



Board of Zoning Appeals

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AGENDA
February 5, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, February 5, 2026, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, 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/8518282071110139223>
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.

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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 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 January 15, 2026 Minutes of the Board of Zoning Appeals

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	2	BZZA-25-00473 Special Use <i>Dismissal</i>	Destiny's Child Christian Academy, Lessee Request to decrease the number of children from 20 to 16 per shift, to decrease the hours of operation from 6:00 a.m. - Midnight to 6:00 a.m. - 11:00p.m. and to continue occupying the premises as a day care center for children ages infant- 12yrs operating Monday-Sunday	7412 W Villard Av

2	6	BZZA-24-00175	Starrlight Sky, Inc., Other Special Use <i>Dismissal</i>	Request to occupy the premises as a transitional housing facility for 10 occupants	3291 N 11Th St
3	6	BZZA-25-00406	A Cup Full of Love Child Care LLC, Lessee Special Use <i>Dismissal</i>	Request to continue occupying the premises as a day care center for 35 children per shift ages infant -12yrs, operating Monday - Friday 6:00 a.m. to 10:00 p.m. and Saturday 6:00 a.m. to 6:00 p.m.	1654 W Hopkins St
4	7	BZZA-24-00278	56 Burleigh Beer & Food, LLC, Lessee Use Variance <i>Dismissal</i>	Request to occupy the premises as a tobacco or e-cigarette retailer	5602 W Burleigh St
5	7	BZZA-24-00415	Stotts Medical and Mental Health Services, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as a health clinic	5600 W Fond Du Lac Av
6	8	BZZA-24-00035	Nunziante Frias, Property Owner Dimensional Variance <i>Dismissal</i>	Request to allow an 18 ft. wide decorative gate that exceeds the maximum allowed width and is located within the vision triangle	1203 S Layton Bl
7	8	BZZA-25-00368	Ebenezer Milwaukee, Inc., Lessee Special Use <i>Dismissal</i>	Request to occupy a portion of the premises as a religious assembly hall	3242 W National Av
8	10	BZZA-24-00029	Switching Lanes, LLC, Lessee Special Use, Use Variance <i>Dismissal</i>	Request to add an outdoor salvage operation and to continue occupying the premises as a light motor vehicle repair and sales facility	5700 W Center St
9	12	BZCM-26-00001	Dominic Chiovari, Property Owner Extension of Time	Request for an extension of time to comply with the conditions of BZZA-20-00326	1931 S 14Th St
10	12	BZZA-24-00055	J&J Auto Repair & Sales, LLC, Lessee Use Variance <i>Dismissal</i>	Request to continue occupying the premises as a light motor vehicle sales and repair facility	1122 W Becher St

18	13	BZZA-25-00475 Special Use	Mitra Midwest Operations, LLC dba KFC, Lessee	110 W Layton Av
			Request to continue occupying the premises as a restaurant with a drive-through facility	
19	13	BZZA-25-00491 Dimensional Variance	Micheal Lowery, Property Owner	2300 W Denis Av
			Request to allow a 6 ft. solid fence along the side street that exceeds the maximum height allowed	
20	15	BZZA-25-00481 Use Variance	Kidz N' Action Child Development Center, LLC, Lessee	4715 W Center St
			Request to decrease the hours of operation from 6:00 a.m.- midnight to 6:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center for 51 children per shift infant - 13 years of age operating Monday - Friday	
21	15	BZZA-25-00489 Special Use	Wisconsin Community Services Inc., Lessee	2465 W Fond Du Lac Av
			Request to continue occupying the premises as a transitional housing facility for 24 occupants	

4:15 p.m. Public Hearings (Contested).

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
22	10	BZZA-25-00424 Special Use	AJ Towing & Auto Care, LLC, Lessee	7002 W Center St
			Request to continue occupying the premises as a light motor vehicle repair facility	
23	10	BZZA-25-00458 Special Use	Mt. Everest Petro, Inc. dba Petro Mart, Lessee	7002 W Center St
			Request to continue occupying the premises as a motor vehicle filling station	

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
24	10	BZZA-25-00469 Special Use	Children of Hope Child Development Center, LLC, Lessee Request to increase the number of children per shift from 50 to 68, increase the age of children from infant - 12 years to infant - 14, and to continue occupying the premises as a day care center operating Sunday- Saturday from 6:00 a.m.- midnight (this is a new operator)	6610 W Lisbon Av
25	9	BZZA-25-00418 Special Use	Blooming Tots Family Childcare, LLC, Lessee Request to occupy a portion of the premises as a day care center for 60 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 11:00 p.m.	5716 W Good Hope Rd
26	9	BZZA-25-00443 Special Use	Bright Future Learning Academy, LLC, Lessee Request to occupy a portion of the premises as a day care center for 60 children per shift, infant - 12 years of age operating Monday -Friday from 6:30 a.m.- 10:00 p.m.	5730 W Good Hope Rd
27	9	BZZA-25-00451 Special Use	Joyland Learning Center, LLC, Lessee Request to occupy a portion of the premises as a 24-hour day care center for 60 children per shift infant - 15 years of age operating Sunday - Saturday	5702 W Good Hope Rd
28	9	BZZA-25-00453 Special Use	Epic Padel Inc., Lessee Request to occupy a portion of the premises as an indoor recreational facility	12350 W Brown Deer Rd
29	11	BZZA-25-00362 Dimensional Variance,Special Use	S&F Petroleum, LLC, Lessee 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	5030 W Howard Av

30	11	BZZA-25-00428 Special Use	Paragon Community Services, LLC, Property Owner	6251 W Forest Home Av
			Request to continue occupying the premises as an adult day care center and a social service facility	
31	11	BZZA-25-00480 Special Use	Jordan's Food, LLC, Lessee	3100 S 60Th St
			Request to continue occupying the premises as a motor vehicle filling station	
32	12	BZZA-25-00416 Special Use, Use Variance	D & J Tire Shop, LLC, Lessee	732 W Maple St
			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)	

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

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
33	13	BZZA-25-00411 Special Use	Shree Umiyakrupa LLC, Lessee	6311 S 13Th St
			Request to occupy the premises as a 24-hr filling station with convenience store	
34	14	BZZA-25-00340 Dimensional Variance	338 E Bay Street, LLC, Property Owner	338 E Bay St
			Request to install a fence along the street and rear lot line that exceeds the maximum height allowed	
35	14	BZZA-25-00356 Dimensional Variance	338 E Bay Street, LLC, Property Owner	342 E Bay St
			Request to install a fence along the street and rear lot line that exceeds the maximum height allowed	
36	14	BZZA-25-00468 Use Variance	Unity Evangelical Lutheran Church, Property Owner	1025 E Oklahoma Av
			Request to continue occupying a portion of the premises as an emergency residential shelter	

37	14	BZZA-25-00487	Flourish Beauty Salon, LLC, Lessee Special Use	438 E Smith St
			Request to occupy the premises as a personal service establishment (salon)	
38	15	BZZA-24-00473	Gio's Auto Repair, LLC, Lessee Special Use	3302 W Center St
			Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	
39	1	BZZA-25-00462	Storsafe of Silver Springs. LLC, Property Special Use, Use Variance	5525 N 27Th St
			Request to continue occupying the premises as a light motor vehicle outdoor storage facility and heavy motor vehicle outdoor storage facility	
40	2	BZZA-25-00457	Lamar Central Outdoor, LLC dba Lamar Dimensional Variance, Special Use	6114 W Capitol Dr
			Advertising of Milwaukee, Lessee Request to erect an off-premise automatic changeable message billboard sign that does not meet the required distance to a residential district, and exceeds the maximum allowed height and setback from a freeway or the Lake Parkway	
41	5	BZZA-25-00450	NLA Transportation, LLC, Lessee Dimensional Variance, Use Variance	2721 N 94Th St
			Request to occupy a portion of the premises as a ground transportation service that exceeds the maximum number of vehicles and commercial vehicles allowed to be parked outdoors on a lot containing a single-family dwelling	
42	5	BZZA-25-00463	Ruby Isle Auto Sales, LLC, Lessee Special Use, Use Variance	11137 W Silver Spring Dr
			Request to add an outdoor salvage operation facility and to continue occupying the premises as a light motor vehicle sales facility	
43	5	BZZA-25-00464	Ruby Isle Tire & Service, Inc., Lessee Special Use, Use Variance	11137 W Silver Spring Dr
			Request to add a light motor vehicle body shop, heavy motor vehicle body shop and repair facility, and to continue occupying the premises as a light motor vehicle repair facility	

44	5	BZZA-26-00017	Isabelle Ostermann, Property Owner	2701 N 91St St
		Dimensional Variance	Request to allow a 6 ft. solid fence in the rear yard and along the side street that exceeds the maximum height allowed within a vision triangle	

7:15 p.m. Public Hearings.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
45	6	BZZA-25-00396 Use Variance	Burleigh Tires, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	103 E Burleigh St
46	6	BZZA-25-00435 Special Use, Use Variance	Do Right Tires & Repairs, Inc., Lessee Request to allow light motor vehicle repairs to be performed outdoors and to continue occupying the premises as a light motor vehicle repair facility	3854 N Teutonia Av
47	6	BZZA-25-00459 Special Use	Ophelia Speaks, LLC, Lessee Request to occupy a portion of the premises a transitional housing facility	2671 N Martin L King Jr Dr
48	6	BZZA-25-00466 Dimensional Variance	John Peasley, Property Owner Request to construct a detached garage in the front yard that exceeds the maximum side wall height allowed and allow parking in the front yard setback of the premises	2022 N Booth St
49	6	BZZA-25-00477 Special Use	Magical Moments Childcare, LLC, Lessee Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 12 years of age	3442 N 12Th St
50	7	BZZA-25-00488 Special Use	Turners Live In Care, LLC, Lessee Request to occupy the premises as a community living arrangement (CBRF) for 5 clients	3909 N 58Th St