

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - November 06, 2025
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-53*)
Vice Chairman: Henry Szymanski (*excused*)
Members: Jennifer Current (*voting on items 1-53*)
Marjorie Rucker (*voting on items 1-53*)
Lindsey St. Arnold Bell (*excused*)

Alt. Board Members: Kevin Kuschel (*voting on items 1-53*)
Michael Wright (*voting on items 1-53*)

START TIME: 4:04 P.M.

END TIME: 9:06 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-18-00405 Special Use	Merit Residential Home, LLC, Lessee	5065 N 24TH ST Ald. District 1
		Request to occupy the premises as a group foster home for 6 occupants	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-19-00196 Dimensional Variance	Li Dinh, Lessee	5808 W VILLARD AV Ald. District 2
		Request to erect three roof signs that exceeds the maximum allowed number of signs per site	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-19-00024 Special Use	Andy Kochanski, Property Owner	1920 S 37TH ST Ald. District 8
		Request to occupy a portion of the premises as an outdoor storage facility (storage for wood pile for a wood burning boiler)	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-21-00407 Dimensional Variance	John Burke, Property Owner	2024-2024 N 51ST ST Ald. District 10
		Request to construct a garage that exceeds the maximum depth of the building and exceeds the maximum rear allowed setback	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-19-00234 Special Use	A&J Motorz, LLC, Lessee	2485 S 13TH ST Ald. District 12
		Request to continue occupying a portion of the premises as a light motor sales facility (this is a new operator)	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-19-00240 Dimensional Variance	George Duarte, Property Owner	1227 S 17TH ST Ald. District 12
		Request to allow a parking space in the front yard	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-19-00400 Special Use	Noel and Catherine Due, Property Owner	803-803 S 3RD ST Ald. District 12
		Request to occupy a portion of the premises as a rooming house for 14 occupants	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-18-00465 Dimensional Variance,Special Use	Import Minded, Inc., Property Owner	4200 S 27TH ST Ald. District 13
		Request to add a light motor vehicle sales facility that does not meet the minimum landscaping requirements to the existing non-conforming light motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	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:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
10	BZZA-19-00339 Dimensional Variance	Tippecanoe Herbs, LLC, Lessee	2235-2235 S KINNICKINNIC AV Ald. District 14
		Request to occupy the premises as a general retail establishment (permitted) that does not provide the minimum required number of off street parking spaces(required: 3 spaces/ provided: none)	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-19-00348 Special Use	Rebuilding Your Foundation, LLC, Lessee	1505-1505 W CHERRY ST Ald. District 15
		Request to occupy the premises as a group home for 6 occupants	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
12	BZZA-19-00352 Use Variance	Song Storage, LLC, Property Owner	926-926 N 37TH ST Ald. District 15
		Request to occupy the premises as a light motor vehicle outdoor storage facility	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-25-00376 Special Use	Enchanted Me Learning Center, LLC, Lessee	4145-4145 N GREEN BAY AV Ald. District 1
		Request to increase the ages from infant - 12 years of age to infant - 13 and to continue occupying the premises as a day care center for 41 children per shift operating Monday - Saturday 6:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant applies for a loading zone on North Green Bay 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. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. That 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 this Special Use is granted for a period of ten (10) years. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-25-00363 Special Use	Love and Purpose Development Center, LLC, Property Owner	7526-7526 W FOND DU LAC AV Ald. District 2
		Request to increase the number of children from 64 to 67 per shift, increase the ages from infant - 12 years to infant - 15 years, increase the hours of operation from 5:00 a.m. - midnight to 24-hours, and to continue occupying the premises as a day care center Sunday - Saturday	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		9.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		10.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		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>
15	BZZA-25-00382 Use Variance	Big Sprouts Paradise, Lessee	6150-6150 W FOND DU LAC AV Ald. District 2
		Request to occupy a portion of the premises as a day care center for 20 children per shift, 3 - 13 years of age operating Sunday - Saturday from 6:00 a.m.- 10:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That within 30 days of Board approval of the variance that a revised site plan is submitted which shows the location and dimensions of both outdoor play areas on the site.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		7.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		8.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		9.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		10.	That no prohibited signage be displayed at the location per code section 295-407-9.
		11.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		12.	That the 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.
		13.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		14.	That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on July 7, 2027.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-25-00385 Special Use	Small Steps Big Dreams, LLC DBA Small Steps Big Dreams 2, Lessee	10230-10230 W FOND DU LAC AV Ald. District 5
		Request to decrease the days of operation from Monday-Saturday to Monday-Friday and increase the hours from 6:00 a.m.-11:00 p.m. to 6:00 a.m.- midnight and to continue occupying the premises as a day care center for 37 children per shift infant - 13 years of age	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		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>
17	BZZA-25-00379 Special Use	S & V Petroleum, LLC dba. Citgo, Lessee	425-425 E CAPITOL DR Ald. District 6
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		5. 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.	
		6. That existing landscaping and screening as shown in the landscape plan submitted to the Board of Zoning Appeals on September 29 2025 is maintained in a manner that meets the intent of s295-405-1-f of the Milwaukee Zoning Code, Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		7. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		11. That this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		12. That the applicant does not have outdoor storage or display of products or merchandise.	
		13. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-25-00384 Special Use	Fast Fuel Convenience, LLC DBA Teutonia Citgo, Lessee	3551-3551 N TEUTONIA AV Ald. District 6
		Request to continue occupying the premises as a motor vehicle filling station and a car wash	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		5. 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.	
		6. That existing landscaping and screening as shown in the landscape plan submitted to the Board of Zoning Appeals on September 30 2025 is maintained in a manner that meets the intent of s295-405-1-f of the Milwaukee Zoning Code, Specifically that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		7. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		11. That this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		12. That the applicant does not have outdoor storage or display of products or merchandise.	
		13. That the car wash activity is conducted inside the building.	
		14. That all wastewater is contained on site.	
		15. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on October 20, 2032.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-25-00387 Special Use	The LIFE House of WI, LLC, Property Owner	3431-3431 N 44TH ST Ald. District 7
		Request to continue occupying the premises as a group home for 8 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That a 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.	
		8. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00370 Use Variance	All Hands Boatworks, Inc., Lessee	1237-1237 W BRUCE ST Ald. District 8
		Request to continue occupying a portion of the premises as a social service facility and a light manufacturing facility (permitted use)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days. NOTE: Please visit https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking for information about the City of Milwaukee's Bick Rack program.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		8.	That this 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>
21	BZZA-25-00359 Special Use	United Community Center, Inc., Property Owner	1123-1123 S 6TH ST Ald. District 12
		Request to continue occupying the premises as a community living arrangement for 16 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on September 8, 2025, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		5.	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.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		9.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 22, 2031

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00360 Special Use	United Community Center, Inc, Property Owner	614-614 W SCOTT ST Ald. District 12
		Request to continue occupying the premises as a community living arrangement for 16 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		8.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on August 22, 2031.
23	BZZA-25-00381 Dimensional Variance	Signature Flight Support, LLC, Other	923-923 E LAYTON AV Ald. District 13
		Request to occupy a portion of the premises as an outdoor storage facility (permitted) that does not meet the required landscaping and screening requirement	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-25-00358 Special Use	Speedway, LLC, Property Owner	369-369 E OKLAHOMA AV Ald. District 14
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		5. 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.	
		6. That existing landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		7. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		9. That no prohibited signage be displayed at the location per code section 295-407-9.	
		10. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		11. That this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		12. That the applicant does not have outdoor storage or display of products or merchandise.	
		13. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-15-0033760-H Dimensional Variance, Special Use, Use Variance	Eco-Site Robert Glosson, Lessee	5854 W Fond Du Lac Av Ald. District 7
		Request to erect a barbed-wire fence and a transmission tower that exceeds the maximum allowed height and does not meet the minimum required landscaping	
	Action:	Granted	
	Motion:	Jennifer Current moved to amend the Special Use approval to run with the land. 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 required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That landscaping and screening in accordance to the plan submitted to the Board on June 9, 2015 is installed by October 1, 2015 and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		5. That the Use Variance and Dimensional Variance requests be dismissed without prejudice.	
		6. That this Special Use is granted and the time frame of the approval has been amended to run with the land.	
26	BZZA-16-00345 Special Use	Eco-Site, Inc., Lessee	2059 S 33RD ST Ald. District 8
		Request to erect a transmission tower	
	Action:	Granted	
	Motion:	Jennifer Current moved to amend the Special Use approval to run with the land. 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 required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Special Use is granted and the time frame of the approval has been amended to run with the land.	
		5. That this Special Use permit is subject to revocation upon a finding that these conditions have not been fully complied with.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-25-00371 Special Use	Derrick Emerson DBA Big D Cars, Lessee	5638-5638 W APPLETON AV Ald. District 10
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the property is not used for Motor Vehicle Repair. Motor Vehicle Repair requires a separate Board of Zoning Appeals approval.	
		9. That the property is not used for Motor Vehicle Storage. Motor Vehicle Storage requires a separate Board of Zoning Appeals approval.	
		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 no more than 10 vehicles are parked outside on the lot for any reason at any time.	
		12. That a decorative metal fence be installed between the public sidewalk and the parked vehicles along the West Appleton Avenue. Said fence must be installed wholly on private property.	
		13. That no work on vehicles occurs in the public right of way.	
		14. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		15. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		16. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		17. That the decorative metal fence be repaired or replaced within 180 days of Board approval of the Special Use.	
		18. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00386 Special Use	TNS Academy Inc., Lessee	5629-5629 W NORTH AV Ald. District 10
		Request to occupy the premises as an elementary school for 20 children, 3 - 5 years of age, and operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		
29	BZZA-25-00368 Special Use	Ebenezer Milwaukee, Inc., Lessee	3242-3242 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Adjourned	
	Motion:	Michael Wright moved to adjourn the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	BZZA-25-00383 Special Use	Ruiz Sales and Tires Inc., Lessee	2027-2027 W FOREST HOME AV Ald. District 8
		Request to occupy the premises as a light motor vehicle repair, outdoor storage and light motor vehicle sales facility (this is a continuous non-conforming use)	
	Action:	Granted	
	Motion:	Kevin Kuschel 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 a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		9.	That no more than 6 vehicles are parked outside on the lot for any reason at any time.
		10.	That no work on vehicles occurs in the public right of way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		13.	That all repair work is conducted inside the building.
		14.	That landscaping and screening, specifically the planter boxes, in accordance to the landscape plan submitted to the Board on September 30, 2025 is installed within 180 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 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>
31	BZZA-25-00388 Dimensional Variance, Special Use	Milwaukee County Parks, Property Owner	3500-3500 W FOREST HOME AV Ald. District 8
		Request to construct and occupy a primary use parking garage structure, to construct three outdoor cold storage accessory buildings that do not meet the required facade material setback from the street lot line and the required rear setback for accessory buildings	
	Action:	Granted	
	Motion:	Eric Lowenberg moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	3 Ayes, 2 - JC and MR Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That this Special Use and these Dimensional Variances are granted to run with the land.
32	BZZA-25-00337 Dimensional Variance	Alejandra Castillo, Property Owner	3211-3211 W RUSKIN ST Ald. District 11
		Request to allow a 6 ft. solid wood fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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>
33	BZZA-25-00362 Dimensional Variance, Special Use	S&F Petroleum, LLC, Lessee	5030-5030 W HOWARD AV Ald. District 11
		Request to add a heavy motor vehicle rental facility that does not meet the landscaping and screening requirements and to continue occupying the premises as a motor vehicle filling station	
	Action:	Adjourned	
	Motion:	Kevin Kuschel moved to adjourn the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
34	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:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		9.	That 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.
		10.	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>
35	BZZA-25-00335 Dimensional Variance	Miller Compressing Company, Property Owner	900-900 S WATER ST Ald. District 12
		Request to continue occupying the premises as an outdoor storage facility (permitted) with stockpiles that exceed the maximum allowed height and does not meet the minimum required screening and landscaping	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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 within 60 days of the approval of these variances, a landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals office for review and approval by the Zoning Administration Group. 7. That these Dimensional Variances are granted for a period of two (2) years. 	
36	BZZA-25-00374 Use Variance	Miss Cherrie's Childcare Center, Lessee	3956-3956 S HOWELL AV Ald. District 13
		Request to occupy the premises a day care center for 36 children per shift infant - 12 years of age operating Sunday - Saturday from 5:00 a.m. - midnight	
	Action:	Denied	
	Motion:	Jennifer Current moved to deny 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>
37	BZZA-25-00369 Dimensional Variance	Premier Real Estate Holdings, LLC, Property Owner	500-500 W OKLAHOMA AV Ald. District 14
		Request to allow a board approved off-premise freestanding billboard sign that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Michael Wright 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 sign will not rotate advertisements or messages more frequently than every 8 seconds and will not incorporate video or any other motion display.	
		4. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		5. That this Dimensional Variance is granted for a period of time commencing with the date hereof, and expiring on November 11, 2039.	
38	BZZA-25-00194 Dimensional Variance	Alberto Rodriguez, Property Owner	1016-1016 W CENTER ST Ald. District 15
		Request to allow a 6 ft. solid fence in the front yard and is located within the vision triangle	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That any physical alterations to the fence, required as conditions of approval, be completed within 60 days of Board of Zoning Appeals approval.	
		5. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00351 Special Use	D&B Discount Tires and Batteries, LLC, Lessee	3230-3230 W LISBON AV Ald. District 15
		Request to occupy the premises as a light motor vehicle repair facility, light motor vehicle sales facility, and outdoor storage	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal (Repair and Outdoor Storage). Seconded by Kevin Kuschel. Kevin Kuschel moved to dismiss the appeal (Sales). 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 or within 30 days if occupancy has commenced.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. All storage must be within the building or enclosed shipping containers as submitted.	
9.		That all repair work is conducted inside the building.	
10.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
11.		That no more than 5 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 within 180 days of Board approval of the special use, shrubs are installed and maintained in the southwest corner of the premises in accordance with the site plan submitted to the Board on July 2, 2021, or other plan as approved by the Zoning Administration Group and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
15.		That there be no increase in the size of the existing pylon sign, and that all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That the Special Use request to occupy the premises as a light motor vehicle sales facility is dismissed without prejudice.	
17.		That the Special Use requests to occupy the premises as a light motor vehicle repair facility and outdoor storage 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>
40	BZZA-25-00357 Special Use	Lisbon Auto, LLC, Prospective Buyer	5230-5230 W LISBON AV Ald. District 15
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Jennifer Current 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>
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 building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That the petitioner obtains and maintains all required City and State licenses relative to light motor vehicle sales.	
10.		That the applicant does not store any vehicles on the lot until they have obtained all required City and State licenses relative to light motor vehicle sales.	
11.		That the property is not used as a Motor Vehicle Repair Facility. A Light or Heavy Motor Vehicle Repair Facility requires separate Board of Zoning Appeals approval.	
12.		That no more than 35 vehicles are parked outside on the lot for any reason at any time.	
13.		That the parking area west of the building is reserved for customer parking.	
14.		That no work on vehicles occurs in the public right-of-way.	
15.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
16.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
17.		That no disabled or unlicensed vehicles or parts are to be stored outside.	
18.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
19.		That the petitioner contacts and agrees to work with the Zoning Administration Group on a landscape and screening plan. Within 90 days of the approval of this Special Use, the petitioner must submit a scaled and dimensioned landscape plan to the Board of Zoning Appeals office for Zoning Administration Group review and approval prior to the issuance of any permits. The landscape plan may require that asphalt is removed in order to create a planting strip for the installation of perennial grasses or other plantings. The petitioner is advised to begin by exploring the feasibility of depaving those parts of the asphalt between and around the existing bollards in order to create landscapable area for screening.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		20.	That this Special Use is granted for a period of one (1) year.
41	BZZA-25-00378 Dimensional Variance	Project Outdoor Advertising, LLC, Lessee	3742-3742 W WISCONSIN AV Ald. District 15
		Request to erect an off-premise wall sign that exceeds the maximum display area and height allowed and does not meet the minimum required set back from building corners	
	Action:	Granted	
	Motion:	Kevin Kuschel 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 proposed sign is static and is not internally illuminated.
		5.	That these Dimensional Variances are granted for a period of twenty (20) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	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:	Granted	
	Motion:	Michael Wright 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the board by the Department of City Development on September 29, 2025, or another landscape plan as approved by the Zoning Administration Group, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		8. 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>
43	BZZA-25-00375 Use Variance	Creative Dreams, LLC, Lessee	4010-4010 W VILLARD AV Ald. District 1
		Request to occupy the premises as a day care center for 29 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 11:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license for this premises to the Board of Zoning Appeals within 60 days of State issuance of the license.
		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 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>
44	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 207 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:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	4 Ayes, 0 Nays, 1 - JC 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 petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license for the expanded day care center 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>
45	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:	Granted	
	Motion:	Kevin Kuschel 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 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.	
		8. 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>
46	BZZA-25-00366 Dimensional Variance	Steven Tilton, Property Owner	3138-3138 N CAMBRIDGE AV Ald. District 3
		Request to construct an accessory structure that exceeds the maximum side wall height and overall height allowed	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, 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.	
		5. That the development receives approval by the Historic Preservation Commission as it relates to the applicable Local Historic Designation requirements.	
		6. That these Dimensional Variances are granted to run with the land.	
47	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:	Kevin Kuschel moved to adjourn the appeal. Seconded by Michael Wright.	
	Vote:	4 Ayes, 0 Nays, 1 - MR Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-25-00355 Special Use	Northwestern Mutual Life Insurance Company Corp., Property Owner	723-723 N VAN BUREN ST Ald. District 4
		Request to occupy the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Michael Wright 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 within 60 days of Board approval of the special use, the petitioner submit a landscape plan to the Board of Zoning Appeals office for approval by the Zoning Administration Group. The plan must include the installation of plant material (such as shrubs and /or perennials in the existing masonry wall/planter box).	
		9. That landscaping and screening in accordance with an approved landscape plan is implemented by June 1, 2026 and is maintained in accordance with s295 405 1 f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance	
		10. That 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>
49	BZZA-25-00367 Special Use	Little Minnies Early Learning Center, Other	3410-3410 W MC KINLEY BL Ald. District 4
		Request to increase the number of children per shift from 35 to 100, to increase the hours of operation from Monday - Friday from 7:00 a.m. - 10:00 p.m. to 24-hours Monday - Sunday and to continue occupying the premises as a day care center for children infant - 13 years of age (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the applicant applies for a loading zone on West McKinley Boulevard 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 for LB2 zoning districts.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		13.	That this 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>
50	BZZA-25-00348 Dimensional Variance, Special Use	3345 Booth, LLC dba Just Junk It, Property Owner	3341-3341 N BOOTH ST Ald. District 6
		Request to add an outdoor salvage operation without the required landscaping and screening to the Board approved light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-25-00289 Special Use	D&R Auto Sales Milwaukee, LLC, Lessee	5401-5401 W BURLEIGH ST Ald. District 7
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Kevin Kuschel moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That the facility is not used for motor vehicle repair. Motor vehicle repair requires separate Board of Zoning Appeals approval.	
		10. That no more than 14 vehicles are parked outside on the lot for any reason at any time.	
		11. That no work on vehicles occurs in the public right of way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101 29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		14. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		15. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 17, 2025, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls shall be properly maintained and replaced as necessary to maintain code compliance.	
		16. That this Special Use is granted for a period of one (1) year.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	BZZA-25-00361 Special Use	Inspired Word Ministries Inc., Lessee	3410-3410 W BURLEIGH ST Ald. District 7
		Request to add a day care center for 25 children per shift infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m. and Saturday - Sunday from 7:00 a.m. - 3:00 p.m, and to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Kevin Kuschel 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 a contact name and phone number be provided to the Board office within 60 days of the issuance of this written decision. The phone number must be available 24 hours a day.
		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 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>
53	BZZA-25-00315 Special Use	Victory Vision Business Ventures, LLC dba Victory Vision Community Living Lower North, Lessee	9707-9707 W ROCHELLE AV Ald. District 5
		Request to occupy the premises as an adult family home for 4 occupants	
	Action:	Adjourned	
	Motion:		
	Vote:		

Other Business:

Board member Marjorie Rucker moved to approve the minutes of the October 9, 2025 meeting. Seconded by Board member Michael Wright. Unanimously approved.

Board member Michael Wright moved to approve the Board of Zoning Appeals 2026 Calendar. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for December 4, 2025.

Board member Jennifer Current moved to adjourn the meeting at 9:06 p.m.. Seconded by Board member Kevin Kuschel. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board