

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

**REGULAR MEETING - December 04, 2025**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

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

**Alt. Board Members:** Kevin Kuschel  
Michael Wright

START TIME: 2:14 p.m.

END TIME: 6:44 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZCM-25-00020 Extension of Time	Deborah T. Washington Learning Center, LLC, Lessee	3002-3002 W SILVER SPRING DR Ald. District 1
		Request for an extension of time to comply with the conditions of BZZA-24-00232	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-19-00459 Special Use	First Star Learning Academy, Lessee	3620-3622 W SILVER SPRING DR Ald. District 1
		Request to occupy a portion of the premises as a day care center for 23 children per shift, infant- 12 years of age, operating Monday- Saturday 5:00 a.m.-midnight (this day care will be operated in conjunction with 3622 W. Silver Spring Dr.)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-25-00175 Dimensional Variance	Teens Grow Greens, Inc., Property Owner	4215-4215 N GREEN BAY AV Ald. District 1
		Request to install an 8 ft. ornamental metal fence along the street that does not meet the minimum required set back from the sidewalk	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZCM-24-00005 Condition Modification	Mid-City Automotive, ACW LLC, Lessee	6801-6801 W VILLARD AV Ald. District 2
		Request to modify condition #4 "That no more than 15 vehicles are parked outside on the lot for any reason at any time" and condition #5 "That the unused driveway located on West Villard Avenue by removed and restored to City of Milwaukee specifications within one (1) year"	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	BZZA-19-00476 Use Variance	Divine Temple Church of the First Born, Inc., Property Owner	5532-5532 W HAMPTON AV Ald. District 7
		Request to occupy a portion of the premises as a day care center for 25 children per shift infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
7	BZZA-19-00451 Special Use	Alvarado Discount Store, LLC, Lessee	2128-2128 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as a second-hand store	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-20-00038 Special Use	Latin American Motorcycle Association Milwaukee, Inc., Lessee	3242-3242 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	BZZA-25-00092 Special Use	Auto Wreckers Milwaukee Towing & Recycling, LLC, Lessee	2776-2776 S 34TH ST Ald. District 8
		Request to occupy the premises as an indoor storage facility (permitted) and a ground transportation service	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZCM-25-00018 Extension of Time	Meta House Inc., Property Owner	3901-3901 W BLUE MOUND RD Ald. District 10
		Request for an extension of time to comply with the conditions of BZZA-23-00477	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
11	BZZA-20-00043 Special Use	Action Electrical Services, Inc., Property Owner	3238-3238 S 92ND ST Ald. District 11
		Request to construct a building and occupy the premises as a contractor's shop and contractor's yard	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
12	BZZA-20-00129 Use Variance	Findley Foundation, Inc., Lessee	530-530 S 11TH ST Ald. District 12
		Request to occupy a portion of the premises as a social service facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
13	BZCM-25-00016 Extension of Time	Lutheran Social Services of WI and Upper MI, Inc,	3974-3974 S HOWELL AV Ald. District 13
		Request for an extension of time to comply with the conditions of BZZA-24-00122	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-19-00470 Special Use	Abby Boo, Inc. dba Abby's Clubhouse, Lessee	2640-2640 W FOND DU LAC AV Ald. District 15
		Request to occupy a portion of the premises as a community center	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
15	BZZA-20-00086 Special Use	Superior Learning Academy, Inc., Lessee	2814-2814 W LISBON AV Ald. District 15
		Request to continue occupying the premises as a 24 hour day care center for 25 children per shift infant - 13 years of age, operating Monday - Sunday	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-25-00394 Special Use	Children Matters, LLC, Lessee	3622-3622 W SILVER SPRING DR Ald. District 1
		Request to continue occupying a portion of the premises as a day care center for 50 children per shift, 2 1/2 - 13 years of age, operating Monday - Friday from 5:30 a.m. – midnight	
	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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		6.	That the first floor storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-25-00395 Use Variance	Shalom Ministries Inc. dba Worship the Word, Prospective Buyer	8845-8845 W LYNX AV Ald. District 2
		Request to continue occupying the premises as a religious assembly hall	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
		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>
18	BZZA-25-00431 Use Variance	DIFS, LLC, Lessee	1841-1841 N PROSPECT AV Ald. District 3
		Request to continue occupying the premises as a general office	
	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 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>
19	BZZA-25-00399 Special Use	Twinz Tech Auto, LLC, Lessee	8436-8436 W LISBON AV Ald. District 5
		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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		5. That all repair work is conducted inside the building.	
		6. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That all repair work is conducted inside the building.	
		12. 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.	
		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 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.	
		16. 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>
20	BZZA-25-00397 Use Variance	Ms. Clay's Learning Center LLC, Lessee	2216-2216 W HOPKINS ST Ald. District 6
		Request to reduce the number of children from 21 per shift to 17 per shift, to increase the ages from infant to 10 years to infant to 12 years, and to continue occupying a portion of the premises as a day care center operating Monday - Friday 6:30 a.m. - 10:30 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 outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		5.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		6.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		7.	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.
		8.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		9.	That no prohibited signage be displayed at the location per code section 295-407-9.
		10.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		11.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		12.	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>
21	BZZA-25-00405 Special Use	Mitra Midwest Operational, LLC dba KFC, Lessee	2470-2470 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 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.	
		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 applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00413 Special Use	House of Mercy Evangelistic Ministries Inc., Lessee	4563-4563 N HOPKINS ST Ald. District 7
		Request to continue occupying the premises as a religious assembly hall and social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises
		7.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-25-00426 Special Use	Stepping Milestones Learning Academy II, LLC, Lessee	5312-5318 W BURLEIGH ST Ald. District 7
		Request to increase the ages from infant- 12 years to infant - 14 years and to continue occupying the premises as a day care center for 104 children per shift operating from 5:30 a.m.- 11:30 p.m. Monday - Sunday	
	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 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 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.
		12.	That the applicant maintains the loading zone on West Burleigh Street. Please contact Mr. Dale Dietze at 414-286-8678 to renew, if necessary, the loading zone.
		13.	That these Special Uses are granted for a period of ten (10) years.
24	BZZA-25-00411 Special Use	Shree Umiyakrupa LLC, Lessee	6311-6311 S 13TH ST Ald. District
		Request to occupy the premises as a 24-hr filling station with convenience store	
	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-25-00419 Special Use	The Hertz Corporation, Property Owner	501-501 W EDGERTON AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle repair and rental facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That no work on vehicles occurs in the public right-of-way.	
		5. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		6. That 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 has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises	
		10. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		11. That all repair work is conducted inside the building.	
		12. 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.	
		13. That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-25-00429 Special Use	Loomis Armored US, LLC, Lessee	5111-5111 S 9TH ST Ald. District 13
		Request to occupy a portion of the premises as a business service (protective services)	
	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 this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-25-00410 Use Variance	Indulux Hair Salon, LLC, Lessee	427-427 E STEWART ST Ald. District 14
		Request to occupy a portion of the premises as a personal service (salon)	
	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 this Use Variance is granted for a period of three (3) years.	
28	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:	Denied	
	Motion:	Jennifer Current moved to deny the Special Use. Seconded by Henry Szymanski. Jennifer Current moved to deny the Dimensional Variance. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the applicant applies for a loading zone on West North 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 outdoor play space is provided in compliance with s. 252-77 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		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>
30	BZZA-25-00400 Special Use	Royal Motors, LLC, Lessee	5708-5708 W CENTER ST Ald. District 10
		Request to continue occupying the premises as a light motor vehicle repair and sales facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<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 take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
7.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
8.		That no auto washing or auto detailing activity occur on the property unless specifically approved by the Board of Zoning Appeals. Auto washing/ Auto detailing is a Special Use at this location.	
9.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board of Zoning Appeals approval if occupancy has commenced.	
10.		That no more than 17 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 November 26, 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
17.		That all repair work is conducted inside the building.	
18.		That these Special Uses are granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-25-00377 Dimensional Variance, Special Use	Lamar Central Outdoor LLC DBA Lamar Advertising of Milwaukee, Lessee	3177-3177 S 27TH ST Ald. District 11
		Request to erect an off-premise automatic changeable message billboard sign that is located within 400 feet of a residential district, exceeds the maximum height allowed, and does not meet the required setback from the street lot line, the residential buffer, and the setback from the freeway or the Lake Parkway	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Eric Lowenberg.	
	Vote:	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 display area other than for time and temperature displays not change more frequently than once every 8 seconds.	
		5. That this Special Use and these Dimensional Variances 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>
32	BZZA-25-00427 Special Use	Alverno Gardens, LLC, Lessee	3587-3587 S 41ST ST Ald. District 11
		Request to occupy the premises as a community living arrangement for 39 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	3 Ayes, 2 – JC, 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 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 Department of Public Works (DPW) permit is obtained to construct the new driveway approach on South 41st Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		9. That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at <a href="mailto:dmschmi@milwaukee.gov">dmschmi@milwaukee.gov</a> with questions regarding this matter.	
		10. That the applicant provide at least two (2) bicycle parking spaces prior to issuance of a Certificate of Building Occupancy.	
		11. That a contact name and phone number be provided to the Board office within thirty (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.	
		12. That the applicant obtains written documentation from the Wisconsin Department of Health Services that identifies the type of license this facility will receive and confirms the type of clientele that this facility will be eligible to care for. This documentation must be submitted to the Board of Zoning Appeals office.	
		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>
33	BZCM-25-00019 Condition Modification	Carmen Schools of Science and Technology, Property Owner	2005-2005 W OKLAHOMA AV Ald. District 13
		Request to modify condition #8 of case BZZA-24-00159, "That the site plan submitted to the Board of Zoning Appeals Office on July 23, 2024 is approved."	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the south driveway into the parking lot is designed and constructed to be a right in/right out only driveway. A revised site plan meeting this condition must be submitted to the Board of Zoning Appeals office.
		5.	That the applicant contact the DPW Traffic Section by January 31, 2026 to arrange for modifications to the traffic signals at the intersection of West Oklahoma Avenue and South 20th Street. Please contact Mr. Scott Reinbacher at sreimb@milwaukee.gov to start this process. Please note that the applicant shall be responsible for funding the necessary modifications.
		6.	That the applicant manages all traffic queuing for pick up and drop off of students within the school property. Queuing of vehicles on South 20th Street will not be permitted.
		7.	That this Condition Modification is granted for a period of time commencing with the date hereof, and expiring on August 4, 2049.
34	BZZA-25-00364 Dimensional Variance	Nikola Komina, Property Owner	150-150 W HOWARD AV Ald. District 13
		Request to allow a parking space located in the front yard and side setback and a second driveway approach along the street frontage of a two-family dwelling	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That this Dimensional Variance is granted for a period of two (2) years.
36	BZZA-25-00422 Dimensional Variance	Kevin Krutsch, Property Owner	2838-2838 S PINE AV Ald. District 14
		Request to construct a detached garage in which the dormer exceeds the maximum width allowed and does not meet the minimum required roof pitch	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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.
		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>
37	BZZA-25-00425 Dimensional Variance	Andrew Biddle, Property Owner	1317-1317 E WARNIMONT AV Ald. District 14
		Request to construct a detached garage that exceeds the maximum size and lot coverage	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the garage not be used as a motor vehicle repair facility.	
		5. That the garage not be used as a contractor's shop.	
		6. That this Dimensional Variance is granted to run with the land.	
38	BZZA-24-00473 Special Use	Gio's Auto Repair, LLC, Lessee	3302-3302 W CENTER ST Ald. District 15
		Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00148 Dimensional Variance	Donna Robinson, Property Owner	2736-2736 N SHERMAN BL Ald. District 15
		Request to allow a 6 ft. solid wood fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That 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>
40	BZZA-25-00392 Special Use	Shy's Place, LLC, Lessee	5808-5808 W HAMPTON AV Ald. District 1
		Request to increase the number of children from 50 to 100 children per shift infant to 13 years of age and to continue occupying the premises as a day care center operating Sunday - Saturday 6:00 a.m. - 10:30 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the 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 maintain the loading zone on West Hampton Avenue. 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 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, in the event of any modification to the outdoor area's size or location occurs due to such factors as State Licensure, the applicant submit a revised site plan to the Board for review by the Zoning Administration Group prior to occupancy.
		14.	That the petitioner submit a copy of the updated State of Wisconsin day care license confirming the approved increase of the number of children to the Board of Zoning Appeals office within 60 days of State issuance of the license.
		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>
41	BZZA-25-00401 Special Use	Durable Contract Services Inc. DBA DCS Auto Sales & Services, Property Owner	8400-8400 W SILVER SPRING DR Ald. District 2
		Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and contractor's shop (permitted)	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-25-00407 Special Use	Love and Purpose Development Center, LLC, Lessee	6807-6807 W HAMPTON AV Ald. District 2
		Request to increase the hours and days of operation from 6:00 a.m.- midnight Monday - Saturday to 24 hours Monday - Sunday, to increase the number of children from 17 per shift to 20 per shift, and to continue occupying the premises as a day care center (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current 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 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 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-25-00344 Use Variance	Marquette Courtyard, LLC, Property Owner	1902-1902 W KILBOURN AV Ald. District 4
		Request to continue occupying the premises as a rooming house for 12 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That 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 building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the petitioner obtains and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.	
		9. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
		10. That any lands combined with the subject parcel for use as an accessory parking lot in the future be developed, including landscaping, in accordance with all applicable provisions of the Zoning Code.	
		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>
44	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:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That 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. The vehicle ramp built on the rear of the building between 2020 and 2022 requires a permit and inspection approval prior to occupancy.	
		10. That no more than 4 vehicles are parked outside on the lot for any reason at any time.	
		11. That the applicant obtains the services of a private trash hauler within 30 days.	
		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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		15. That all repair work is conducted inside the building.	
		16. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		17. 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.	
		18. 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>
45	BZZA-25-00292 Dimensional Variance	Capitol Dealz Smoke Shop, Lessee	7822-7822 W CAPITOL DR Ald. District 5
		Request to allow an automatic changeable message freestanding sign and a wall sign that exceeds the maximum display area allowed	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
46	BZZA-25-00393 Special Use	Serenity Inns Inc., Lessee	4757-4757 N 76TH ST Ald. District 5
		Request to occupy a portion of the premises as a social service and transitional housing facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.
		9.	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.
		10.	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.
		11.	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>
47	BZZA-25-00403 Special Use	De Niz Childcare Center II, LLC, Property Owner	8801-8801 W LISBON AV Ald. District 5
		Request to occupy the premises as a day care center for 137 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - 6:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the 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 applicant submit a revised site plan depicting a permitted fence, such as a decorative metal fence, to the Board for review by the Zoning Administration group, or that the petitioner apply for and receive a variance for the proposed fence material and height.
		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 three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-24-00477 Dimensional Variance, Use Variance	Russ Klisch, LLC, Property Owner	1890-1890 N COMMERCE ST Ald. District 6
		Request to occupy the premises as a heavy motor vehicle outdoor storage that does not meet the minimum screening required	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-25-00398 Special Use	JB'S Integrity Motors, Inc., Lessee	3404-3404 N HOLTON ST Ald. District 6
		Request to occupy the premises as a light motor vehicle sales and repair facility (permitted)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That 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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
10.		That the petitioner obtains all required City and State licenses relative to Light Motor Vehicle sales.	
11.		That no more than 17 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
16.		That all repair work is conducted inside the building.	
17.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on October 29, 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.	
18.		That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
19.		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>
50	BZZA-25-00420 Use Variance	Adullam Outreach Incorporated, Property Owner	3033-3033 N 30TH ST Ald. District 7
		Request to add an emergency residential shelter, dormitory and a personal instruction school to the Board approved community center	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days. Please visit <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/BikeParking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> for information on requesting a bike rack.	
		9. 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.	
		10. That these Use Variances are granted for a period of time commencing with the date hereof, and expiring on March 13, 2035.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-25-00239 Special Use	REO Motors, Inc., Lessee	2777-2777 S 27TH ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no more than 49 vehicles are parked outside for any reason at any time in total for the properties at 2765, 2769, and 2777 South 27th Street.	
		9. That vehicles are only parked parallel to the building 2777 South 27th Street.	
		10. That the proposed landscape plan received by the BOZA office on November 21, 2025 is implemented by June 1, 2026.	
		11. That no vehicles or portions of vehicles are parked over the public sidewalk 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 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 the planting strips and landscaping in accordance to the plan submitted to the Board on November 21, 2025 is installed by June 1st, 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		17. 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>
52	BZZA-25-00389 Special Use	REO Motors, Inc., Lessee	2765-2765 S 27TH ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no more than 49 vehicles are parked outside for any reason at any time in total for the properties at 2765, 2769, and 2777 South 27th Street.	
		9. That no vehicles are parked between the building at 2765 South 27th Street and the paved public sidewalk.	
		10. That the proposed landscape plan received by the BOZA office on November 21, 2025 is implemented by June 1, 2026.	
		11. That no vehicles or portions of vehicles are parked over the public sidewalk 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 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 the planting strips and landscaping in accordance to the plan submitted to the Board on November 21, 2025 is installed by June 1st, 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		17. 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>
53	BZZA-25-00390 Special Use	REO Motors, Inc., Lessee	2769-2769 S 27TH ST Ald. District 8
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That no more than 49 vehicles are parked outside for any reason at any time in total for the properties at 2765, 2769, and 2777 South 27th Street.	
		9. That the proposed landscape plan received by the BOZA office on November 21, 2025 is implemented by June 1, 2026.	
		10. That no vehicles or portions of vehicles are parked over the public sidewalk 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 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 the planting strips and landscaping in accordance to the plan submitted to the Board on November 21, 2025 is installed by June 1st 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		16. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	BZZA-25-00315 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:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

**Other Business:**

Board member Jennifer Current moved to approve the minutes of the November 6, 2025 meeting. Seconded by Board member Michael Wright. Unanimously approved.

The Board set the next meeting for January 15, 2026.

Board member Jennifer Current moved to adjourn the meeting at 6:44 p.m.. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board