



Board of Zoning Appeals

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AGENDA
May 7, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, May 7, 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/3337221654872919638>

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 (631) 992-3221 Access Code: 211-048-023 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 April 2, 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-26-00072 Use Variance <i>Dismissal</i>	Hampton 2030, LLC, Lessee Request to occupy the premises as a tobacco retail facility and a general retail establishment (permitted)	2030 W Hampton Av
2	6	BZZA-23-00436 Special Use <i>Dismissal</i>	United Towing, LLC, Lessee Request to add light motor vehicle outdoor storage and to continue occupying the premises as a ground transportation service	2671 N Holton 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>
3	1	BZZA-26-00102 Use Variance	Milwaukee Metropolitan Sewerage District, Property Owner Request to occupy the premises as a contractor's shop	3102 W Hampton Av
4	2	BZZA-26-00069 Special Use	A Joyful Noise Community Resource and Technology Center Corporation, Property Owner Request to occupy the premises as a community center	9601 W Silver Spring Dr
5	2	BZZA-26-00071 Special Use	Come Grow with Us Childcare Center, Lessee 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. - 11:00 p.m. and Saturday from 6:00 a.m. - 8:00 p.m.	8428 W Silver Spring Dr
6	3	BZZA-26-00075 Use Variance	Irving Place Records, LLC, Lessee Request to occupy the premises as a general retail establishment	1625 E Irving Pl
7	3	BZZA-26-00088 Dimensional Variance	Black Cat Plumbing, LLC, Lessee Request to install a projecting sign that exceeds the maximum number allowed per building	1568 N Farwell Av
8	4	BZZA-26-00070 Special Use	Angela Westmore, LLC, Lessee Request to continue occupying a portion of the premises as a general office	1234 N Prospect Av
9	4	BZZA-26-00082 Special Use	Broadway Parking Company, LLC, Property Owner Request to continue occupying the premises as a principal use parking structure (this is a new operator)	777 N Milwaukee St

10	5	BZZA-26-00066 Special Use	Sjs Friends Family Childcare dba. Sjs Friends Respite, Lessee Request to occupy the premises as a social service facility	9235 W Capitol Dr 400
11	5	BZZA-26-00093 Special Use	The Nigerian Community in Milwaukee, Inc., Property Owner Request to continue occupying the premises as a community center	8310 W Appleton Av
12	6	BZZA-26-00065 Special Use	The Salvation Army, an Illinois Corporation, Property Owner Request to continue occupying the premises as a social service facility and an emergency residential shelter	1730 N 7Th St
13	6	BZZA-26-00110 Special Use	Home Away From Home Adult Day Center, LLC, Lessee Request to occupy the premises as an adult day care center	3475 N Buffum St
14	7	BZZA-26-00060 Special Use	Community Financial Service Center Corp., Property Owner Request to continue occupying the premises a currency exchange, payday or title loan agency	5500 W Fond Du Lac Av
15	7	BZZA-26-00113 Special Use	Anders Developmental & Transition Home LLC, Lessee Request to decrease the number of residents from 8 to 6 and to continue occupying the premises as a group home	3359 N 25Th St
16	8	BZZA-26-00044 Special Use	CM Best Mufflers and Brakes, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is an expansion)	1763 S Muskego Av
17	8	BZZA-26-00059 Special Use	Rigo's Cars, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility	1643 S 38Th St

18	8	BZZA-26-00078 Special Use	Magic Pro Tintz, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	2353 S 43Rd St
19	9	BZZA-25-00441 Special Use	Falling Into Loving Arms Child Care, LLC, Lessee Request to decrease the number of children per shift from 115 to 75 and to continue occupying the premises as a day care center for infant to 13 years operating Monday - Friday from 5:30 a.m. to 11:00 p.m.	7945 N 76Th St
20	9	BZZA-25-00467 Special Use	A Nurturing Home Away from Home Inc., Lessee Request to continue occupying the premises as a community living arrangement for 16 occupants	8225 N 107Th St 2
21	9	BZZA-26-00029 Use Variance	Cassandra Holley Enterprise, Inc. DBA Dreamland Child Care, Lessee Request to increase the ages from infant -13 years of age to infant - 14, to reduce the hours of operation from 5:30 a.m. - midnight to 5:30 a.m. to 8:30 p.m. and to continue occupying the premises as a day care center for 80 children per shift operating Monday - Friday	9171 N 76Th St
22	9	BZZA-26-00032 Use Variance	Inetter's Learning Academy, LLC DBA Motivated Minis, Lessee Request to increase the number of children from 30 to 40 per shift, to increase the ages from infant - 12 years to infant - 14, to increase the days and hours of operation from Monday - Saturday from 6:00 a.m. - 6:00 p.m. to Monday - Friday from 6:00 a.m. -midnight and Saturday - Sunday from 7:00 a.m. - 4:00 p.m. and to continue occupying the premises as a day care center	6910 W Brown Deer Rd
23	13	BZZA-26-00098 Special Use	Milwaukee Health Services System, LLC. dba. 10th Street Comprehensive Treatment CT, Request to continue occupying the premises as a medical service facility	4800 S 10Th St

24	14	BZZA-26-00086 Special Use	Pro Comp Auto Body, Inc., Property Owner Request to continue occupying the premises as a light motor vehicle repair facility and body shop	3045 S Kinnickinnic Av
25	14	BZZA-26-00097 Dimensional Variance	Alex Bakken, Property Owner Request to construct a detached garage that exceeds the maximum lot coverage allowed	2750 S Greeley St

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	12	BZZA-25-00249 Use Variance	Milwaukee Auto Repairs, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1335 S 10Th St
27	12	BZZA-26-00046 Special Use	Kennel, LLC, Property Owner Request to occupy the premises as an adult retail establishment	1012 S 2Nd St
28	12	BZZA-26-00099 Special Use	United Community Center Inc, Property Owner Request to occupy the premises as a community living arrangement for 16 occupants, a social service facility, and an accessory use parking lot	624 W Scott St
29	13	BZZA-26-00067 Dimensional Variance, Special Use	HM Brandt, LLC, Lessee Request to occupy the premises as a temporary concrete/batch plant that does not meet the screening and landscaping requirements	6000 S 6Th St
30	14	BZZA-26-00004 Special Use	H&H Automotive Group, LLC, Lessee Request to add a light motor vehicle sales facility to the continuous non-conforming light motor vehicle repair facility and body shop	4030 S Pine Av

31	14	BZZA-26-00090 Dimensional Variance	Northernstar Companies, LLC, Prospective Buyer Request to construct a multi-family dwelling that does meet the required south side setbacks	2318 S Austin St
32	14	BZZA-26-00091 Dimensional Variance	Northernstar Companies, LLC, Prospective Buyer Request to construct a multi-family dwelling that does meet the required south side setbacks	2324 S Austin St
33	14	BZZA-26-00092 Dimensional Variance	Northernstar Companies, LLC, Prospective Buyer Request to construct a multi-family dwelling that does meet the required south side setbacks	2332 S Austin St
34	15	BZZA-26-00089 Special Use	Babydear's Precious Family Childcare Center, LLC, Lessee Request to occupy the premises as a day care center for 53 children per shift, ages infant - 13 years, operating Monday - Friday from 6:00 a.m. – midnight	2353 W Fond Du Lac Av

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	1	BZZA-26-00080 Special Use	Gloria's Care, LTD, Lessee Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	4915 N 24Th St
36	1	BZZA-26-00076 Use Variance	JPI Ventures, LLC, Property Owner Request to continue occupying the premises as a contractor's shop	2817 W Carmen Av

37	1	BZZA-26-00107	Carter's Christian Academy, Inc., Lessee Special Use	5249 N 35Th St
			Request to continue occupying the premises as an elementary and secondary school for 200 children per shift, 4 – 14 years, operating Monday – Friday from 6:00 a.m. – 7:00 p.m.	
38	1	BZZA-26-00108	Carter's Christian Education Center, Inc., Special Use Lessee	5249 N 35Th St
			Request to occupy a portion of the premises as a day care center for 15 children per shift ages 3 - 6 years of age operating Monday - Friday from 7:00 a.m. - 4:00 p.m.	
39	2	BZZA-26-00073	Love R Kids Childcare, LLC, Lessee Special Use	6435 W Capitol Dr
			Request to decrease the number of children per shift from 96 to 50, to increase the ages of children from 6 weeks - 2 years and 11 months to infant - 14 years, to increase the hours of operation from Monday - Friday from 6:00 a.m. - 6:00 p.m. to 24-hours Monday - Sunday and to continue occupying a portion of the premises as a day care center (this is a new operator)	
40	5	BZZA-26-00025	76th Fuel LLC. dba. 76th Fuel, Property Special Use Owner	7609 W Capitol Dr
			Request to continue occupying the premises as a motor vehicle filling station	
41	5	BZZA-26-00109	Family Wheels Investments Inc., Lessee Special Use	3631 N 76Th St
			Request to continue occupying the premises as a light motor vehicle sales and repair facility	
42	6	BZZA-26-00058	Dropout Athletics LLC, Lessee Special Use	3740 N Fratney St
			Request to occupy the premises as a health Club	
43	6	BZZA-26-00157	Kinship MKE, Inc., Property Owner Dimensional Variance, Special Use	2851 N Holton St
			Request to construct and occupy the premises as a social service facility with an accessory use parking lot that does not meet the minimum required landscaping (renewal of previous case BZZA-24-00443)	

44	7	BZZA-26-00096	The New Way of Living, Inc., Property Special Use Owner	2420 W Chambers St Request to occupy the premises as a group home for 6 occupants
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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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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
45	8	BZZA-24-00428 Dimensional Variance	Jose Rios Conde, Property Owner Request to allow three parking spaces located within the front yard	1115 S 34Th St
46	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
47	8	BZZA-26-00111 Special Use	Renn Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility (this is a new operator)	1911 W Mitchell St
48	9	BZZA-26-00038 Special Use	The Growing Zone LLC, Lessee Request to increase the number from 21 to 35 children per shift, to increase the ages from infant - 12 years of age to infant - 14, to increase the days of operation from Monday - Friday to Sunday - Saturday and to continue occupying the premises as a day care center operating from 5:30 a.m. - midnight (this is a new operator)	5225 W Mill Rd
49	9	BZZA-26-00042 Special Use	Destin for Success, LLC, Property Owner Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	6408 N 49Th St
50	10	BZZA-26-00101 Dimensional Variance	Empire Home Remodeling, LLC, Lessee Request to allow two wall signs that exceeds the maximum display area allowed	6300 W Blue Mound Rd

51	10	BZZA-26-00114 Special Use	North Avenue MCH, LLC, Prospective Buyer	5900 W North Av
			Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	
52	11	BZZA-26-00104 Dimensional Variance	Darwin Reyes-Alvarado, Property Owner	3770 S 52Nd St
			Request to allow a front porch that does not meet the minimum front setback required	