



Board of Zoning Appeals

Chair
Eric Lowenberg

Vice Chair
Henry Szymanski

Members
Jennifer Current
Marjorie Rucker
Lindsey St. Arnold Bell

Secretary
India Gaar

AGENDA September 3, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, September 3, 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/1135806963965305946>

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: 812-231-427 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 July 23, 2026 Minutes of the Board of Zoning Appeals

Approval of the July 30, 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-20-00325 Special Use <i>Dismissal</i>	Michelle's Motherly Hands Childcare, LLC, Lessee Request to occupy a portion of the premises (basement level) as a day care center for 70 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.	6435 W Capitol Dr

2	2	BZZA-25-00306	SJS Automotive, LLC, Lessee Special Use <i>Dismissal</i>	Request to continue occupying a portion of the premises as a light motor vehicle sales and repair facility	7320 W Florist Av
3	4	BZZA-20-00328	MacPyles Corporation, Other Use Variance <i>Dismissal</i>	Request to continue occupying the premises as a restaurant with a drive-through facility	2455 W Wisconsin Av
4	7	BZZA-19-00456	Big Doug's Auto and Repair Service, LLC, Special Use, Use Variance <i>Dismissal</i>	Property Owner Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and outdoor salvage operation	4638 N Hopkins St
5	7	BZZA-25-00454	Homer Baylor, Property Owner Dimensional Variance, Use Variance <i>Dismissal</i>	Request to occupy the premises as a heavy motor vehicle outdoor storage facility without the required screening	5854 W Fond Du Lac Av
6	9	BZZA-25-00271	Continental A1 Corporation, Lessee Special Use <i>Dismissal</i>	Request to construct a motor vehicle filling station	6418 W Mill Rd
7	13	BZZA-20-00177	Nicholas Neldner dba Milwaukee Auto Special Use <i>Dismissal</i>	Works, Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	4325 S Howell Av
8	15	BZZA-20-00297	Adel Investment Group, LLC dba North Star Use Variance <i>Dismissal</i>	Motors, Lessee Request to add an indoor salvage operation to the Board-approved light motor vehicle repair facility, sales facility, and body shop	4503 W North Av

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>
9	1	BZZA-26-00238 Use Variance	Big Sprouts Paradise, LLC, Lessee Request to decrease the ages from infant-14 years to infant - 13, to decrease the hours of operation from 5:00 a.m. - midnight to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift operating Monday - Sunday (this is a new operator)	3718 W Lancaster Av
10	1	BZZA-26-00241 Special Use	Sam's Auto Beauty, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility and a permitted light motor vehicle wholesale facility	3903 W Villard Av
11	2	BZZA-26-00230 Special Use	GS Sehra, LLC, Lessee Request to continue occupying the premises as a motor vehicle filling station	6727 W Villard Av
12	4	BZZA-26-00202 Special Use	Towne Realty, Inc, Property Owner Request to continue occupying the premises as a principal use parking lot	751 N Plankinton Av
13	5	BZZA-26-00219 Use Variance	Christ Child Society Inc., Other Request to occupy a portion of the premises as a secondhand store	3930 N 92Nd St
14	5	BZZA-26-00225 Special Use	Future Investment Childcare, LLC, Lessee Request to decrease the number of children per shift from 45 to 41, increase the age from infant - 12 to infant - 13 and to continue occupying the premises as a day care center operating Monday - Sunday from 5:30 a.m. - 11:00 p.m.	3401 N 76Th St

15	5	BZZA-26-00239	Pacific Bells, LLC, Lessee Special Use Request to continue occupying the premises as a restaurant with drive-through facility (this is a new operator)	4117 N 76Th St
16	6	BZZA-26-00146	Next Up Learning Academy, LLC, Lessee Use Variance Request to occupy the premises as a 24-hour day care center for 20 children per shift, infant - 14 years of age, operating Sunday - Saturday	1947 N Martin L King Jr Dr
17	6	BZZA-26-00226	Food For Health, Inc, Lessee Special Use Request to continue occupying the premises as a social service facility (this is a new operator)	2007 N Martin L King Jr Dr
18	6	BZZA-26-00255	The Medical College of Wisconsin, Inc, Special Use Lessee Request to occupy a portion of the premises as a health clinic	2153 N Martin L King Jr Dr
19	6	BZZA-26-00257	Little Jet's Learning Academy, LLC, Lessee Special Use Request to increase the ages from infant - 12 years to infant - 14, to increase the hours of operation from Monday - Friday from 6:00 a.m. - 11:30 p.m. and Saturday from 8:00 a.m. - 4:30 p.m. to Sunday - Saturday from 6:00 a.m. - midnight and to continue occupying a portion of the premises as a day care center for 89 children per shift (this is a new operator)	4200 N Holton St 105
20	7	BZZA-26-00215	Kids R Just Kids Phase III, LLC, Lessee Special Use Request to decrease the ages from infant - 13 to infant - 12 and to continue occupying the premises as a day care center for 18 children per shift operating Monday - Friday 6:00 a.m. - midnight	4678 N 40Th St
21	9	BZZA-26-00190	Tradebe Environmental Services, LLC, Use Variance Lessee Request to continue occupying the premises as a truck freight terminal and a hazardous materials storage facility	10545 W Donges Ct

22	9	BZZA-26-00223	Little Feet Big Dreams, LLC, Lessee Special Use	5730 W Good Hope Rd
			Request to occupy a portion of the premises as a 24-hour day care center for 60 children per shift, infant - 12 years of age, operating Monday - Sunday	
23	10	BZZA-26-00228	Seton Catholic Schools, Inc., Property Dimensional Variance	514 N 31St St
			Request to exceed the maximum number of signs allowed on an elementary or secondary school (five additional wall signs proposed)	
24	10	BZZA-26-00232	Khari's Kreative Childcare, LLC, Lessee Special Use	118 N 76Th St
			Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Sunday from 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 39 children per shift infant - 12 years of age	
25	10	BZZA-26-00244	Heppe's Service of Wisconsin, Lessee Special Use	9152 W Blue Mound Rd
			Request to continue occupying the premises as a continuous nonconforming light motor vehicle repair and light motor vehicle sales facility	
26	14	BZZA-26-00237	Fun for Kids Bilingual Academy, LLC, Special Use	1629 W Oklahoma Av
			Request to increase the hours of operation from 6:00 a.m. - 10:30 p.m. to 5:00 a.m. - 10:30 p. m., to decrease the number of children per shift from 43 to 36, and to continue occupying the premises as a day care center infant - 12 years of age operating Monday - Friday	

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>
27	1	BZZA-26-00149 Special Use, Use Variance	Seven Stars Auto Salvage, LLC dba Salvage Stars Auto Salvage, Lessee Request to occupy the premises as a light motor vehicle repair facility, secondhand sales facility and continue occupying a portion of the premises as an indoor and outdoor salvage operation facility	6440 N 40Th St
28	1	BZZA-26-00222 Special Use	B Man Used Tires, LLC, Lessee Request to occupy the premise as a light motor vehicle repair	5815 W Villard Av
29	1	BZZA-26-00242 Special Use	Home Is Where The Heart Is MKE Inc., Property Owner Request to continue occupying the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	4241 N 13Th St
30	2	BZZA-25-00409 Dimensional Variance, Special Use	3300, LLC, Property Owner Request to construct a multi-tenant commercial building (permitted) that exceeds the maximum allowed front setback and an accessory use parking lot that is located between the street facade of the building and the street lot line	4730 N 76Th St
31	2	BZZA-26-00138 Special Use	MID-CITY A.C.W LLC, Lessee Request to add a light motor vehicle outdoor storage facility and car wash and to continue occupying the premises as a light motor vehicle repair facility	6801 W Villard Av
32	2	BZZA-26-00227 Special Use	Hook-Us SSE, LLC, Lessee Request to continue occupying the premises as an assembly hall	9006 W Silver Spring Dr

33	3	BZZA-26-00259	Gilbert Southwell, Property Owner Dimensional Variance	Request to install a 6 ft. solid wooden fence on the north side yard that exceeds the maximum height allowed	3067 N Lake Dr
34	5	BZZA-26-00109	Family Wheels Investments Inc., Lessee Special Use	Request to continue occupying the premises as a light motor vehicle sales and repair facility	3631 N 76Th St

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>
35	8	BZZA-26-00233 Special Use	Wendy's Tires Auto Sales & Repair, LLC, Lessee Request to occupy the premises as a light motor vehicle repair facility	3227 W National Av
36	8	BZZA-26-00246 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum lot area for the attached housing and rear setback requirements (Lot 4)	2034 W Greenfield Av
37	8	BZZA-26-00247 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum lot area for the attached housing and rear setback requirements (Lot 3)	2034 W Greenfield Av
38	8	BZZA-26-00249 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the front setback and primary entrance door orientation requirements (Lot 2)	2034 W Greenfield Av

39	8	BZZA-26-00250	Sustainable Development LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum side setback required (Lot 1)	2034 W Greenfield Av
40	8	BZZA-26-00251	Jo's Early Learning Academy, Inc., Lessee Special Use Request to increase the number of children per shift from 60 to 131, to increase the ages from 3 - 5 to infant - 12, to increase the hours of operation from 8:00 a.m. - 4:30 p.m. to 7:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center operating Monday - Friday	3027 W Greenfield Av
41	8	BZZA-26-00254	Four Wheels Auto Sales & Repair, LLC, Lessee Special Use Request to continue occupying the premises as a light motor vehicle sales and repair facility	4115 W Greenfield Av
42	9	BZZA-26-00229	Canel Enterprise, Inc., Lessee Special Use Request to expand to adjacent tenant spaces and continue to occupy the premises as an assembly hall (this is an intensification to a Board approved use and a new operator)	8653 W Brown Deer Rd
43	9	BZZA-26-00235	SJS Automotive, LLC, Lessee Special Use Request to occupy the premises as a light motor vehicle repair and sales facility (permitted light motor vehicle outdoor storage on site)	7016 N 76Th St
44	11	BZZA-26-00264	Epic Childcare, LLC, Lessee Use Variance Request to occupy the premises as a day care center for 30 children per shift, infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	9225 W Beloit Rd
45	12	BZCM-26-00006	CCM-Cesar Chavez, LLC, Property Owner Extension of Time Request for an extension of time to comply with the conditions of BZZA-21-00254	1121 S Cesar E Chavez Dr

6:15 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>
46	7	BZZA-26-00206 Use Variance	Fresh Start Counseling Center, Inc., Lessee Request to occupy the premises as transitional housing for five correctional clients	4513 W Leon Tr

6:45 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>
47	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
48	7	BZZA-26-00216 Special Use	Mini Stepz Academy, LLC, Lessee Request to continue occupying the premises as a day care center for 40 children per shift ages infant - 13 years operating Monday - Sunday from 5:00 a.m. - midnight	3958 N 51St Bl
49	13	BZZA-26-00189 Dimensional Variance, Special Use	Serra Works of Milwaukee, LLC, Property Owner Request to construct an addition, to allow the usage of prohibited building materials, and to continue occupying the premises as a light motor vehicle sales, repair and body shop (this is an intensification of a Board approved use)	5727 S 27Th St
50	13	BZZA-26-00298 Special Use	Serra Works of Milwaukee LLC, Property Owner Request to add light motor vehicles sales and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	5777 S 27Th St

51	13	BZZA-26-00248	Crash Champions, LLC, Lessee Special Use	4930 S 6Th St Request to continue occupying the premises as a light motor vehicle body shop
52	13	BZZA-26-00258	Bollywood Entertainment, LLC, Prospective Use Variance Buyer	5917 S Howell Av Request to occupy the premises as an assembly hall
53	14	BZZA-26-00218	Corona Motors, LLC, Lessee Special Use	1122 E Holt Av Request to continue to occupy the premises as a light motor vehicle repair facility
54	15	BZZA-26-00193	Little Nesters Childcare Center, LLC, Special Use Lessee	2601 W North Av Request to occupy the premises as a day care center for 50 children per shift, infant - 14 years of age, operating Monday - Friday from 5:30 a.m. - 11:30 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.
55	15	BZZA-26-00234	Creative Kids Properties, LLC, Property Special Use Owner	2487 W Fond Du Lac Av Request to occupy the premises as a day care center for 55 children per shift, ages infant - 13 years operating Sunday - Saturday from 6:00 a.m. - 11:00 p.m.