



Board of Zoning Appeals

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AGENDA
April 2, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 2, 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/7992902431272187230>

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) 247-8422 Access Code: 949-625-437 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.

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 March 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	4	BZZA-22-00281 Dimensional Variance <i>Dismissal</i>	Direct Outdoor, LLC, Other Request to construct an automatic changeable message sign (billboard) that exceeds the maximum allowed area and does not meet the minimum street setback	1118 W St Paul Av

2	4	BZZA-25-00414	RS Apartments Management, LLC, Lessee Dimensional Variance, Special Use <i>Dismissal</i>	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	1510 W State St
3	7	BZZA-22-00424	Divine Hands Auto Sales and Service, LLC, Lessee Dimensional Variance, Special Use <i>Dismissal</i>	Request to continue to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash that does not meet the minimum required landscaping	5507 W Hampton Av
4	8	BZZA-22-00046	Je Automotive, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as an indoor salvage operation	1595 S 38Th St
5	13	BZZA-25-00373	4727 Property, LLC, Property Owner Dimensional Variance, Use Variance <i>Dismissal</i>	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
6	15	BZZA-22-00444	GODFATHER EH LLC. dba Godfather Special Use <i>Dismissal</i>	Request to occupy the premises as a light motor vehicle repair facility	1400 W North Av
7	15	BZZA-26-00048	BNR Rentals LLC, Property Owner Special Use <i>Dismissal</i>	Request to occupy the premises as a rooming house	2134 N 28Th St

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.

<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
8	2	BZZA-26-00040 Special Use	Kyaa's Colorful Creations Child Care Center, LLC, Lessee Request to increase the ages of the children from infant - 13 years of age to infant -14, to increase the number of children per shift from 56 to 60, to increase the hours from 6:30 a.m. - 10:00 p.m. to 6:30 a.m. to midnight and to continue occupying the premises as a day care center operating Monday - Friday (this is a new operator)	6414 W Silver Spring Dr
9	3	BZZA-26-00043 Special Use	Nakama Restaurant, LLC dba Nakama, Lessee Request to occupy the premises as a restaurant without a drive-through facility	1600 N Jackson St
10	3	BZZA-26-00105 Dimensional Variance	Nakama Restaurant, LLC, Lessee Request to install a type "b" wall sign that exceeds the maximum display area allowed	1600 N Jackson St
11	3	BZZA-26-00056 Special Use	Power Parking, LLC, Lessee Request to occupy the premises as a principal use parking lot	2009 E Kenilworth Pl
12	4	BZZA-25-00496 Use Variance	Mo and Chen, LLC dba. Mo's Food Mart, Lessee Request to continue occupying the premises as a general retail establishment	2404 W Clybourn St
13	6	BZZA-26-00026 Use Variance	Beezy's Blessings, LLC DBA Beezy's Bright Future Childcare, Lessee Request to occupy the premises as a day care center for 35 children per shift, infant - 13 years of age, operating Monday - Friday from 5:30 a.m. - midnight	1654 W Hopkins St

14	6	BZZA-26-00057 Special Use	Oguis Auto Repair, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle repair facility	3607 N Richards St
15	6	BZZA-26-00062 Special Use	The Medical College of Wisconsin, Inc., Request to occupy a portion of the premises as a health clinic	2153 N Martin L King Jr Dr
16	7	BZZA-26-00051 Special Use	Grisby's Child Development Center, Inc, Property Owner Request to increase the ages from infant - 12 years to infant- 13 years and to continue occupying the premises as a day care center for 39 children per shift operating Monday - Friday from 6:00 a.m.- Midnight	5301 W Burleigh St
17	8	BZZA-26-00039 Dimensional Variance, Special Use	B Bohmann Plumbing, Inc., Property Owner Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping	2932 W Forest Home Av
18	10	BZZA-26-00015 Special Use	Beyond the Stars, LLC dba. Beyond the Stars Learning Center, Lessee Request to continue occupying the premises as a day care center for 85 children per shift, infant -14 years of age, operating Monday - Friday from 5:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 9:00 p.m.	6333 W Burleigh St
19	11	BZZA-26-00036 Special Use	Oklahoma Mart, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	5912 W Oklahoma Av
20	12	BZZA-26-00037 Special Use	The Milwaukee LGBT Community Center, Inc, Lessee Request to occupy the premises as a community center	161 S 1St St
21	13	BZZA-26-00031 Special Use	Starbucks Corporation dba. Starbucks Coffee, Lessee Request to continue occupying the premises as a restaurant with a drive-through facility	4703 S 6Th St

22	13	BZZA-26-00034	St. Anthony High School, Lessee Dimensional Variance	191 W Layton Av Request to install an off-premise freestanding sign that does not meet the minimum required setback from a street lot line
23	13	BZZA-26-00049	Enterprise Rent a Car Company of Special Use	5934 S Howell Av Wisconsin, LLC, Lessee Request to construct an accessory structure and to continue occupying the premises as a light motor vehicle outdoor storage facility (permitted), light motor vehicle repair facility and car wash
24	15	BZZA-26-00028	Hmong American Friendship Association Special Use	3824 W Vliet St Inc., Property Owner Request to occupy the premises as a social service facility and a community center
25	15	BZZA-26-00047	Tomica's Corner Cafe, LLC, Lessee Special Use	1633 W Center St Request to occupy the premises as a restaurant without a drive-through 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>
26	11	BZZA-26-00074	Alejandra Rangel Castillo, Property Owner Dimensional Variance	3211 W Ruskin St Request to allow a 7 ft solid wood fence on the side and rear lot located on the east, south and west elevations (this is a correction to previous case BZZA-25-00337)
27	12	BZZA-26-00024	Fun for Kids Bilingual Academy Four, LLC, Special Use, Use Variance	1722 S 13Th St Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age operating Monday - Friday from 5:30 a.m. to 10:00 p.m.

28	12	BZZA-26-00030	Sanad Enterprises, LLC dba Autopage and Glass, Lessee	1919 S 13Th St
			Request to continue occupying the premises as a light motor vehicle repair facility	
29	12	BZZA-26-00046	Kenel, LLC, Property Owner	1012 S 2Nd St
		Special Use	Request to occupy the premises as an adult retail establishment	
30	13	BZCM-26-00003	Direct Outdoor, LLC, Property Owner	1909 W Layton Av
		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."	
31	13	BZZA-26-00041	Vasu Hospitality, LLC, Property Owner	6401 S 13Th St
		Dimensional Variance	Request to install an automatic changeable message sign on the existing freestanding sign structure that exceeds the maximum display area allowed	
32	13	BZZA-26-00061	CE Collective, LLC, Lessee	112 W Boden St
		Special Use	Request to occupy the premises as a light motor vehicle rental facility and a car wash	
33	14	BZZA-26-00004	H&H Automotive Group, LLC, Lessee	4030 S Pine Av
		Special Use	Request to add a light motor vehicle sales facility to the continuous non-conforming light motor vehicle repair facility and body shop	
34	14	BZZA-26-00055	Jacqueline Evers, Property Owner	3264 S Indiana Av
		Dimensional Variance	Request to construct a detached garage that exceeds the maximum lot coverage allowed	

5:15 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>
35	15	BZZA-26-00023 Special Use	Fond du Lac Auto Sales and Car Repair, LLC, Lessee Request to occupy the premises as a hand car wash and light motor vehicles sales and repair facility (this is a new operator)	2405 W Center St
36	15	BZZA-26-00063 Special Use	The Hide Out Lounge, LLC, Other Request to occupy the premises as a community center	1926 W North Av
37	1	BZZA-26-00005 Dimensional Variance	James Newson, Property Owner Request to construct a pre-engineered metal garage that does not meet the minimum set back required from the street lot line	4152 N 35Th St
38	2	BZZA-25-00499 Special Use	Little Achievers Learning Center, LLC, Lessee Request to increase the number of children per shift from 49 to 69, increase the ages of children from infant -13 years of age to infant - 14, to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center operating Sunday - Saturday (this is a new operator)	7418 W Hampton Av
39	2	BZZA-26-00064 Special Use	Apex Auto Solutions, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	6270 N 76Th St
40	3	BZZA-26-00022 Dimensional Variance, Special Use	1504 North Avenue, LLC, Property Owner Request to construct a non-restaurant drive-through facility that does not meet the minimum build-out on the secondary street frontage	1504 E North Av
41	4	BZZA-25-00219 Use Variance	Guest House of Milwaukee, Inc., Property Owner Request to continue occupying the premises as an emergency residential shelter	1216 N 13Th St

42	4	BZZA-26-00035 Special Use	Guest House of Milwaukee, Inc, Property Owner	1214 N 13Th St
			Request to continue to occupy the premises as a transitional housing facility	
43	4	BZZA-26-00008 Special Use	JS South, LLC, Property Owner	308 W Kilbourn Av
			Request to occupy the premises as a principal use parking lot	
44	4	BZZA-26-00052 Dimensional Variance	Sunset Investors St Paul, LLC, Property Owner	324 N 15Th St
			Request to occupy the premises as a multi-family building that does not provide the required off- street parking	
45	4	BZZA-26-00053 Special Use	Sunset Investors St Paul, LLC, Property Owner	1357 W St Paul Av
			Request to construct and occupy the premises as a principal use parking structure	

6:15 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>
46	5	BZZA-25-00493 Special Use	Superior Auto Group LLC. DBA. Superior Service, Lessee	8302 W Lisbon Av
			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	
47	5	BZZA-26-00025 Special Use	76th Fuel LLC. dba. 76th Fuel, Property Owner	7609 W Capitol Dr
			Request to continue occupying the premises as a motor vehicle filling station	
48	6	BZZA-26-00033 Special Use	Little Future Scholars, LLC, Lessee	1812 W Atkinson Av
			Request to occupy the premises as a day care center for 40 children per shift infant to 13 years of age operating Monday - Sunday from 6:30 a.m. to 10:30 p.m.	

49	6	BZZA-26-00045 Special Use	Tippytoes to Structure Childcare, LLC, Lessee	3477 N 2Nd St
			Request to occupy the premises as a daycare center for 43 children per shift, ages infant - 14 years, operating 24-hrs Monday - Sunday	
50	7	BZZA-26-00019 Special Use	New Vision Ministries Innovation Community Center LLC, Lessee	5444 W Fond Du Lac Av
			Request to occupy the premises as a community center	
51	8	BZZA-26-00021 Dimensional Variance	Maria Juarez, Property Owner	1112 S 23Rd St
			Request to convert 2 existing single-family dwellings into 2 duplexes that do not meet the minimum lot area required per dwelling unit	
52	10	BZZA-26-00027 Use Variance	Daisies Cozy Corner Learning Center, LLC, Lessee	5818 W Blue Mound Rd
			Request to occupy the premises a day care center for 32 children per shift, infant - 13 years of age, operating Monday - Saturday from 5:00 a.m. - midnight	