



Board of Zoning Appeals

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AGENDA
June 4, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, June 4, 2026, commencing at 2:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 303)**, 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/4932150132939240544>

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: 530-865-561 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 May 7, 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-25-00011 Special Use <i>Dismissal</i>	Champ's Hand Car Wash and Sales, LLC, Lessee Request to add a light motor vehicle sales facility to the continuous nonconforming hand car wash	3432 W Green Tree Rd
2	2	BZZA-25-00171 Dimensional Variance <i>Dismissal</i>	Free Will Cogic, Inc., Property Owner Request to erect two wall signs that exceed the maximum number allowed	9220 W Silver Spring Dr

3	2	BZZA-26-00073	Love R Kids Childcare, LLC, Lessee Special Use <i>Dismissal</i>	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)	6435 W Capitol Dr
4	5	BZCM-26-00002	Spring Financials, LLC, Property Owner Extension of Time <i>Dismissal</i>	Request for an extension of time to comply with the conditions of BZZA-23-00468	8210 W Capitol Dr
5	8	BZZA-24-00355	Miguel Montero, Property Owner Dimensional Variance <i>Dismissal</i>	Request to allow a 6 ft. solid wood fence in the side yard and a 7 ft. solid wood fence in the rear yard that exceeds the maximum height allowed	1204 S 24Th St
6	8	BZZA-26-00130	Cachorros Auto Repair, LLC, Lessee Use Variance <i>Dismissal</i>	Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	3111 W National Av
7	9	BZZA-24-00120	Calumet Auto Parts, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy the premises as an outdoor salvage operation	8425 W Calumet Rd
8	9	BZZA-26-00095	Bliss Special Events, LLC, Lessee Special Use <i>Dismissal</i>	Request to occupy a portion of the premises as an assembly hall	8544 W Brown Deer Rd
9	12	BZZA-24-00522	Mill Valley Recycling, LLC, Property Owner Dimensional Variance <i>Dismissal</i>	Request to allow a 10 ft. chain-link fence along the street that exceeds the maximum height allowed	200 E Washington 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>
10	1	BZZA-26-00079 Special Use	Infinite Kidz Academy LLC, Lessee Request to increase the number of children from 62 to 92 per shift and to continue occupying a portion of the premises as a day care center for children ages infant - 13 years operating Monday - Friday from 6:00 a.m. - 7:00 p.m. (this is an expansion)	6750 N 43Rd St 102
11	1	BZZA-26-00124 Special Use	Lucille's Learning Center, LLC, Lessee Request to increase the days of operation from Monday - Saturday to Monday - Sunday, to decrease the number of children from 94 to 84 per shift and to continue occupying the premises as a day care center for ages infant to 13 years operating from 5:00 a.m. to midnight	3820 W Florist Av
12	3	BZZA-26-00106 Special Use	Cyrus Auto, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1012 E Center St
13	4	BZZA-26-00125 Use Variance	JC Enterprise of Milwaukee, LLC, Property Owner Request to continue occupying the premises as a rooming house for 12 occupants	822 N 24Th St
14	4	BZZA-26-00139 Special Use	Kathryn Loves to Bake, LLC dba Buttah and Biscuit, Lessee Request to occupy a portion of the premises as a catering service establishment	207 E Buffalo St 212
15	5	BZZA-26-00132 Special Use	Education 2 Success, LLC, Lessee Request to continue occupying the premises as a day care center for 75 children per shift, infant to 13 years of age operating Monday - Sunday from 5:30 a.m. to 11:30 p.m.	7620 W Burleigh St

16	6	BZZA-26-00119	DG Homes, LLC, Property Owner Dimensional Variance	Request to divide an existing residential lot with two residential homes that will not meet the lot area required per dwelling unit	137 E Garfield Av
17	6	BZZA-26-00128	Next Generation Day Camp, LLC, Lessee Special Use	Request to decrease the age of children from 2.5 - 15 years to 3 - 15 years of age and to continue occupying a portion of the premises as a day care center for 40 children per shift operating Monday - Friday from 6:00 a.m. - 7:00 p.m.	1809 W Atkinson Av
18	7	BZZA-26-00126	Ahmad Properties, LLC, Property Owner Dimensional Variance, Special Use	Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	3057 N 35Th St
19	8	BZZA-26-00116	Meli's Barbershop, LLC, Special Use	Request to occupy the premises as a personal service establishment (barbershop)	3144 W Greenfield Av
20	10	BZZA-26-00144	JM Brennan, Inc., Property Owner Dimensional Variance	Request to allow a roof sign that exceeds the maximum display area allowed	3602 W Wheelhouse Rd
21	12	BZZA-26-00100	United Community Center Inc., Property Special Use Owner	Request to continue to occupy the premises as a day care center for 75 children per shift infant to 5 years of age, operating Monday - Friday from 6:00 a.m. to 6:00 p.m.	239 W Washington St
22	15	BZZA-26-00122	Revive Youth & Family Services, LLC dba. Special Use Revive Youth & Family Center II, Lessee	Request to continue occupying the premises as a group home for 5 occupants	2544 N 22Nd St

23 15 BZZA-26-00135 Words Roasted Corn Plus, LLC DBA Words 2879 N 21St St
 Special Use Enterprise, Property Owner

Request to occupy the premises as a restaurant without a drive-through facility

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>
24	14	BZZA-26-00083 Special Use	Tender Car Collision LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility, body shop and outdoor salvage facility	1800 S 1St St
25	14	BZZA-26-00084 Special Use	Tender Car Collision, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility, body shop and car wash	1825 S Kinnickinnic Av
26	14	BZZA-26-00085 Special Use	Tender Car Collision LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility and body shop	1803 S Kinnickinnic Av
27	14	BZZA-26-00167 Special Use	Woodland Pattern, Inc., Property Owner Request to occupy the premises as a community center	347 E Ward St
28	1	BZZA-26-00050 Special Use	Hampton Petro Mart Inc., Property Owner Request to occupy the premises as a motor vehicle filling station	3800 W Hampton Av
29	1	BZZA-26-00133 Special Use	Blufox Automotive, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	3841 W Villard Av

30	2	BZZA-26-00123 Special Use	GDL Auto Sales, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	9921 W Carmen Av
31	2	BZZA-26-00127 Special Use	Neighborhood Carplug, LLC, Lessee Request to occupy the premises as light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	7501 W Villard Av
32	2	BZZA-26-00138 Special Use	MID-CITY A.C.W LLC, Lessee Request to occupy the premises as a car wash, a light motor vehicle outdoor storage facility and to continue occupying the premises as a light motor repair facility	6801 W Villard 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>
33	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
34	3	BZZA-26-00142 Dimensional Variance	Kate Crowle, Property Owner Request to add an addition (sunroom) to the single-family dwelling that does not meet the minimum rear setback required	2315 E Ivanhoe Pl
35	4	BZZA-26-00094 Special Use	Marcus Center for the Performing Arts, Lessee Request to install a changeable message wall sign and freestanding sign that exceed the maximum display area allowed	929 N Water St
36	4	BZZA-26-00115 Dimensional Variance	Northwestern Mutual Life Insurance Company, Property Owner Request to install a wall sign mounted to vision glass	818 E Mason St

37	5	BZZA-25-00292	Capitol Dealz Smoke Shop, Lessee Dimensional Variance	7822 W Capitol Dr Request to allow an automatic changeable message freestanding sign that exceeds the maximum display area allowed
38	5	BZZA-26-00103	Spring Financials, LLC, Property Owner Special Use	8210 W Capitol Dr Request to continue occupying the premises as a motor vehicle filling station
39	6	BZZA-26-00120	J&J Fish on Center St., Inc., Lessee Special Use	405 W Center St Request to continue occupying the premises as a restaurant with a drive-through facility
40	7	BZZA-26-00009	WAB Enterprises, LLC dba One Stop Tire & Battery, Lessee Special Use	4344 W Capitol Dr Request to add a light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility
41	7	BZZA-26-00131	Revive Youth & Family Services, LLC DBA Special Use Revive Transitional Living Center II, Lessee	2825 N 46Th St Request to continue occupying the premises as a group home for 5 occupants

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.

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<u>Item No.</u>	<u>Ald.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
42	8	BZZA-26-00087 Special Use	Carla's Learning & Play Adventure, LLC, Lessee Request to increase the days and hours of operation from Monday - Friday from 6:00 a.m.- 9:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m. to Sunday - Saturday from 6:00 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center for 30 children per shift infant to 13 years of age	2201 S 20Th St

43	9	BZZA-25-00467 Special Use	A Nurturing Home Away from Home Inc., Lessee	8225 N 107Th St 2
			Request to continue occupying the premises as a community living arrangement for 16 occupants	
44	9	BZZA-26-00077 Special Use	Cesame Street Child Development, LLC, Lessee	7830 W Good Hope Rd
			Request to decrease the number of children from 40 to 35 per shift, to increase the hours of operation from 5:00 a.m. - 6:00 p.m. to 6:00 a.m. - 10:00 p.m. and to continue occupying a portion of the premises as a day care center for children infant - 13 years of age operating Monday - Friday (this is a new operator)	
45	9	BZZA-26-00112 Special Use	ASE Venue, LLC, Lessee	9175 N 76Th St
			Request to occupy the premises as an assembly hall	
46	10	BZZA-26-00101 Dimensional Variance	Empire Home Remodeling, LLC, Lessee	6300 W Blue Mound Rd
			Request to allow two wall signs that exceed the maximum display area allowed and a permanent window sign that exceeds the maximum allowed coverage of the glazed area	
47	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)	
48	10	BZZA-26-00129 Special Use	Rehs Auto Service, LLC, Lessee	2720 W St Paul Av
			Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	