



Board of Zoning Appeals

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AGENDA
March 5, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, March 5, 2026, commencing at 2:00 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/1835186515363506015>

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 (914) 614-3221 Access Code: 602-604-970 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 as soon as possible but no later than 72 hours before the scheduled event.

2:00 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 February 5, 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	1	BZZA-23-00480 Special Use, Use Variance <i>Dismissal</i>	ABHHoldings, LLC, dba Mama Food and Tobacco, Lessee Request to occupy the premises as a tobacco and e-cigarette retailer	6916 N Teutonia Av

2	10	BZZA-23-00298	Smoke Sum-N, LLC, Lessee Use Variance <i>Dismissal</i>	Request to occupy the premises as a tobacco or e-cigarette retailer within 1,000 feet of an elementary or secondary school, library, day care center, park or playground; within 500 feet of a premises holding a cigarette and tobacco license	5826 W Appleton Av
3	10	BZZA-23-00478	M&M Complete Car Care, LLC, Lessee Special Use, Use Variance <i>Dismissal</i>	Request to add a light motor vehicle sales facility and body shop, a heavy motor vehicle outdoor storage and body shop, and outdoor storage facility to the continuous nonconforming light motor vehicle repair facility	5620 W Center St
4	13	BZZA-25-00017	Heritage MKE, LLC, Lessee Dimensional Variance <i>Dismissal</i>	Request to install an off-premise automatic changeable message freestanding sign that does not meet the minimum required setback from the street lot line	5319 S 3Rd St
5	15	BZZA-24-00473	Gio's Auto Repair, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	3302 W Center St
6	15	BZZA-24-00502	Balloon Decorations, LLC, Property Owner Special Use <i>Dismissal</i>	Request to occupy the premises as an assembly hall	3320 W Vliet St

2:00 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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>	
7	4	BZZA-25-00496	VP Xiong Holding Inc. dba. Mo's Food Mart, Use Variance Lessee	Request to continue occupying the premises as a general retail establishment (this is a new operator)	2404 W Clybourn St

8	4	BZZA-26-00008	JS South, LLC, Property Owner Special Use	308 W Kilbourn Av
			Request to occupy the premises as a principal use parking lot	
9	5	BZZA-26-00007	Jay's Petro Mart, LLC, Property Owner Special Use	9922 W Capitol Dr
			Request to continue occupying the premises as a motor vehicle filling station and car wash	
10	6	BZZA-25-00490	Bridgeman Foods II, Inc. dba. Wendy's, Special Use Property Owner	627 E Capitol Dr
			Request to continue occupying the premises as a restaurant with a drive-through facility	
11	6	BZZA-25-00497	Bridgeman Foods II, Inc. dba. Wendy's, Special Use Lessee	633 W North Av
			Request to continue occupying the premises as a restaurant with a drive-through facility	
12	6	BZZA-26-00011	Beloved Mods, LLC dba Sacred Needle, Special Use Lessee	3201 N Holton St
			Request to occupy the premises as a personal service establishment (body piercing shop)	
13	7	BZZA-25-00482	Auto Sound & Security, Lessee Special Use	5827 W Capitol Dr
			Request to continue occupying the premises as a light motor vehicle repair facility	
14	7	BZZA-25-00483	Sheila's Shining Stars Family Child Care, Special Use LLC dba Sheila's Shining Stars Learning Center II, Lessee	3651 N 27Th St
			Request to increase the ages of children from infant - 12 years to infant - 14 years and to continue occupying the premises as a day care center for 125 children per shift operating Monday - Sunday from 5:30 a.m. - midnight	

15	7	BZZA-25-00494 Special Use	Little Explorers Childcare Center, LLC, Lessee	3727 N Sherman Bl
			Request to increase the ages from infant - 12 years to infant - 13 years, to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 5:30 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 75 children per shift operating Monday - Friday (this is a new operator)	
16	9	BZZA-26-00012 Dimensional Variance	Jesse Kloth, Property Owner	8005 N 105Th St
			Request to install a 6 ft. solid fence along the side street that exceeds the maximum height allowed	
17	12	BZZA-25-00460 Special Use	Bella M & C, LLC DBA The Mitch, Lessee	1104 W Historic Mitchell St
			Request to continue occupying the premises as an assembly hall	
18	12	BZZA-25-00471 Special Use	COURAGE+ Salon, LLC, Lessee	1322 S 10Th St
			Request to continue occupying the premises as a personal service (hair salon) and general office (this is an expansion to the general office)	
19	12	BZZA-25-00472 Special Use	Mitra Midwest Operations LLC dba KFC, Lessee	1570 W Mitchell St
			Request to continue occupying the premises as a restaurant with a drive-through facility	
20	13	BZZA-25-00495 Special Use	Quick Finish Technologies, LLC, Lessee	1200 W Mallory Av
			Request to continue occupying the premises as a light motor vehicle repair facility and body shop (permitted heavy motor vehicle repair and body shop on site)	

2:15 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>
21	9	BZZA-25-00275 Special Use	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner Request to occupy the premises as a contractor's yard and a contractor's shop	6905 N 43Rd St
22	9	BZZA-25-00423 Special Use	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner Request to occupy the premises as a contractor's yard and contractor's shop	6885 N 43Rd St
23	9	BZZA-25-00498 Use Variance	Learning with Passion Childcare, LLC, Lessee Request to occupy the premises as a day care center for 49 children per shift infant - 13 years of age operating Monday - Sunday from 5:00 a.m. - midnight	9143 N 76Th St
24	10	BZZA-25-00485 Special Use	Yaffo Towing, LLC, Lessee Request to occupy the premises as ground transportation service facility and a light motor vehicle outdoor storage facility	5620 W Center St
25	11	BZZA-26-00013 Special Use	Courage+ Inc., Property Owner Request to occupy the premises as a group home for 8 occupants	3416 S 88Th St
26	12	BZZA-25-00449 Special Use	Wat Pathoummaphoutharam Lao Buddhist Temple, Property Owner 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)	1925 W National Av
27	12	BZZA-26-00002 Special Use	Keller International, LLC dba. Keller Kustoms, Lessee Request to occupy the premises as a light motor vehicle body shop	312 W Virginia St

28	13	BZCM-26-00003	Direct Outdoor, LLC, Property Owner Condition Modification	Request to modify condition #3 of decision BZZA-22-00296, "that the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained."	1909 W Layton Av
29	13	BZZA-25-00373	4727 Property, LLC, Property Owner Dimensional Variance, Use Variance	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
30	13	BZZA-25-00412	Emanuel Nieves, Property Owner Dimensional Variance	Request to construct a detached garage that exceeds the maximum allowed lot coverage and does not meet the minimum required side street setback	1901 W Morgan Av

3:15 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>
31	15	BZZA-25-00486 Special Use, Use Variance	ZDH Holdings, LLC, Property Owner Request to occupy the premises as a day care center for 49 children per shift infant - 13 years of age operating Monday -Friday from 6:00 a.m.to 7:00 p.m. and Saturday from 6:00 a.m. to 6:00 p.m.	2128 W Fond Du Lac Av
32	1	BZZA-26-00010 Special Use	Swift Towing, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair and ground transportation service facility	4912 W Villard Av
33	2	BZZA-26-00018 Special Use	The Automotive Authority, LLC dba Muffler Magic Complete Car Care, Lessee Request to occupy the premises as a light motor vehicle repair facility and a heavy motor vehicle rental facility	4357 N 60Th St

34	3	BZZA-25-00478	Seidel Tanning Corporation, Property Owner	1311 E Wright St
		Special Use, Use Variance	Request to add intense manufacturing to a manufacturing facility (tannery) and to occupy the premises as an indoor storage facility	
35	4	BZZA-25-00414	RS Apartments Management, LLC, Lessee	1510 W State St
		Dimensional Variance, Special Use	Request to construct and occupy the premises as a rooming house for 24 occupants that does not meet the minimum required lot area per roomer	
36	4	BZZA-26-00001	Radame Sabino, Property Owner	2440 W State St
		Dimensional Variance	Request to allow a fence in the front yard and along the side street that exceeds the maximum height allowed and is located within the vision triangle	
37	5	BZZA-25-00493	Superior Auto Group LLC. DBA. Superior Service, Lessee	8302 W Lisbon Av
		Special Use	Request to occupy the premises as a light motor outdoor storage facility and continue occupying the premises as a light motor vehicle sales and repair facility	

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
38	6	BZZA-26-00006	Outreach Community Health Centers Inc., Property Owner	711 W Capitol Dr
		Use Variance	Request to occupy the premises as a emergency residential shelter facility	
39	6	BZZA-25-00435	Do Right Tires & Repairs, Inc., Lessee	3854 N Teutonia Av
		Special Use, Use Variance	Request to allow light motor vehicle repairs to be performed outdoors and to continue occupying the premises as a light motor vehicle repair facility and outdoor storage facility (two shipping containers)	

40	6	BZZA-25-00479 Special Use	WestCare Wisconsin, Inc., Lessee Request to occupy a portion of the premises as a social service facility	320 E Center St
41	7	BZZA-25-00484 Use Variance	The Childrens Factory Learning Academy, LLC, Lessee Request to occupy the premises as a 24-hour day care center for 36 children per shift infant - 13 years of age operating Monday - Sunday	5333 W Hampton Av
42	8	BZZA-26-00003 Special Use	Native Rohingya Development Network Inc., Prospective Buyer Request to add a community center and to continue occupying the premises as a religious assembly hall (this is a new operator)	3500 W Oklahoma Av
43	8	BZZA-26-00016 Special Use	Andres Auto Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	2776 S 34Th St