Board of Zoning Appeals

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AGENDA
November 5, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, November 5, 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/7864808231855828828

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: 362-446-142 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 October 1, 2026 Minutes of the Board of Zoning Appeals
Approval of the Board of Zoning Appeals 2027 Hearing Calendar

Item No.	Ald.	Case No. Type	Case Information	Location
1	4	BZZA-26-00321 Dimensional Variance *Dismissal*	Revitalize Homes LLC, Property Owner Request to install exterior fire escape stairs that provide a second exit from the 3rd floor to the 2nd floor on the street facing facade of a proposed single-family home	2619 W State St

2	6	BZZA-21-00316 Special Use *Dismissal*	Cross X Life Fit Club, Lessee Request to occupy the premises as a personal instruction studio	3728 N Fratney St 217
3	8	BZZA-21-00371 Special Use *Dismissal*	AS Towing, LLC, Lessee Request to occupy the premises as a ground transportation service	2617 S 31St St
4	8	BZZA-26-00288 Special Use, Use Variance *Dismissal*	Luxe Vape and Smoke, LLC, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer and a permitted general retail establishment	2000 W Forest Home Av
5	9	BZZA-26-00289 Special Use *Dismissal*	Clothes to the Rescue Inc, Lessee Request to continue occupying the premises as an assembly hall	8651 W Brown Deer Rd
6	12	BZZA-25-00067 Special Use *Dismissal*	Cesame Street Child Development Center, LLC DBA South, Lessee Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 14 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m.	1109 W Historic Mitchell St
7	13	BZZA-21-00344 Dimensional Variance, Special Use *Dismissal*	Your Friendly Neighborhood Landscaping, LLC, Request to occupy the premises as a contractor's shop and contractor's yard without the required screening	3501 S 20Th St
8	14	BZZA-26-00306 Special Use, Use Variance *Dismissal*	FSB Milwaukee, LLC, Lessee Request to occupy a portion of the premises as a general retail establishment and a secondhand store	2417 S Howell Av
9	15	BZCM-26-00009 Extension of Time	Milwaukee County, Property Owner Request for an extension of time to comply with the conditions of BZZA-25-00322	1855 N 40Th St
10	15	BZZA-21-00364 Special Use *Dismissal*	Wellness Commons, LLC, Property Owner Request to occupy a portion of the premises as an assembly hall	1609 W North Av

11	15	BZZA-25-00101 Special Use *Dismissal*	Creative Heart Beatz, LLC DBA Creative Heart Beatz Learning Center, Lessee Request to occupy the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - midnight	2712 N 15Th 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.

Item No.	Ald.	Case No. Type	Case Information	Location
12	1	BZZA-26-00285 Special Use	Beautiful Diversity, LLC, Lessee Request to increase the number of children per shift from 35 to 56, to increase the ages from infant - 12 years to infant - 13, to increase the days from Monday - Saturday to Sunday - Saturday and to continue occupying the premises as a day care center operating 6:00 a.m. – midnight	5219-5223 W Villard Av
13	1	BZZA-26-00319 Special Use	Alphonse Djomaha dba Ozone Food Market, Lessee Request to continue occupying the premises as a general retail establishment	5050 N Hopkins St
14	1	BZZA-26-00327 Use Variance	Eastbrook Church Inc., Property Owner Request to expand and to continue occupying a portion of the premises as a Board-approved social service facility (this is an intensification)	5353 N Green Bay Av
15	2	BZZA-26-00324 Special Use	Precious Blessings Learning Center, LLC, Lessee Request to increase the ages from infant - 12 years to infant - 13 and to continue occupying the premises as a day care center for 100 children per shift operating Monday - Friday from 6:00 a.m. - 11:30 p.m.	4851 N 76Th St

16	4	BZZA-26-00314 Special Use	Twins of Kilbourn, LLC, Property Owner Request to continue occupying the premises as a rooming house for 20 occupants	1539 W Kilbourn Av
17	4	BZZA-26-00315 Special Use	Twins of Kilbourn, LLC, Lessee Request to continue occupying the premises as a rooming house for 20 occupants	1514 W Kilbourn Av
18	5	BZZA-26-00279 Dimensional Variance, Use Variance	Airgas USA, LLC, Lessee Request to continue occupying the premises as a hazardous material storage facility that does not meet the minimum required residential buffer	11927 W Silver Spring Dr
19	6	BZZA-26-00318 Special Use	Tiny Tots Learning Center Inc, Lessee Request to increase the number from 41 to 44 children per shift, to increase the ages from infant - 12 years to infant - 13 years and to continue occupying the premises as a day care center operating Monday - Sunday from 6:00 a.m. – midnight	3700 N 27Th St
20	7	BZZA-26-00342 Special Use	Lessons of Life Childcare, LLC, Lessee Request to increase the ages from infant - 13 years to infant - 14, to increase the days and hours of operation from Monday - Friday 6:00 a.m. - 10:00 p.m. to Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday - Sunday from 7:00 a.m. - 5:00 p.m. and to continue occupying the premises as a day care center for 42 children per shift	4351 N 35Th St
21	7	BZZA-26-00280 Special Use	Royal Palace Child Development Center 2, LLC, Lessee Request to increase the days of operation from Monday -Saturday to Sunday- Saturday and to continue occupying the premises as a day care center for 66 children per shift, infant - 13 years of age, operating from 5:30 a.m. - 10:00 p.m.	4840 W Fond Du Lac Av

22	7	BZZA-26-00331 Special Use	Universal Peace In Christ Church, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall	3615 W Fond Du Lac Av
23	7	BZZA-26-00354 Special Use	Little Giants Learning Academy, LLC, Lessee Request to increase the days and hours of operation from Monday - Sunday 6:00 a.m. - 11:30 p.m. to Monday - Sunday from 6:00 a.m. - midnight, to increase the ages from infant - 13 years to infant - 14 and to continue occupying the premises as a day care center for 100 children per shift	4040 W Fond Du Lac Av
24	8	BZZA-26-00328 Use Variance	Zora Pharmacy Services, LLC, Lessee Request to occupy a portion of the premises as a general retail establishment (pharmacy)	1502 S Layton Bl
25	10	BZZA-26-00325 Special Use	Comin' Back Around Consulting Services, LLC, Other Request to occupy a portion of the premises as a social service facility	6815 W Capitol Dr
26	11	BZZA-26-00307 Special Use	A.Z. Petroleum Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	3908 S 76Th St
27	11	BZZA-26-00322 Special Use	Iglesia Pentecostal Faro de Luz, Juan 1:12 Inc., Lessee Request to continue occupying the premises as a religious assembly hall	5818 W Forest Home Av
28	12	BZZA-26-00333 Special Use	Brothers Grocery Store, LLC, Lessee Request to continue occupying the premises as a general retail establishment (this is a new operator)	2644 S 13Th St
29	12	BZZA-26-00336 Special Use	Reed DXL, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	1022 W Maple St

30	12	BZZA-26-00341 Special Use	AAL Community Center, LLC, Property Owner Request to continue occupying the premises as a community center	1100 S 5Th St
31	14	BZZA-26-00304 Special Use	Dhawan Petrol Pump Company, Property Owner Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	1605 W Oklahoma Av
32	15	BZZA-26-00320 Special Use, Use Variance	Community Care, Inc., Property Owner Request to continue occupying the premises as an adult day care center for 175 clients and a health clinic	3220 W Vliet St
33	15	BZZA-26-00335 Dimensional Variance	Milwaukee Public Schools, Property Owner Request to install a fence-mounted freestanding sign that exceeds the maximum display area allowed, to install a masonry wall-mounted freestanding sign that exceeds the maximum height allowed, and to allow these freestanding signs to exceed the maximum number of signs allowed per street frontage	2121 W Hadley St
34	15	BZZA-26-00339 Special Use	Alhamd, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station	2905 W Fond Du Lac Av

4:15 p.m. Administrative Review.

Items Scheduled for consideration and action by the Board in Administrative Review.
No oral testimony will be taken on these items.

Item No.	Ald.	Case No. Type	Case Information	Location
35	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

4:30 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.

Item No.	Ald.	Case No. Type	Case Information	Location
36	10	BZZA-26-00317 Dimensional Variance, Use Variance	Christopher Loss, Property Owner Request to construct a detached garage that does not meet the roof design standards with a dormer that does not meet the gable end requirements and to occupy a portion the accessory structure as habitable space	1836 N 59Th St
37	10	BZZA-26-00323 Dimensional Variance	Lakish Weatherall, Property Owner Request to allow a 6 ft. fence in the side yard that exceeds the maximum height allowed	509 N 28Th St
38	5	BZZA-26-00117 Special Use	Golden Oaks Terrace, LLC dba Golden Oaks Villa, Lessee Request to occupy the premises a community living arrangement (CBRF) for 16 occupants	10135 W Hampton Av
39	5	BZZA-26-00266 Special Use	Small Steps Big Dreams, LLC, Lessee Request to increase the days and hours of operation from Monday - Friday from 6:00 a.m. - midnight to 24-hours Monday - Friday and Saturday from 6:00 a.m. - midnight, to increase the number of children per shift from 37 to 60, to increase the ages from infant - 13 years to infant - 14 and to continue occupying the premises as a day care center	10230 W Fond Du Lac Av
40	5	BZZA-26-00278 Special Use	B2B Brighter Dayz Inc., Lessee Request to occupy the premises as an adult family home for 4 clients	4607 N 79Th St
41	5	BZZA-26-00295 Use Variance	KJR Properties, LLC, Lessee Request to occupy the premises as a day care center for 30 children per shift, infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 10:00 p.m. and Saturday from 6:00 a.m. - 4:00 p.m.	9320 W Lisbon Av

42	6	BZZA-26-00337 Special Use	King K Tires, LLC, Lessee Request to continue to occupy the premises as a light motor vehicle repair facility (this is a new operator)	1301 W Burleigh St
43	8	BZZA-26-00221 Special Use	Lopez Auto Body, LLC, Lessee Request to continue occupying the premises as a light motor vehicle body shop and light motor vehicle outdoor storage facility (this is a new operator)	3715 W National Av

5:30 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.

Item No.	Ald.	Case No. Type	Case Information	Location
44	9	BZZA-25-00474 Special Use	New Beginnings- A Home for Mothers, Inc., Property Owner Request to construct and occupy the premises as a social service facility	7365 N 107Th St
45	9	BZZA-26-00272 Dimensional Variance, Special Use	Wil-Surge Electric Inc., Prospective Buyer Request to occupy the premises as a contractor's yard and a permitted contractor's shop and to install a 10 ft. fence along the rear lot line that exceeds the maximum height allowed	8301 N 76Th St
46	9	BZZA-26-00273 Special Use	Child Care Matters Network, Inc, Lessee Request to occupy a portion of the premises as a 24-hour day care center for 17 children per shift, infant - 13 years of age, operating Sunday - Saturday	7817 W Brown Deer Rd
47	9	BZZA-26-00302 Special Use	Crash Champions, LLC, Lessee Request to occupy the premises as a light motor vehicle body shop and a permitted light motor vehicle outdoor storage facility	8111 W Bradley Rd

48	11	BZZA-26-00308 Dimensional Variance	Mohamad Salleh Abul Kasim, Property Owner Request to allow two parking spaces located within the front yard and an access drive that exceeds the maximum width allowed	3018 W Ruskin St
49	12	BZZA-26-00173 Dimensional Variance	Mill Valley Recycling, LLC, Property Owner Request to construct a 10-foot aluminum fence that exceeds the maximum height allowed along the street	1006 S Barclay St
50	12	BZZA-26-00311 Special Use	Seasons Child Care Center, LLC, 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. - 7:00 p.m.	1905 S 6Th St
51	12	BZZA-26-00343 Dimensional Variance	Soonja's Seol Pocha, LLC, Lessee Request to allow a wall sign that exceeds the maximum display area allowed	839 W National Av
52	13	BZZA-26-00236 Special Use	Midtown Wholesale, LLC, Property Owner Request to occupy the premises as an indoor wholesale and distribution facility	4330 S Howell Av
53	13	BZZA-26-00260 Special Use	AA Automotive, LLC, Lessee Request to construct a building and occupy the premises as a light motor vehicle body shop, sales and repair facility	5546 S 27Th St

6:30 p.m. Public Hearings.

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Item No.	Ald.	Case No. Type	Case Information	Location
54	14	BZZA-26-00275 Use Variance	Noble Catering MKE, LLC, Lessee Request to occupy the premises as an assembly hall	339 E Stewart St

55	15	BZZA-26-00294 Dimensional Variance	Iran Jennings, Property Owner Request to construct a detached garage that does not meet the minimum side street setback required	2201 N 41St St
56	1	BZZA-26-00329 Special Use	CRV Auto Group Inc., Lessee Request to occupy the premises as a light motor vehicle sales facility	5614 W Hampton Av
57	2	BZZA-26-00303 Special Use	Bright Beginnings Child Care Center Inc., Lessee Request to occupy a portion of the premises as a day care center for 84 children per shift, infant - 12 years of age operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	6643 W Mill Rd
58	2	BZZA-26-00313 Special Use	Wisconsin Behavioral Services Inc., Lessee Request to occupy the premises as a transitional housing facility for 8 clients	6304 N 91St St
59	3	BZZA-26-00326 Use Variance	Metro Pantry and Food Milwaukee, LLC, Lessee Request to occupy a portion of the premises as a heavy motor vehicle rental and a heavy motor vehicle outdoor storage facility	1300 E Locust St
60	4	BZZA-26-00291 Use Variance	The Newport Corporation, Property Owner Request to erect two internally illuminated signs that do not meet the design standards for signs in a residential district	1610 N Prospect Av
61	4	BZZA-26-00292 Special Use	Lamar Central Outdoor, LLC, Lessee Request to erect an off-premise billboard on a principal use parking lot	601 W Wells St