

**BOARD OF ZONING APPEALS**  
**CITY OF MILWAUKEE**

**REGULAR MEETING - January 15, 2026**  
**City Hall, Common Council Committee Room 301-B**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-45*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-45*)  
**Members:** Jennifer Current (*voting on items 1-45*)  
Marjorie Rucker (*voting on items 1-45*)  
Lindsey St. Arnold Bell (*excused*)

**Alt. Board Members:** Kevin Kuschel (*voting on items 1-26, 37- 45*)  
Michael Wright (*voting on items 27-36*)

START TIME: 4:05 p.m.

END TIME: 8:11 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-24-00119 Special Use	Grand 8106, Lessee  Request to occupy the premises as an assembly hall  Action: Dismissed  Motion: Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.  Vote: 5 Ayes, 0 Nays, 0 Abstained.	8106-8106 W APPLETON AV Ald. District 5
2	BZZA-25-00430 Dimensional Variance	Appleton Gas & Food Town Inc., Lessee  Request to erect 6 freestanding signs that exceed the maximum number of freestanding signs allowed  Action: Dismissed  Motion: Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.  Vote: 5 Ayes, 0 Nays, 0 Abstained.	8431-8431 W APPLETON AV Ald. District 5

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-21-00369 Special Use	Nstantly Towing, LLC,	2670-2670 N BUFFUM ST Ald. District 6
		Request to occupy the premises as a ground transportation service	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-23-00436 Special Use	United Towing, LLC, Lessee	2671-2671 N HOLTON ST Ald. District 6
		Request to add light motor vehicle outdoor storage and to continue occupying the premises as a ground transportation service	
	Action:	Adjourned	
	Motion:		
	Vote:		
5	BZZA-24-00046 Special Use	National Auto Sales & Services & Storage, LLC, Lessee	1334-1334 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a light and heavy motor vehicle outdoor storage, an outdoor storage facility, a light motor vehicle repair and sales facility, and an outdoor salvage operation	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-24-00051 Special Use	All-In Customs, LLC, Lessee	7202-7202 W APPLETON AV Ald. District 10
		Request to occupy the premises as a light motor vehicle repair facility and ground transportation service	
	Action:	Dismissed	
	Motion:	Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	BZZA-21-00330 Dimensional Variance	Bethesda Group,  Request to construct a multi-family dwelling (permitted) that does not meet the minimum required lot area per dwelling unit  Action: Dismissed  Motion: Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.  Vote: 5 Ayes, 0 Nays, 0 Abstained.	1107-1107 W HISTORIC MITCHELL ST Ald. District 12
8	BZZA-22-00237 Use Variance	Mercado Autobody Shop, LLC, Lessee  Request to add an outdoor salvage operation to the continuous nonconforming body shop and light motor vehicle repair facility  Action: Dismissed  Motion: Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.  Vote: 5 Ayes, 0 Nays, 0 Abstained.	4030-4030 S PINE AV Ald. District 14
9	BZZA-22-00451 Use Variance	H&H Automotive Group, LLC, Lessee  Request to occupy the premises as an outdoor salvage  Action: Dismissed  Motion: Jennifer Current moved to dismiss the appeal. Seconded by Henry Szymanski.  Vote: 5 Ayes, 0 Nays, 0 Abstained.	4030-4030 S PINE AV Ald. District 14

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-25-00404 Use Variance	Mead & Hunt, Inc., Lessee	7040-7040 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a heavy manufacturing facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That this business does not violate Milwaukee Code of Ordinances section 80-6 through 80-6.2. regarding offensive odors and air pollution.	
		7. That this business does not violate Milwaukee Code of Ordinances section 80-13 regarding noxious odors.	
		8. That the noise and vibration standards set in 80-62 and 80-63 of the Milwaukee Code of Ordinances not be violated.	
		9. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		10. That this Use Variance is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-25-00439 Special Use	Mitra Midwest Operations, LLC dba KFC, Lessee	5444-5444 N LOVERS LANE RD Ald. District 5
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant provide at least two (2) bicycle parking spaces within sixty (60) days.	
		5. That landscaping and screening is maintained in a manner that meets the intent of the zoning code.	
		6. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		7. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		8. That no prohibited signage be displayed at the location per code section 295-407-9.	
		9. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		10. That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business.	
		11. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-25-00445 Special Use	Kid's Land Learning Center, Inc., Lessee	7918-7918 W CAPITOL DR Ald. District 5
		Request to increase the ages from infant - 13 years of age to infant - 14 years of age, and continue occupying the premises as a day care center for 90 children per shift operating Monday - Friday 6:00 a.m. to 9:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		6.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		7.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		8.	That no prohibited signage be displayed at the location per code section 295-407-9.
		9.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		10.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		11.	That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business.
		12.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-25-00434 Special Use	Marquette University High School, Prospective Buyer	613-613 N 35TH ST Ald. District 10
		Request to occupy the premises as a secondary school	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-25-00437 Special Use	Acclero Learning Wisconsin, Lessee	3738-3738 S 60TH ST Ald. District 11
		Request to occupy the premises as a day care center for 98 children per shift, infant - 5 years of age operating Monday - Friday from 7:00 a.m. to 6:00 p.m.	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		11.	That the petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use.
		12.	That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance
		13.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-25-00402 Special Use	Come One Come All, LLC, Lessee	1926-1926 W ARROW ST Ald. District 12
		Request to reduce the number of children from 35 to 30, to increase the hours of operation from 6:30 a.m.- midnight to 5:30 a.m. - midnight and to continue occupying a portion of the premises as a day care center for children ages infant - 12 years operating Monday - Saturday	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant maintains the loading zone on South 20th Street. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		5.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		6.	That no prohibited signage be displayed at the location per code section 295-407-9.
		7.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		10.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-25-00447 Special Use	MG Multiservicios Milwaukee Corporation, Property Owner	925-925 S CESAR E CHAVEZ DR Ald. District 12
		Request to continue occupying a portion of the premises as a currency exchange facility	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That the ornamental fence as shown by the pictures submitted by the petitioner to the Board on December 10, 2025 is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		6.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		7.	That no prohibited signage be displayed at the location per code section 295-407-9.
		8.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		9.	That this Special Use is granted for a period of five (5) years.
17	BZZA-25-00449 Special Use	Wat Pathoummaphoutharam Lao Buddhist Temple, Property Owner	1925-1925 W NATIONAL AV Ald. District 12
		Request to occupy a portion of the premises as an assembly hall and continue occupying the premises as a religious assembly and a monastery (permitted use)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-25-00456 Dimensional Variance	Ebenezer Child Care Centers, Inc., Lessee	2156-2156 S 4TH ST Ald. District 12
		Request to install a type B awning sign	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That all steps are taken to have the signs inspected, approved and the permits closed within 60 days of sign installations.	
		7. That this Dimensional Variance is granted to run with the land.	
19	BZZA-25-00210 Dimensional Variance	Ali Petroleum, Inc., Lessee	5706-5706 W BLUE MOUND RD Ald. District 10
		Request to erect a freestanding sign that exceeds the maximum display area allowed	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Kevin Kuschel.	
	Vote:	4 Ayes, 1 (EL) Nays, 0 Abstained.	
20	BZZA-25-00231 Use Variance	Aim for Change, LLC, Property Owner	6230-6230 W BOEHLKE AV Ald. District 9
		Request to occupy the premises as transitional housing for 8 residents.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-25-00320 Special Use	Apex Auto Solutions, LLC, Lessee	9438-9438 N 107TH ST Ald. District 9
		Request to occupy a portion of the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all repair work is conducted inside the building.	
		10. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		11. That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		12. That no work on vehicles occurs in the public right-of-way.	
		13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		14. That there is no outdoor storage of auto parts, tires, or other junk and debris.	
		15. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		16. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	BZZA-25-00350 Special Use	Rally Auto Sales and Detailing, LLC dba Rally Automotive & Detailing, Lessee	5744-5744 W GOOD HOPE RD Ald. District 9
		Request to add a hand car wash and to continue occupying a portion of the premises as a light motor vehicle sales facility (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the car wash activity is conducted inside the building.	
		9. That all wastewater is contained on site.	
		10. That no work on vehicles occurs in the public right-of-way.	
		11. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		12. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		15. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		16. That there be no parking, storage or display of vehicles on unpaved surfaces.	
		17. That these Special Uses are granted for a period of two (2) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-25-00318 Special Use	Smart Dollar, Inc., Lessee	6315-6315 W FOREST HOME AV Ald. District 11
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Kevin Kuschel moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9. This includes but is not limited to the streamers strung on the perimeter light poles on the site.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		9. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		11. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on 8/12/25, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		12. That this Special Use is granted for a period of five (5) years.	

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24	BZZA-25-00408 Special Use	Smart Dollar, Inc., Lessee	6214-6214 W HOWARD AV Ald. District 11
		Request to continue occupying the premises as a motor vehicle sales facility (operated in conjunction with the facility at 6315 W. Forest Home Av.)	
	Action:	Granted	
	Motion:	Kevin Kuschel moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. Vehicles and trailers must be parked on paved surfaces.
		9.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		10.	That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.
		11.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		12.	That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on 12/9/25, and in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		13.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-25-00432 Dimensional Variance	Jennifer Dunne, Property Owner	3711-3711 S 52ND ST Ald. District 11
		Request to construct a covered porch that does not meet the required front setbacks	
	Action:	Denied	
	Motion:	Jennifer Current moved to deny the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
26	BZZA-25-00416 Special Use, Use Variance	D & J Tire Shop, LLC, Lessee	732-732 W MAPLE ST Ald. District 12
		Request to continue occupying the premises as a light motor vehicle repair facility that is not located within an enclosed building (this is a new operator)	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
27	BZZA-25-00373 Dimensional Variance, Use Variance	4727 Property, LLC, Property Owner	4727-4727 S HOWELL AV Ald. District 13
		Request to occupy a portion of the premises as a heavy motor vehicle outdoor storage facility that does not meet the landscaping and screening requirements	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-25-00380 Dimensional Variance, Special Use	Old Dominion Freight Line, Inc, Property Owner	401-401 W LAYTON AV Ald. District 13
		Request to intensify the Board approved use of a truck freight terminal and heavy motor vehicle outdoor storage facility that does not meet the landscaping and screening requirements	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at <a href="mailto:dmschmi@milwaukee.gov">dmschmi@milwaukee.gov</a> with questions regarding this matter.	
10.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
11.		That no additional signage may be erected on the site unless it meets the signage standards of s.295-805 of the Milwaukee Zoning Code.	
12.		That existing landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
13.		That landscaping and screening in accordance with a landscape plan submitted to the Board and approved by the Zoning Administration Group in coordination with the District's Alderman's office is installed by August 1, 2028. The landscape plan shall comply with all provisions of s295-405-1-f, as well as include a mix of flowering perennial plants. The installed landscaping must be maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
14.		That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on July 27, 2033.	
15.		That these Dimensional Variances are granted for a period of time commencing with the date hereof, and expiring on August 1, 2028.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-25-00411 Special Use	Shree Umiyakrupa LLC, Lessee	6311-6311 S 13TH ST Ald. District
		Request to occupy the premises as a 24-hr filling station with convenience store	
	Action:	Adjourned	
	Motion:		
	Vote:		
30	BZZA-25-00412 Dimensional Variance	Emanuel Nieves, Property Owner	1901-1901 W MORGAN AV Ald. District 13
		Request to construct a detached garage that exceeds the maximum lot coverage allowed	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-25-00442 Special Use	Tavuk, LLC dba Trix Cafe, Lessee	5268-5268 S 27TH ST Ald. District 13
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That no alcohol is on site for any reason.	
		9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		10. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
		11. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	BZZA-25-00446 Special Use	Quality Car Detailing, LLC, Lessee	112-112 W BODEN ST Ald. District 13
		Request to occupy a portion of the premises as a car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That the car wash activity is conducted inside the building.	
		10. That all wastewater is contained on site.	
		11. That no car wash related traffic enters or exits the site via the adjacent day care parking lot.	
		12. That no work on vehicles occurs in the public right-of-way.	
		13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		14. That no additional signage may be erected on the site unless it meets the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		15. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	BZZA-25-00340 Dimensional Variance	338 E Bay Street, LLC, Property Owner	338-338 E BAY ST Ald. District 14
		Request to install a fence along the street and rear lot line that exceeds the maximum height allowed	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 (EL) Nays, 0 Abstained.	
34	BZZA-25-00356 Dimensional Variance	338 E Bay Street, LLC, Property Owner	342-342 E BAY ST Ald. District 14
		Request to install a fence along the street and rear lot line that exceeds the maximum height allowed	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 (EL) Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-25-00440 Special Use	Garden Homes Lutheran Church, Property Owner	2442-2442 W ROOSEVELT DR Ald. District 1
		Request to construct and occupy the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner completes the new construction permit by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the revised civil plans submitted to the BOZA office on December 10, 2025 and the revised the landscaping plan submitted to the BOZA office on January 12, 2026 are approved.	
		9. That there shall be no midblock pedestrian street crossing between the proposed parking lot and the west side of North 24th Place.	
		10. That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, painting of the crosswalk crossing North 24th Place; construction of utility laterals; closure of any portion of the public right-of-way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter.	
		11. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		12. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 12, 2026, or another landscape plan submitted to the board and approved by the Zoning Administration Group, is installed within 60 days of occupancy of the parking lot and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		13. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-25-00444 Special Use	STNJ Enterprises, LLC dba Adams Bar & Grill, Lessee	3300-3300 W CAMERON AV Ald. District 1
		Request to continue occupying the premises as a tavern	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That trash and recycling storage receptacles are stored wholly on private property.	
		9. That the applicant provide at least two (2) bicycle parking spaces within 60 (sixty) days. NOTE: Please visit the Milwaukee Bike Parking website ( <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking</a> ) to request a bike rack.	
		10. That the outdoor beer garden is not utilized after 10:00 P.M. or before 9:00 A.M.	
		11. That a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day.	
		12. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	BZZA-25-00401 Special Use	Durable Contract Services Inc. DBA DCS Auto Sales & Services, Property Owner	8400-8400 W SILVER SPRING DR Ald. District 2
		Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and contractor's shop (permitted)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		8. That all vehicles are parked on a properly paved surface.	
		9. That no more than 58 vehicles are parked outside on the lot at 8400 West Silver Spring Drive for any reason at any time.	
		10. That no work on vehicles occurs in the public right of way.	
		11. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		12. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
		13. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. That the landscape plan submitted to the Board on October 10, 2025 is revised. The revised landscape plan must provide low shrubs (as defined by s295-405-2-b-4 of the Milwaukee Zoning Zode) in front of the fence along the W. Silver Spring Dr frontage.	
		15. That landscaping and screening in accordance with the revised plan is installed by June 1, 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		16. That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-24-00477 Dimensional Variance, Use Variance	Russ Klisch, LLC, Property Owner	1890-1890 N COMMERCE ST Ald. District 6
		Request to occupy the premises as a principal use parking lot, contractor's yard, and a heavy motor vehicle outdoor storage that does not meet the minimum screening and paving required	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	4 Ayes, 1 (JC) Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 60 days of Board of Zoning Appeals approval.
		8.	That approval from the Standards and Appeals Commission is obtained for parking on an unapproved surface within 60 days of Board of Zoning Appeals approval. If approval from the Standards and Appeals commission to park on an unapproved surface is not obtained, vehicle parking must be on an approved surface.
		9.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		10.	That the variance for the temporary contractor's yard expire by June 30th, 2026 and that all vehicles related to the construction project be removed from the premises
		11.	That the site is developed in accordance to the landscape plan, site plan and plan of operation submitted to the Board on January 8th 2026 or other plans as approved by the Zoning Administration Group.
		12.	That landscaping and screening in accordance with the plan submitted to the Board on January 8, 2026 or other plan as approved by the Zoning Administration Group is installed by August 1st 2026 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.
		13.	That these Use Variances and Dimensional Variances are granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00435 Special Use, Use Variance	Do Right Tires & Repairs, Inc., Lessee	3854-3854 N TEUTONIA AV Ald. District 6
		Request to allow light motor vehicle repairs to be performed outdoors and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-25-00103 Special Use	B-World Family Childcare, LLC, Lessee	3380-3380 N 35TH ST Ald. District 7
		Request to continue occupying the premises as a day care center for 72 children per shift infant - 13 years of age operating Sunday - Saturday from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That all on street loading and unloading of children occurs on West Townsend Street.
		9.	That the applicant applies for a loading zone on West Townsend Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That within 60 days of Board approval of the special use the petitioner must submit a scaled and dimensioned plan showing the outdoor play area along the N. 35th St frontage.
		13.	That this Special Use is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-25-00415 Special Use	JV & SC Holdings- Daddy & Daughter Childcare, LLC, Lessee	5601-5601 W HAMPTON AV Ald. District 7
		Request to occupy a portion of the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Sunday from 6:00 a.m.- midnight	
	Action:	Granted	
	Motion:	Kevin Kuschel moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the facility does not exceed the capacity established by the State Department of Children and Families.
		9.	That the applicant applies for a loading zone on North 56th Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		10.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		12.	That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license.
		13.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		14.	That fencing for the outdoor play area meets fencing standards of s295-605 of the Milwaukee Zoning Code.
		15.	That this Special Use is granted for a period of three (3) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	BZZA-25-00436 Dimensional Variance	Brittany Robinson, Property Owner	3266-3266 N 52ND ST Ald. District 7
		Request to allow a 6 ft. solid fence in the side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Kevin Kuschel moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Dimensional Variance is granted to run with the land.	
43	BZZA-25-00448 Special Use	Mr. Stereo II, LLC, Lessee	5735-5735 W HAMPTON AV Ald. District 7
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Kevin Kuschel.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
44	BZZA-24-00428 Dimensional Variance	Jose Rios Conde, Property Owner	1115-1115 S 34TH ST Ald. District 8
		Request to allow three parking spaces located within the front yard	
	Action:	Adjourned	
	Motion:	Kevin Kuschel moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-25-00368 Special Use	Ebenezer Milwaukee, Inc., Lessee	3242-3242 W NATIONAL AV Ald. District 8
		Request to occupy a portion of the premises as a religious assembly hall	
	Action:	Adjourned	
	Motion:		
	Vote:		

**Other Business:**

Board member Kevin Kuschel moved to approve the minutes of the December 4, 2025 meeting. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for February 5, 2026.

Board member Henry Szymanski moved to adjourn the meeting at 8:11 p.m... Seconded by Board member Jennifer Current. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board