Board of Zoning Appeals

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AGENDA
December 3, 2026

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, December 3, 2026, commencing at 2:00 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/8660505843350935 89

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.

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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 October 1, 2026 Minutes of the Board of Zoning Appeals
Approval of the November 5, 2026 Minutes of the Board of Zoning Appeals

Item No.	Ald.	Case No. Type	Case Information	Location
1	7	BZZA-25-00488 Special Use *Dismissal*	Turners Live In Care, LLC, Lessee Request to occupy the premises as a community living arrangement (CBRF) for 5 clients	3909 N 58Th St

2	13	BZAP-21-00002 Appeal of Order *Dismissal*	Steven Schmidt, Property Owner Request to appeal an order from the Department of Neighborhood Services stating that all areas used for parking of motor vehicles or trailers shall have paved or approved surfaces, to discontinue the outdoor parking of unlicensed vehicles on the premises, and to reduce the number of vehicles parked outside	6142 S 27Th 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.

Item No.	Ald.	Case No. Type	Case Information	Location
3	1	BZZA-26-00382 Dimensional Variance, Special Use	Cave Enterprises Operations, LLC, Lessee Request to erect a freestanding sign that exceeds the maximum height and maximum display area allowed and to continue occupying the premises as a restaurant with a drive-through facility	4040 N Green Bay Av
4	2	BZZA-26-00362 Special Use	Kimberly's Kare, LLC, Lessee Request to increase the days of operation from Monday - Friday to Sunday - Saturday, to decrease the number of children from 27 to 25 per shift, and to continue occupying the premises as a day care center infant - 12 years of age operating from 6:00 a.m. - midnight (this is a new operator)	5453 N 91St St
5	2	BZZA-26-00385 Special Use	The Learning Palace, LLC, Lessee Request to decrease the days and hours of operation from Monday - Sunday from 5:30 a.m. - midnight to Monday - Friday from 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age	8749 W Fond Du Lac Av

6	2	BZZA-26-00388 Special Use	Lynn Precious Moments, LLC, Lessee Request to decrease the days and hours of operation from 24-hrs Monday - Sunday to Monday - Friday from 5:00 a.m. - 11:00 p.m. and Saturday - Sunday 5:00 a.m. - 9:00 p.m., to increase the ages from infant - 12 years to infant - 13, and to continue occupying the premises as a day care center for 50 children per shift	5629 N 91St St
7	5	BZZA-26-00391 Special Use, Use Variance	Motorsports of Milwaukee, LLC, Lessee Request to continue occupying the premises as an assembly hall and a light motor vehicle sales and repair facility	11310 W Silver Spring Rd
8	6	BZZA-26-00365 Use Variance	Just Like Home Family Childcare, LLC, Lessee Request to increase the number of children from 17 to 20 children per shift, to increase the hours of operation from 6:30 a.m. - 10:30 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 infant - 12 years of age operating Monday - Friday (this is a new operator)	2216 W Hopkins St
9	8	BZZA-26-00368 Special Use	Seeds of Health Inc., Property Owner Request to continue occupying the premises as a social service facility	1445 S 32Nd St
10	8	BZZA-26-00418 Special Use	Velocity Auto Repair, LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	709 S 16Th St
11	8	BZZA-26-00360 Special Use	Automax MKE, LLC, Prospective Buyer Request to add a light motor vehicle repair facility and to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	2375 S 43Rd St

12	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 that do not meet the paving requirements and to install a 10 ft. fence along the rear lot line that exceeds the maximum height allowed	8301 N 76Th St
13	10	BZZA-26-00363 Special Use	The Coloring Box Childcare Center, LLC, Lessee Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age operating Monday - Friday from 5:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 5:00 p.m.	5505 W Lloyd St
14	12	BZZA-26-00379 Special Use	The Q, LLC, Prospective Buyer Request to occupy the premises as a rooming house for up to 8 occupants	1022 W Madison St
15	12	BZZA-26-00417 Special Use	Car Doctor Wisconsin LLC, Lessee Request to continue occupying the premises as a light motor vehicle repair facility	1666 S 16Th St
16	15	BZZA-26-00359 Special Use	Creative Heart Beatz LLC, Lessee Request to decrease the days and hours of operation from Monday-Sunday 6:00 a.m.-midnight to Monday-Friday 6:00 a.m.-10:00 p.m., to increase the ages from infant-12 years to infant-14 years and to continue occupying the premises as a day care center for 15 children per shift (this is a new operator)	1801 W Galena St
17	15	BZZA-26-00367 Special Use	Asha Family Services, Inc, Lessee Request to continue occupying the premises as a social service facility	3719 W Center St

18	15	BZZA-26-00390 Special Use	Minds N Motion Childcare, LLC, Lessee Request to increase the ages from infant - 12 years to infant - 14 years, to decrease the number of children from 51 to 49 children per shift, to decrease the days and hours of operation from Monday - Sunday 7:00 a.m. to midnight to Monday - Friday 7:00 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center (this is a new operator)	934 W Center St
19	15	BZZA-26-00429 Special Use	Pandas Playhouse Child Care Center, LLC, Lessee Request to increase the ages from infant - 12 years to infant - 13 years of age, to decrease the days and hours of operation from Monday – Sunday 6:00 a.m. - 11:00 p.m. to Monday- Friday 6:00 a.m.- 10: 00 p.m. and Saturday- Sunday 6:00 a.m.- 6:00 p.m. and to continue occupying the premises as a day care center for 22 children per shift	2806 W Lisbon Av

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.

Item No.	Ald.	Case No. Type	Case Information	Location
20	6	BZZA-26-00330 Special Use	Structured Living Concepts, LLC, Prospective Buyer Request to occupy a portion of the premises as a rooming house for 20 occupants	3379 N Martin L King Jr Dr
21	6	BZZA-26-00357 Dimensional Variance, Special Use	KG Development Group, Prospective Buyer Request to construct a mixed-use building (permitted multi-family dwelling) that exceeds the maximum allowed units, does not meet the primary street setback, does not meet the side street setback and to occupy a portion of the premises as an accessory parking lot	3116 N Martin L King Jr Dr
22	8	BZZA-26-00345 Special Use, Use Variance	Jalesa Gee DBA Gee Whiz Smoke Shop, Lessee Request to occupy the premises as a tobacco or e-cigarette retailer	3408 W National Av

23	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
24	9	BZZA-26-00334 Dimensional Variance	Dorreann Brown, Property Owner Request to allow a 6-foot solid fence in the side yard that exceeds the maximum height allowed	9838 W Darnel Av
25	11	BZZA-26-00355 Dimensional Variance, Special Use	Sidello Auto Masters, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales facility that does not meet the landscaping and screening requirements (this is a new operator)	4445 W Forest Home Av
26	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
27	12	BZZA-26-00364 Dimensional Variance	Juana Calderon, Property Owner Request to allow a 9 ft. and 1 in. fence in the rear yard (east elevation) that exceeds the maximum height allowed	2658 S 12Th St

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.

Item No.	Ald.	Case No. Type	Case Information	Location
28	14	BZZA-26-00340 Dimensional Variance	Ting Burazin, Property Owner Request to construct a residential addition that does not meet the minimum side yard setback requirements	2878 S Delaware Av

29	14	BZZA-26-00358 Dimensional Variance	F Street BTC$, LLC, Property Owner Request to construct a new 4-unit multi-family dwelling (permitted multi-family use) that does not meet the rear setback requirement, does not meet the minimum required lot area per dwelling unit and exceeds the number of access drives allowed along the street frontage	353 E Becher St
30	14	BZZA-26-00414 Dimensional Variance	OC Development LLC, Prospective Buyer Request to construct a mixed-use building that does not meet the minimum required lot area per dwelling unit (in conjunction with 2365 and 2363 S. Kinnickinnic Ave)	2371 S Kinnickinnic Av
31	14	BZZA-26-00415 Dimensional Variance	OC Development LLC, Prospective Buyer Request to construct a mixed-use building that does not meet the minimum required lot area per dwelling unit (in conjunction with 2363 and 2371 S. Kinnickinnic Ave)	2365 S Kinnickinnic Av
32	14	BZZA-26-00416 Dimensional Variance	OC Development LLC, Prospective Buyer Request to construct a mixed-use building that does not meet the minimum required lot area per dwelling unit (in conjunction with 2365 and 2371 S. Kinnickinnic Ave)	2363 S Kinnickinnic Av
33	15	BZZA-26-00353 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family home that does not meet the minimum required building height	2028 W Wright St
34	15	BZZA-26-00348 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2021 W Clarke St
35	15	BZZA-26-00349 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2017 W Clarke St

36	15	BZZA-26-00350	Emem Group, LLC, Prospective Buyer	2013 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
37	15	BZZA-26-00351	Emem Group, LLC, Prospective Buyer	2009 W Clarke St
		Dimensional Variance	Request to construct a single-family home that does not meet the minimum required building height	
38	15	BZZA-26-00352	Emem Group, LLC, Prospective Buyer	2001 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
39	15	BZZA-26-00406	Emem Group, LLC, Prospective Buyer	2112 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
40	15	BZZA-26-00407	Emem Group, LLC, Prospective Buyer	2130 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
41	15	BZZA-26-00411	Emem Group, LLC, Prospective Buyer	2200 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
42	15	BZZA-26-00412	Emem Group, LLC, Prospective Buyer	2201 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
43	15	BZZA-26-00413	Emem Group, LLC, Prospective Buyer	2213 W Clarke St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	

44	15	BZZA-26-00398	Emem Group, LLC, Prospective Buyer	2533 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
45	15	BZZA-26-00399	Emem Group, LLC, Prospective Buyer	2505 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
46	15	BZZA-26-00400	Emem Group, LLC, Prospective Buyer	2501 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
47	15	BZZA-26-00377	Emem Group, LLC, Prospective Buyer	2549 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
48	15	BZZA-26-00378	Emem Group, LLC, Prospective Buyer	2549 N 20Th St aka 2545 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
49	15	BZZA-26-00395	Emem Group, LLC, Prospective Buyer	2655 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
50	15	BZZA-26-00396	Emem Group, LLC, Prospective Buyer	2639 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
51	15	BZZA-26-00397	Emem Group, LLC, Prospective Buyer	2629 N 20Th St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	

52	15	BZZA-26-00370	Emem Group, LLC, Prospective Buyer	2474 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
53	15	BZZA-26-00371	Emem Group, LLC, Prospective Buyer	2457 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
54	15	BZZA-26-00372	Emem Group, LLC, Prospective Buyer	2449 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
55	15	BZZA-26-00373	Emem Group, LLC, Prospective Buyer	2445 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
56	15	BZZA-26-00374	Emem Group, LLC, Prospective Buyer	2443 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
57	15	BZZA-26-00375	Emem Group, LLC, Prospective Buyer	2433 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
58	15	BZZA-26-00376	Emem Group, LLC, Prospective Buyer	2421 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
59	15	BZZA-26-00408	Emem Group, LLC, Prospective Buyer	2470 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	

60	15	BZZA-26-00423	Emem Group, LLC, Prospective Buyer	2477 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
61	15	BZZA-26-00424	Emem Group, LLC, Prospective Buyer	2473 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
62	15	BZZA-26-00405	Emem Group, LLC, Prospective Buyer	2552 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
63	15	BZZA-26-00421	Emem Group, LLC, Prospective Buyer	2576 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
64	15	BZZA-26-00422	Emem Group, LLC, Prospective Buyer	2572 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
65	15	BZZA-26-00404	Emem Group, LLC, Prospective Buyer	2618 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
66	15	BZZA-26-00403	Emem Group, LLC, Prospective Buyer	2630 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	
67	15	BZZA-26-00420	Emem Group, LLC, Prospective Buyer	2630 N 21St St aka 2634 N 21St St
		Dimensional Variance	Request to construct a single-family dwelling that does not meet the minimum required building height	

68	15	BZZA-26-00402 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2631 N 21St St
69	15	BZZA-26-00401 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2639 N 21St St
70	15	BZZA-26-00419 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2639 N 21St St aka 2641 N 21St St
71	15	BZZA-26-00409 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2637 N 22Nd St
72	15	BZZA-26-00410 Dimensional Variance	Emem Group, LLC, Prospective Buyer Request to construct a single-family dwelling that does not meet the minimum required building height	2621 N 22Nd St

4:00 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
73	1	BZZA-26-00346 Use Variance	5301, LLC, Lessee Request to continue to occupy the premises as a general retail establishment (this is a new operator)	5301 N Hopkins St
74	1	BZZA-26-00347 Special Use	Dhillon's Quick Mart, Inc., Lessee Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	4295 N Teutonia Av

75	1	BZZA-26-00361 Special Use	TBS, LLC, Property Owner Request to continue occupying the premises as a light motor vehicle repair and car wash facility (this is a new operator)	4325 N Green Bay Av
76	1	BZZA-26-00369 Special Use	Smart Start Learning Academy, LLC, Lessee Request to occupy the premises as a day care center for 56 children per shift infant - 13 years of age operating Monday - Saturday from 6:00 a.m. - midnight	5300 W Villard Av
77	1	BZZA-26-00384 Special Use	Humbled Hearts Investments, LLC, Lessee Request to occupy the premises as an assembly hall	6005 N Teutonia Av
78	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
79	2	BZZA-26-00387 Special Use	Apex Auto Solutions, LLC, Lessee Request to add a light motor vehicle sales facility to the Board-approved light motor vehicle repair facility	6270 N 76Th St
80	3	BZZA-26-00282 Dimensional Variance, Special Use, Use Variance	Hand MKE Properties, LLC, Property Owner Request to combine two parcels and construct a multi-family dwelling that does not meet the minimum requirements for screening, does not provide the minimum required number of long-term bicycle parking spaces, does not meet the minimum required front and rear setbacks, has canopies that extend into the rear setback beyond the maximum allowance, does not meet the minimum required lot area per dwelling unit, contains accessory parking structures, and exceeds the maximum number of access drives allowed	1314 E Albion St

81	3	BZZA-26-00283	Hand MKE Properties, LLC, Property Owner	1558 N Warren Av
		Dimensional Variance, Special Use, Use Variance	Request to combine two parcels and construct a multi-family dwelling that does not meet the minimum requirements for screening, does not provide the minimum required number of long-term bicycle parking spaces, does not meet the minimum required front and rear setbacks, has canopies that extend into the rear setback beyond the maximum allowance, does not meet the minimum required lot area per dwelling unit, contains accessory parking structures, and exceeds the maximum number of access drives allowed	