



**Board of Zoning Appeals**

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**AGENDA**  
**January 15, 2026**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, January 15, 2026, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-B)**, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises.

Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Please follow the link for computer access: <https://attendee.gotowebinar.com/register/1527191316950389340>

**TO USE YOUR TELEPHONE:** If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (562) 247-8321    Access Code: 211-648-998    Audio PIN: (Shown after joining the webinar)

Anyone who requires an auxiliary aid or service to participate in this City of Milwaukee event should contact the office of City of Milwaukee ADA Coordinator @ (414) 286-3475 or [adacoordinator@milwaukee.gov](mailto:adacoordinator@milwaukee.gov) as soon as possible but no later than 72 hours before the scheduled event.

**4:00 p.m. Administrative Consent Agenda.**

Items Scheduled for approval on the Administrative Consent Agenda.

No oral testimony will be taken on these items.

Approval of the December 4, 2025 Minutes of the Board of Zoning Appeals

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
1	5	BZZA-24-00119 Special Use <i>Dismissal</i>	Grand 8106, Lessee  Request to occupy the premises as an assembly hall	8106 W Appleton Av

2	5	BZZA-25-00430	Appleton Gas & Food Town Inc., Lessee	8431 W Appleton Av
		Dimensional Variance <i>Dismissal</i>	Request to erect 6 freestanding signs that exceed the maximum number of freestanding signs allowed	
3	6	BZZA-21-00369	Nstantly Towing, LLC	2670 N Buffum St
		Special Use <i>Dismissal</i>	Request to occupy the premises as a ground transportation service	
4	6	BZZA-23-00436	United Towing, LLC, Lessee	2671 N Holton St
		Special Use <i>Dismissal</i>	Request to add light motor vehicle outdoor storage and to continue occupying the premises as a ground transportation service	
5	8	BZZA-24-00046	National Auto Sales & Services & Storage, LLC, Lessee	1334 W National Av
		Special Use <i>Dismissal</i>	Request to occupy the premises as a light and heavy motor vehicle outdoor storage, an outdoor storage facility, a light motor vehicle repair and sales facility, and an outdoor salvage operation	
6	10	BZZA-24-00051	All-In Customs, LLC, Lessee	7202 W Appleton Av
		Special Use <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle repair facility and ground transportation service	
7	12	BZZA-21-00330	Bethesda Group	1107 W Historic Mitchell St
		Dimensional Variance <i>Dismissal</i>	Request to construct a multi-family dwelling (permitted) that does not meet the minimum required lot area per dwelling unit	
8	14	BZZA-22-00237	Mercado Autobody Shop, LLC, Lessee	4030 S Pine Av
		Use Variance <i>Dismissal</i>	Request to add an outdoor salvage operation to the continuous nonconforming body shop and light motor vehicle repair facility	
9	14	BZZA-22-00451	H&H Automotive Group, LLC, Lessee	4030 S Pine Av
		Use Variance <i>Dismissal</i>	Request to occupy the premises as an outdoor salvage	

**4:00 p.m. Consent Agenda.**

**Items Scheduled for approval on the Consent Agenda.**

**No oral testimony will be taken on these items.**

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.*

*If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
10	1	BZZA-25-00404 Use Variance	Mead & Hunt, Inc., Lessee  Request to occupy the premises as a heavy manufacturing facility	7040 N Teutonia Av
11	5	BZZA-25-00439 Special Use	Mitra Midwest Operations, LLC dba KFC, Lessee  Request to continue occupying the premises as a restaurant with a drive-through facility	5444 N Lovers Lane Rd
12	5	BZZA-25-00445 Special Use	Kid's Land Learning Center, Inc., Lessee  Request to increase the ages from infant - 13 years of age to infant - 14 years of age, and continue occupying the premises as a day care center for 90 children per shift operating Monday - Friday 6:00 a.m. to 9:00 p.m.	7918 W Capitol Dr
13	10	BZZA-25-00434 Special Use	Marquette University High School, Prospective Buyer  Request to occupy the premises as a secondary school	613 N 35Th St
14	11	BZZA-25-00437 Special Use	Acelero Learning Wisconsin, Lessee  Request to occupy the premises as a day care center for 98 children per shift, infant - 5 years of age operating Monday - Friday from 7:00 a.m. to 6:00 p.m.	3738 S 60Th St
15	12	BZZA-25-00402 Special Use	Come One Come All, LLC, Lessee  Request to reduce the number of children from 35 to 30, to increase the hours of operation from 6:30 a.m.- midnight to 5:30 a.m. - midnight and to continue occupying a portion of the premises as a day care center for children ages infant - 12 years operating Monday - Saturday	1926 W Arrow St

16	12	BZZA-25-00447 Special Use	MG Multiservicios Milwaukee Corporation, Property Owner	925 S Cesar E Chavez Dr
			Request to continue occupying a portion of the premises as a currency exchange facility	
17	12	BZZA-25-00449 Special Use	Wat Pathoummaphoutharam Lao Buddhist Temple, Property Owner	1925 W National Av
			Request to occupy a portion of the premises as an assembly hall and continue occupying the premises as a religious assembly and a monastery (permitted use)	
18	12	BZZA-25-00456 Dimensional Variance	Ebenezer Child Care Centers, Inc., Lessee	2156 S 4Th St
			Request to install a type B awning sign	

**4:15 p.m. Public Hearings.**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
19	10	BZZA-25-00210 Dimensional Variance	Ali Petroleum, Inc., Lessee	5706 W Blue Mound Rd
			Request to erect a freestanding sign that exceeds the maximum display area allowed	
20	9	BZZA-25-00231 Use Variance	Aim for Change, LLC, Property Owner	6230 W Boehlke Av
			Request to occupy the premises as transitional housing for 8 residents.	
21	9	BZZA-25-00320 Special Use	Apex Auto Solutions, LLC, Lessee	9438 N 107Th St
			Request to occupy a portion of the premises as a light motor vehicle repair facility	
22	9	BZZA-25-00350 Special Use	Rally Auto Sales and Detailing, LLC dba Rally Automotive & Detailing, Lessee	5744 W Good Hope Rd
			Request to add a hand car wash and to continue occupying a portion of the premises as a light motor vehicle sales facility (this is a new operator)	
23	11	BZZA-25-00318 Special Use	Smart Dollar, Inc., Lessee	6315 W Forest Home Av
			Request to continue occupying the premises as a light motor vehicle sales facility	

24	11	BZZA-25-00408 Special Use	Smart Dollar, Inc., Lessee  Request to continue occupying the premises as a motor vehicle sales facility (operated in conjunction with the facility at 6315 W. Forest Home Av.)	6214 W Howard Av
25	11	BZZA-25-00432 Dimensional Variance	Jennifer Dunne, Property Owner  Request to construct a covered porch that does not meet the required front setbacks	3711 S 52Nd St
26	12	BZZA-25-00416 Special Use, Use Variance	D & J Tire Shop, LLC, Lessee  Request to continue occupying the premises as a light motor vehicle repair facility that is not located within an enclosed building (this is a new operator)	732 W Maple St

**5:15 p.m. Public Hearings.**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
27	13	BZZA-25-00373 Dimensional Variance, Use Variance	4727 Property, LLC, Property Owner  Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility that does not meet the landscaping and screening requirements	4727 S Howell Av
28	13	BZZA-25-00380 Dimensional Variance, Special Use	Old Dominion Freight Line, Inc, Property Owner  Request to intensify the Board approved use of a truck freight terminal and heavy motor vehicle outdoor storage facility that does not meet the landscaping and screening requirements	401 W Layton Av
29	13	BZZA-25-00411 Special Use	Shree Umiyakrupa LLC, Lessee  Request to occupy the premises as a 24-hr filling station with convenience store	6311 S 13Th St
30	13	BZZA-25-00412 Dimensional Variance	Emanuel Nieves, Property Owner  Request to construct a detached garage that exceeds the maximum lot coverage allowed	1901 W Morgan Av

31	13	BZZA-25-00442	Tavuk, LLC dba Trix Cafe, Lessee Special Use	5268 S 27Th St  Request to occupy a portion of the premises as an assembly hall
32	13	BZZA-25-00446	Quality Car Detailing, LLC, Lessee Special Use	112 W Boden St  Request to occupy a portion of the premises as a car wash
33	14	BZZA-25-00340	338 E Bay Street, LLC, Property Owner Dimensional Variance	338 E Bay St  Request to install a fence along the street and rear lot line that exceeds the maximum height allowed
34	14	BZZA-25-00356	338 E Bay Street, LLC, Property Owner Dimensional Variance	342 E Bay St  Request to install a fence along the street and rear lot line that exceeds the maximum height allowed
35	1	BZZA-25-00440	Garden Homes Lutheran Church, Property Special Use Owner	2442 W Roosevelt Dr  Request to construct and occupy the premises as a principal use parking lot
36	1	BZZA-25-00444	STNJ Enterprises, LLC dba Adams Bar & Special Use Grill, Lessee	3300 W Cameron Av  Request to continue occupying the premises as a tavern

**6:15 p.m. Public Hearings.**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

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<b><u>Item No.</u></b>	<b><u>Ald.</u></b>	<b><u>Case No. Type</u></b>	<b><u>Case Information</u></b>	<b><u>Location</u></b>
37	2	BZZA-25-00401 Special Use	Durable Contract Services Inc. DBA DCS Auto Sales & Services, Property Owner  Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and contractor's shop (permitted)	8400 W Silver Spring Dr

38	6	BZZA-24-00477	Russ Klisch, LLC, Property Owner Dimensional Variance, Use Variance	Request to occupy the premises as a principal use parking lot, contractor's yard, and a heavy motor vehicle outdoor storage that does not meet the minimum screening and paving required	1890 N Commerce St
39	6	BZZA-25-00435	Do Right Tires & Repairs, Inc., Lessee Special Use	Request to continue occupying the premises as a light motor vehicle repair facility	3854 N Teutonia Av
40	7	BZZA-25-00103	B-World Family Childcare, LLC, Lessee Special Use	Request to continue occupying the premises as a day care center for 72 children per shift infant - 13 years of age operating Sunday - Saturday from 5:00 a.m. - midnight	3380 N 35Th St
41	7	BZZA-25-00415	JV & SC Holdings- Daddy & Daughter Special Use	Childcare, LLC, Lessee  Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Sunday from 6:00 a.m.- midnight	5601 W Hampton Av
42	7	BZZA-25-00436	Brittany Robinson, Property Owner Dimensional Variance	Request to allow a 6 ft. solid fence in the side yard that exceeds the maximum height allowed	3266 N 52Nd St
43	7	BZZA-25-00448	Mr. Stereo II, LLC, Lessee Special Use	Request to continue occupying the premises as a light motor vehicle repair facility	5735 W Hampton Av
44	8	BZZA-24-00428	Jose Rios Conde, Property Owner Dimensional Variance	Request to allow three parking spaces located within the front yard	1115 S 34Th St
45	8	BZZA-25-00368	Ebenezer Milwaukee, Inc., Lessee Special Use	Request to occupy a portion of the premises as a religious assembly hall	3242 W National Av