. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		15. 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.	
		16. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	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:	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 three (3) years.	
40	BZZA-25-00275 Special Use	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner	6905-6905 N 43RD ST Ald. District 9
		Request to occupy the premises as a contractor's yard and a contractor's shop	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-25-00286 Special Use	United Community Center dba. Walter Salva Campus, Property Owner	611-611 W WASHINGTON ST Ald. District 12
		Request to occupy a portion of the premises as a day care center for 56 children per shift ages infant - 3 years of age operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	
	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 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 Washington Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	That this Special Use is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-25-00345 Dimensional Variance	Pontis, LLC, Property Owner	350-350 S WATER ST Ald. District 12
		Request to construct a commercial building that does not meet the minimum glazing requirements	
	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 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.
		9.	That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on South Water Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		10.	That the proposed development be reviewed and approved by the City Plan Commission as it relates to the Riverwalk Site Plan Review Overlay Zone, pursuant to MCO 295-1009.
		11.	That the premises is developed in accordance with the site façade and landscape plans submitted to the Board of Zoning Appeals on September 24, 2025, or a plan approved by City Plan Commission and submitted to the Board for review by the Zoning Administration Group.
		12.	That landscaping and screening in accordance to the plan submitted to the Board on September 24, 2025, or a plan approved by City Plan Commission and submitted to the Board for review by the Zoning Administration Group, is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		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>
43	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:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	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:	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 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.	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.
		9.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		10.	That all repair work is conducted inside the building.
		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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. in the front or side yards of the parcel unless it is screened with landscaping and that meet criteria of s295-405-5 of the Milwaukee code of ordinances.
		15.	That these Special Uses are granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	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:	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	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>
46	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 1 (EL) Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant does not have outdoor storage or display of products or merchandise.	
		8. That the car wash activity is conducted inside the building.	
		9. That all wastewater is contained on site.	
		10. That any and all merchandise, equipment, garbage cans, or other items be removed from the sidewalk in front of the building between the front entrance and the ADA parking space.	
		11. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		12. That a revised landscape plan that meets the intent of city code section 295 405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group within 60 days of the approval of this special use. Said landscape plan shall include five (5) trees, and shall include low shrubs, or perennials, as defined by the zoning code and at the spacing required by the zoning. Said landscape plan shall also list the quantity and species of plant materials. Specifically, plantings shall be provided along the E. Howard Avenue and S. Howell Avenue frontages.	
		13. That landscaping and screening in accordance a landscape plan that has been approved by the Zoning Administrative 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 plant material shall be maintained on an on going basis, including seasonal tree and plant replacement.	
		14. 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.	
		15. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		16. 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>
47	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:	Granted	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant obtains services for a private trash hauler prior to issuance of a building occupancy certificate.	
		9. That any dumpsters or other trash storage containers be stored wholly on private property.	
		10. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. NOTE: To request 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>	
		11. That the applicant obtains a Sidewalk Cafe permit from the City Clerk License Division for any outside seating in the public right of way. NOTE: The property line on East Pryor Avenue is 13 feet back from the face of the street curb and on South Delaware Avenue is 13 feet back from the face of the street curb.	
		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 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>
48	BZZA-25-00298 Special Use	Ibarra Auto Detailing, LLC, Lessee	1021-1021 W DAKOTA ST Ald. District 14
		Request to occupy the premises as a car wash	
	Action:	Granted	
	Motion:	Michael Wright 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 car wash activity is conducted inside the building.	
		9. That all wastewater is contained on site.	
		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 this Special Use is granted for a period of two (2) years.	
49	BZZA-25-00340 Dimensional Variance	338 E Bay Street, LLC, Property Owner	338-338 E BAY ST Ald. District 14
		Request to install a fence along the street and rear lot line that exceeds the maximum height allowed	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	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 and a heavy motor vehicle rental facility	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
51	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:	Denied	
	Motion:	Michael Wright moved to deny the appeal. Seconded by Henry Szymanski	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
52	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:	Denied	
	Motion:	Michael Wright moved to deny the appeal. Seconded by Henry Szymanski	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	BZZA-25-00304 Special Use	Capitol Car Wash, Inc., Lessee	6419-6419 W CAPITOL DR Ald. District 2
		Request to occupy the premises as a car wash and a light motor vehicle sales facility	
	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 within 30 days of Board of Zoning Appeals approval.	
		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 no more than 9 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 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.	
		15. That signage must meet the signage standards ofs.295-605 of the Milwaukee Zoning Code.	
		16. 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>
54	BZZA-25-00316 Special Use	Brighter Beginnings Preschool and Learning Center, LLC, Lessee	6401-6401 W CAPITOL DR Ald. District 2
		Request to increase the number of children from 150 to 250 children per shift, increase the age of children from infant - 13 to infant - 14 years of age, and to continue occupying the premises as a day care center operating Sunday - Saturday from 5:00 a.m. - midnight	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell 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>
55	BZZA-25-00329 Special Use	BK Lawn & Services, LLC dba BK Landscape Contracting & Supplies, Property Owner	9150-9150 W APPLETON AV Ald. District 2
		Request to continue occupying the premises as a contractor's shop and a contractor's yard	
	Action:	Granted	
	Motion:	Marjorie Rucker 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 all measures be taken to prevent the generation of fugitive dust from activity on the property, per code section 80-6.2.	
		5. That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.	
		6. That any sediment reaching a public or private road shall be removed immediately by street cleaning, other than flushing.	
		7. That all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
		8. That material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.	
		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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		13. That within 60 days of Board approval of the special uses the petitioner submit a plan to the Board for review and approval by the Zoning Administration Group that provides screening along the street frontage of the premises.	
		14. That screening in accordance with an approved plan is installed by June 1, 2026 and is maintained. in accordance with s295-405- 1 -f of the Milwaukee Zoning Code.	
		15. That these Special Uses are granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	BZZA-25-00263 Special Use	Get Dipped 414, LLC dba Cole Custom Wraps, Lessee	7846-7846 W APPLETON AV Ald. District 5
		Request to occupy a portion of the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	Michael Wright 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>
57	BZZA-25-00300 Special Use	Appleton Gas & Food Town Inc., Lessee	8431-8431 W APPLETON AV Ald. District 5
		Request to occupy the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:		
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant does not have outdoor storage or display of products or merchandise.	
		8. That 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 pedestrian connection between the public sidewalk on West Appleton Avenue and the main building entrance is not blocked by merchandise, outdoor storage, garbage cans, vacuum cleaners, bollards or any other items at any time.	
		10. That there be no increase in freestanding signage, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code	
		11. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		12. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on August 20, 2025, or other plan as approved by the Zoning Administration Group and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Note that this plan includes 3 ash trees, but if the ash trees die or are otherwise removed, they must be replaced by a different tree species.	
		13. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		14. That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open.	
		15. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	BZZA-25-00302 Use Variance	Me-Ma's Learning Center, LLC, Lessee	8522-8522 W CAPITOL DR Ald. District 5
		Request to occupy a portion of the premises as a 24-hour day care center for 49 children per shift infant - 13 years of age operating Sunday - Saturday	
	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 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.
		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 the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open.
		15.	That this 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>
59	BZZA-25-00328 Dimensional Variance, Special Use	Brewery Credit Union, Prospective Buyer	8050-8050 W CAPITOL DR Ald. District 5
		Request to occupy the premises as a bank (permitted) that has a drive-through facility, does not meet the minimum required landscaping for a parking lot, the minimum required screening for mechanical equipment, the primary entrance door orientation, and the minimum required street level glazing, and does not provide required pedestrian access from the sidewalk	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 the architectural site plan on sheet AS 101 submitted to the BOZA office on October 1, 2025 is approved.	
9.		That the pedestrian connection from West Capitol Drive to the building entrance on the north side of the building is constructed prior to issuance of a Building Occupancy Certificate.	
10.		That the premises is developed in accordance with the site, facade, and landscape plans submitted to the Board of Zoning Appeals on October 1, 2025, or other plans submitted to the Board and approved by the Zoning Administrative Group.	
11.		That the storefront windows, as shown in the plans submitted to the Board on October 1, 2025, remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
12.		That landscaping and screening in accordance to the landscape plan submitted to the Board on October 1, 2025 or in accordance with a code-compliant landscape plan as approved by a plan examiner 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
14.		That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open.	
15.		That this Special Use and 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>
60	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:	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 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>
61	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:	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 play area, fencing around the play area, and any other potential components of the play area, such as bollards, are located wholly on private property. NOTE: The property line on North 54th Street is 14 feet back from the face of the street curb. The property in line on West Burleigh Street is 10 feet back from the face of the street curb.
		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>
62	BZZA-25-00296 Dimensional Variance, Special Use	Bank of America, Prospective Buyer	5040-5040 W FOND DU LAC AV Ald. District 7
		Request to construct a bank (permitted) with architectural metal panels, a drive-through facility, and that exceeds the maximum allowed side street setback	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 the unused driveways located on North 51st Boulevard 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.	
9.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
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 approaches on North 51st Boulevard. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
12.		That the premises is developed in accordance with the elevations submitted to the Board of Zoning Appeals on September 26, 2025, or other plans submitted to the Board and approved by the Zoning Administrative Group.	
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 landscaping and screening in accordance to the landscape plan submitted to the Board on July 23, 2025 or in accordance with a code compliant landscape plan as approved by a plan examiner 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.	
15.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That this Special Use and these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	BZZA-25-00347 Dimensional Variance, Special Use	Aurora Health Care Inc., Prospective Buyer	2708-2708 W WISCONSIN AV Ald. District 4
		Request to construct a health clinic, community garden and social service facility that does not meet the required entrance door location, does not meet glazing requirements, and does not meet the minimum screening required for mechanical equipment	
	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 the unused driveway located on North 27th 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.	
9.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
10.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
11.		That windows along street frontages remain transparent glass.	
12.		That revised façade and elevation plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised plans must include information regarding façade materials of the new addition.	
13.		That landscaping and screening in accordance with the landscape plan submitted to the Board on August 29, 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 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.	
15.		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>
64	BZZA-24-00247 Dimensional Variance, Special Use	VK Food Mart, Inc., Lessee	1254-1254 N 35TH ST Ald. District 4
		Request to occupy the premises as a motor vehicle filling station and convenience store that exceeds the maximum allowed side street setback	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Kevin Kuschel.	
	Vote:	4 Ayes, 1 (HS) Nays, 0 Abstained.	
65	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:	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 does not have outdoor storage or display of products or merchandise.
		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 this business does not violate Milwaukee Code of Ordinances section 80-6 through 80 6.2. regarding offensive odors and air pollution.
		8.	That this business does not violate Milwaukee Code of Ordinances section 80-13 regarding noxious odors.
		9.	That the noise and vibration standards set in 80 62 and 80 63 of the Milwaukee Code of Ordinances not be violated.
		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.
		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>
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**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the September 11, 2025 meeting. Seconded by Board member Michael Wright. Unanimously approved.

The Board set the next meeting for November 6, 2025.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 9:09 P.M.. Seconded by Board member Marjorie Rucker. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board