

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

**REGULAR MEETING - February 05, 2026**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-50*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-39, 41-50*)  
**Members:** Jennifer Current (*voting on items 1-50*)  
Marjorie Rucker (*excused*)  
Lindsey St. Arnold Bell (*voting on items 1-50*)

**Alt. Board Members:** Kevin Kuschel (*voting on items 1-21, 33-44*)  
Michael Wright (*voting on items 22-32, 40, 45-50*)

START TIME: 4:06 p.m.

END TIME: 9:01 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-25-00473 Special Use	Destiny's Child Christian Academy, Lessee	7412-7412 W VILLARD AV Ald. District 2
		Request to decrease the number of children from 20 to 16 per shift, to decrease the hours of operation from 6:00 a.m. - Midnight to 6:00 a.m. - 11:00p.m. and to continue occupying the premises as a day care center for children ages infant- 12yrs operating Monday - Sunday	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-24-00175 Special Use	Starrlight Sky, Inc., Other	3291-3291 N 11TH ST Ald. District 6
		Request to occupy the premises as a transitional housing facility for 10 occupants	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	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>
3	BZZA-25-00406 Special Use	A Cup Full of Love Child Care LLC, Lessee	1654-1654 W HOPKINS ST Ald. District 6
		Request to continue occupying the premises as a day care center for 35 children per shift ages infant -12yrs, operating Monday - Friday 6:00 a.m. to 10:00 p.m. and Saturday 6:00 a.m. to 6:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-24-00278 Use Variance	56 Burleigh Beer & Food, LLC, Lessee	5602-5602 W BURLEIGH ST Ald. District 7
		Request to occupy the premises as a tobacco or e-cigarette retailer	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-24-00415 Special Use	Stotts Medical and Mental Health Services, LLC, Lessee	5600-5600 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a health clinic	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-24-00035 Dimensional Variance	Nunziante Frias, Property Owner	1203-1203 S LAYTON BL Ald. District 8
		Request to allow an 18 ft. wide decorative gate that exceeds the maximum allowed width and is located within the vision triangle	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	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-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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-24-00029 Special Use,Use Variance	Switching Lanes, LLC, Lessee	5700-5700 W CENTER ST Ald. District 10
		Request to add an outdoor salvage operation and to continue occupying the premises as a light motor vehicle repair and sales facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	BZCM-26-00001 Extension of Time	Dominic Chiovari, Property Owner	1931-1931 S 14TH ST Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-20-00326	
	Action:	Adjourned	
	Motion:		
	Vote:		
10	BZZA-24-00055 Use Variance	J&J Auto Repair & Sales, LLC, Lessee	1122-1122 W BECHER ST Ald. District 12
		Request to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	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>
11	BZZA-24-00498 Dimensional Variance, Special Use, Use Variance	Jaime & Yasmin Sanchez, Property Owner	1510-1510 W MITCHELL ST Ald. District 12
		Request to occupy the premises as a light and heavy motor vehicle outdoor storage that does not meet the minimum screening requirement	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
12	BZZA-25-00470 Special Use	Mitra Midwest Operations, LLC dba KFC, Lessee	4400-4400 N 60TH ST Ald. District 2
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 provides at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code.	
		9. 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.	
		10. That the restaurant services also be made available and food dispensed to customers not in motor vehicles in accordance with the plan of operation.	
		11. That this Special Use is granted for a period of ten (10) years.	

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13	BZZA-25-00492 Special Use	3 Eye, LLC dba Koppa's Fulbeli Deli, Lessee	1940-1940 N FARWELL AV Ald. District 3
		Request to occupy the premises as a tavern (permitted restaurant without a drive-through and general retail establishment on site)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 provide at least two (2) bicycle parking spaces within sixty (60) days. NOTE: Please visit the City of Milwaukee Bike Parking Program 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.
		9.	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-25-00465 Special Use	The Benedict Center, Inc., Lessee	1849-1849 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as a social service facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 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.	
		8. 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>
15	BZZA-25-00476 Use Variance	A & R Foods, LLC, Lessee	400-400 E BURLEIGH ST Ald. District 6
		Request to continue occupying the premises as a general retail establishment (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 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.
		8.	That signage must meet the intent of the signage standards of the Milwaukee Zoning Code.
		9.	That this Use Variance 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-25-00452 Special Use	National Metro, LLC DBA Clark on National, Lessee	812-812 S LAYTON BL Ald. District 8
		Request to continue occupying the premises as a filling station and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 this use does not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
8.		That the applicant does not have outdoor storage or display of products or merchandise.	
9.		That the car wash activity is conducted inside the building.	
10.		That all wastewater is contained on site.	
11.		That the pedestrian walkway between the southside of the building and the main building entrance remains unobstructed at all times.	
12.		That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
13.		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.	
14.		That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes are not sold on the premises.	
15.		That landscaping and screening is maintained in accordance with the landscape plan and letter submitted to the Board of Zoning Appeals on January 26, 2026, 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	
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>
17	BZZA-25-00461 Special Use	St. Peter Missionary Baptist Church, Inc., Property Owner	7283-7283 W APPLETON AV Ald. District 10
		Request to continue occupying the premises as a religious assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 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>
18	BZZA-25-00475 Special Use	Mitra Midwest Operations, LLC dba KFC, Lessee	110-110 W LAYTON AV Ald. District 13
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 provide at least two (2) bicycle parking spaces within thirty (30) days.	
		8. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 26, 2026, 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.	
		9. 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.	
		10. That the restaurant services also be made available and food dispensed to customers not in motor vehicles in accordance with the plan of operation.	
		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>
19	BZZA-25-00491 Dimensional Variance	Micheal Lowery, Property Owner	2300-2300 W DENIS AV Ald. District 13
		Request to allow a 6 ft. solid fence along the side street that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 fence is constructed wholly on private property. NOTE: Per DPW records, the property line on South 23rd Street is 13 feet back from the face of the street curb.
		5.	That this Dimensional Variance is granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-25-00481 Use Variance	Kidz N' Action Child Development Center, LLC, Lessee	4715-4715 W CENTER ST Ald. District 15
		Request to decrease the hours of operation from 6:00 a.m.- midnight to 6:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center for 51 children per shift infant - 13 years of age operating Monday - Friday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		9.	That this Use Variance 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>
21	BZZA-25-00489 Special Use	Wisconsin Community Services Inc., Lessee	2465-2465 W FOND DU LAC AV Ald. District 15
		Request to continue occupying the premises as a transitional housing facility for 24 occupants	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 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.	
		8. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner	
		9. That this Special Use is granted for a period of five (5) years.	
22	BZZA-25-00424 Special Use	AJ Towing & Auto Care, LLC, Lessee	7002-7002 W CENTER ST Ald. District 10
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell 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>
23	BZZA-25-00458 Special Use	Mt. Everest Petro, Inc. dba Petro Mart, Lessee	7002-7002 W CENTER ST Ald. District 10
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 does not have outdoor storage or display of products or merchandise.	
		8. 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 30 days of Board of Zoning Appeals approval.	
		9. 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.	
		10. That the property owner maintain landscaping and screening 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.	
		11. That additional signage and/or barriers are installed to decrease commercial access to the alley from the property.	
		12. That the petitioner routinely empties all of the garbage cans next to the pumps every evening and/or adds covers to the garbage cans to mitigate rat activity.	
		13. That the applicant adjust the on-site lighting to comply with s.295-409 of the Milwaukee Zoning Code.	
		14. 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>
24	BZZA-25-00469 Special Use	Children of Hope Child Development Center, LLC, Lessee	6610-6610 W LISBON AV Ald. District 10
		Request to increase the number of children per shift from 50 to 68, increase the age of children from infant - 12 years to infant - 14, and to continue occupying the premises as a day care center operating Sunday- Saturday from 6:00 a.m.- midnight (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy.
		9.	That the applicant applies for a loading zone on North 66th 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 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>
25	BZZA-25-00418 Special Use	Blooming Tots Family Childcare, LLC, Lessee	5716-5716 W GOOD HOPE RD Ald. District 9
		Request to occupy a portion of the premises as a day care center for 60 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. to 11: 00 p.m.	
	Action:	Granted	
	Motion:	Michael Wright 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 the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	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.
		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>
26	BZZA-25-00443 Special Use	Bright Future Learning Academy, LLC, Lessee	5730-5730 W GOOD HOPE RD Ald. District 9
		Request to occupy a portion of the premises as a day care center for 60 children per shift, infant - 12 years of age operating Monday -Friday from 6:30 a.m.- 10:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	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.
		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>
27	BZZA-25-00451 Special Use	Joyland Learning Center, LLC, Lessee	5702-5702 W GOOD HOPE RD Ald. District 9
		Request to occupy a portion of the premises as a 24-hour day care center for 60 children per shift infant - 15 years of age operating Sunday - 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 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 the Board of Zoning Appeals within 60 days of State issuance of the license.
		12.	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.
		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>
28	BZZA-25-00453 Special Use	Epic Padel Inc., Lessee	12320-12320 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as an indoor recreational facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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>
29	BZZA-25-00362 Dimensional Variance, Special Use	S&F Petroleum, LLC, Lessee	5030-5030 W HOWARD AV Ald. District 11
		Request to add a heavy motor vehicle rental facility that does not meet the landscaping and screening requirements and to continue occupying the premises as a motor vehicle filling station	
	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 applicant does not have outdoor storage or display of products or merchandise.
		8.	That the Westernmost 12 feet of fencing along the North property line be lowered to a height of 3 feet to satisfy city vision clearance ordinance.
		9.	That heavy motor vehicles are parked along the north property line, north of building.
		10.	That no more than 8 heavy motor rental vehicles are parked on the site at any time.
		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 existing landscaping and screening is maintained in a manner that meets the intent of city code.
		13.	That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		14.	That landscaping and screening in accordance with a revised landscape plan that has been approved by the Zoning Administration Group is implemented 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.
		15.	That these Special Uses and Dimensional Variance are 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>
30	BZZA-25-00428 Special Use	Paragon Community Services, LLC, Property Owner	6251-6251 W FOREST HOME AV Ald. District 11
		Request to continue occupying the premises as an adult day care center and a social service facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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>
31	BZZA-25-00480 Special Use	Jordan's Food, LLC, Lessee	3100-3100 S 60TH ST Ald. District 11
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24 hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		8. That the applicant does not have outdoor storage or display of products or merchandise.	
		9. That the pedestrian connection between West Oklahoma Avenue and the building entrances for the restaurant and gas station be unobstructed with a clear width of 5 feet available for pedestrians at all times.	
		10. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		11. 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.	
		12. 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.	
		13. That landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on December 12, 2003, or another landscape plan approved by the Zoning Administration Group, is installed by June 1, 2026 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.	
		14. 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>
32	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:	Jennifer Current moved to adjourn 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>
33	BZZA-25-00411 Special Use	Shree Umিয়াকrupa LLC, Lessee	6311-6311 S 13TH ST Ald. District
		Request to occupy the premises as a 24-hr filling station with convenience store	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 take 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 this use not operate between the hours of Midnight and 5:00 A.M. unless a 24 hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
		8. That the applicant does not have outdoor storage or display of products or merchandise.	
		9. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106 36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
		11. That the landscape and screening plan submitted to the Board of Zoning Appeals on November 11, 2025 is revised to provide perennials and additional plants to meet the intent of city code section 295-405 and the goals of the Garden District.	
		12. That landscaping and screening in accordance with an approved landscape plan is implemented 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.	
		13. That there be no increase in the size of the existing freestanding sign structure, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		14. 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>
34	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:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 constructs a new, legal driveway approach on East Bay Street to serve the existing parking slab east of the building within one (1) year.
		5.	That a Department of Public Works (DPW) permit is obtained to construct a new driveway approach on East Bay Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		6.	That the applicant provide at least two (2) bicycle parking spaces within sixty (60) days. NOTE: Visit the City of Milwaukee Bicycle Parking website ( <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> ) to request a bike rack.
		7.	That a certified survey map that combines this parcel with 342 E. Bay St. is submitted to and approved by the City of Milwaukee.
		8.	That existing landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, the landscape strip between the proposed fence and S. Hilbert Street, as shown in the photos submitted by DCD on January 7, 2026, is replanted and maintained as necessary.
		9.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	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:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 constructs a new, legal driveway approach on East Bay Street to serve the existing parking slab east of the building within one (1) year.
		5.	That a Department of Public Works (DPW) permit is obtained to construct a new driveway approach on East Bay Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		6.	That the applicant provide at least two (2) bicycle parking spaces within sixty (60) days. NOTE: Visit the City of Milwaukee Bicycle Parking website ( <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> ) to request a bike rack.
		7.	That a certified survey map that combines this parcel with 338 E. Bay St. is submitted to and approved by the City of Milwaukee.
		8.	That the petitioner apply for a zoning change to LB2.
		9.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-25-00468 Use Variance	Unity Evangelical Lutheran Church, Property Owner	1025-1025 E OKLAHOMA AV Ald. District 14
		Request to continue occupying a portion of the premises as an emergency residential shelter	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 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>
37	BZZA-25-00487 Special Use	Flourish Beauty Salon, LLC, Lessee	438-438 E SMITH ST Ald. District 14
		Request to occupy the premises as a personal service establishment (salon)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 applicant provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: Please visit the City of Milwaukee Bike Parking Program website, <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> , to request a bike rack.	
		9. 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.	
		10. That this Special Use is granted for a period of ten (10) years.	
38	BZZA-24-00473 Special Use	Gio's Auto Repair, LLC, Lessee	3302-3302 W CENTER ST Ald. District 15
		Request to occupy the premises as a light motor vehicle repair facility and outdoor storage	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-25-00462 Special Use, Use Variance	Storsafe of Silver Springs. LLC, Property Owner	5525-5525 N 27TH ST Ald. District 1
		Request to continue occupying the premises as a light motor vehicle outdoor storage facility and heavy motor vehicle outdoor storage facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		5.	That no prohibited signage be displayed at the location per code section 295-404-9.
		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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That the retaining wall along North 27th Street be repaired and extended to the south property line within six (6) months.
		9.	That the west public sidewalk of North 27th Street be cleaned of all gravel, sand, dust and debris within thirty (30) days.
		10.	That the unused driveway located on West Silver Spring Drive be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach.
		11.	That if the buildings are not constructed within 1 year, the petitioner must submit to the Board for approval by the Zoning Administration Group a landscape plan that meets the standards of table 295-405-4-a for outdoor vehicle storage areas.
		12.	That landscaping for the building in accordance to the landscape plan submitted to the Board on November 19, 2025 is installed within 90 days of occupancy 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 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.
		14.	That this Special Use and this Use Variance are granted for a period of one (1) year.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-25-00457 Dimensional Variance, Special Use	Lamar Central Outdoor, LLC dba Lamar Advertising of Milwaukee, Lessee	6114-6114 W CAPITOL DR Ald. District 2
		Request to erect an off-premise automatic changeable message billboard sign that does not meet the required distance to a residential district, and exceeds the maximum allowed height and setback from a freeway or the Lake Parkway	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
41	BZZA-25-00450 Dimensional Variance, Use Variance	NLA Transportation, LLC, Lessee	2721-2721 N 94TH ST Ald. District 5
		Request to occupy a portion of the premises as a ground transportation service that exceeds the maximum number of vehicles and commercial vehicles allowed to be parked outdoors on a lot containing a single-family dwelling	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-25-00463 Special Use, Use Variance	Ruby Isle Auto Sales, LLC, Lessee	11137-11137 W SILVER SPRING DR Ald. District 5
		Request to add an outdoor salvage operation facility and to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 within 60 days of Board of Zoning Appeals approval if the use has commenced.	
8.		That the applicant has no outdoor storage of auto parts, tires or nuisance vehicles outside of the rear fenced enclosure.	
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 junk, waste and debris are stored in properly enclosed containers until removal.	
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 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.	
15.		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.	
16.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That any vehicle inoperable vehicles must be stored in designated areas in accordance with the site plan.	
18.		That a revised site plan depicting a chain link fence with slats around the outdoor salvage area be submitted to the board for approval by the Zoning Administration Group prior to issuance of occupancy.	
19.		That no vehicles are parked or displayed in the area north of the parking lot and south of the sidewalk along W. Silver Spring Dr.	
20.		That this Special Use and Use Variance 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>
43	BZZA-25-00464 Special Use, Use Variance	Ruby Isle Tire & Service, Inc., Lessee	11137-11137 W SILVER SPRING DR Ald. District 5
		Request to add a light motor vehicle body shop, heavy motor vehicle body shop and repair facility, and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 within 30 days of Board of Zoning Appeals approval if the use has commenced.	
8.		That all repair work is conducted inside the building.	
9.		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.	
10.		Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
11.		That the applicant has no outdoor storage of auto parts, tires or nuisance vehicles outside of the rear fenced enclosure.	
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 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.	
15.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That any vehicle inoperable vehicles must be stored in designated areas in accordance with the site plan.	
17.		That a revised site plan depicting a chain link fence with slats around the outdoor salvage area be submitted to the board for approval by the Zoning Administration Group prior to issuance of occupancy.	
18.		That there is no outdoor storage of auto parts, tires, or other junk and debris.	
19.		That no vehicles are parked or displayed in the area north of the parking lot and south of the sidewalk along W. Silver Spring Dr.	
20.		That these Special Uses and Use Variances 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>
44	BZZA-26-00017 Dimensional Variance	Isabelle Ostermann, Property Owner	2701-2701 N 91ST ST Ald. District 5
		Request to allow a 6 ft. solid fence in the rear yard and along the side street that exceeds the maximum height allowed within a vision triangle	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	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 Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of the fence. 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.	
		5. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	BZZA-25-00396 Use Variance	Burleigh Tires, LLC, Lessee	103-103 E BURLEIGH ST Ald. District 6
		Request to occupy the premises as a light motor vehicle repair facility	
	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 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 no more than 5 vehicles are parked outside on the lot for any reason at any time.	
		12. That no vehicles are parked, in whole or in part, on the public sidewalk at any time.	
		13. That no work on vehicles occurs in the public right of way.	
		14. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		15. That landscaping in accordance with the landscape plan submitted to the Board on February 5, 2026 is installed by September 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 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>
46	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 and outdoor storage facility (two shipping containers)	
	Action:	Adjourned	
	Motion:		
	Vote:		
47	BZZA-25-00459 Special Use	Ophelia Speaks, LLC, Lessee	2671-2671 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises a transitional housing facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 building codes and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 18, 2030.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-25-00466 Dimensional Variance	John Peasley, Property Owner	2022-2022 N BOOTH ST Ald. District 6
		Request to construct a detached garage in the front yard that exceeds the maximum side wall height allowed and allow parking in the front yard setback of the premises	
	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 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 and closure of any portion of the public right of way to facilitate construction and material handling. 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.
		5.	That these Dimensional Variances are granted to run with the land.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-25-00477 Special Use	Magical Moments Childcare, LLC, Lessee	3442-3442 N 12TH ST Ald. District 6
		Request to occupy the premises as a 24-hour family day care home for 8 children per shift infant - 12 years of age	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>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.</li> <li>5. That no prohibited signage be displayed at the location per code section 295-407-9.</li> <li>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</li> <li>7. That the facility does not exceed the capacity established by the State Department of Children and Families.</li> <li>8. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code.</li> <li>9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.</li> <li>10. 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.</li> <li>11. That this Special Use is granted for a period of three (3) years.</li> </ol>	
50	BZZA-25-00488 Special Use	Turners Live In Care, LLC, Lessee	3909-3909 N 58TH ST Ald. District 7
		Request to occupy the premises as a community living arrangement (CBRF) for 5 clients	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the January 15, 2026 meeting. Seconded by Board member Michael Wright. Unanimously approved.

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

Board member Jennifer Current moved to adjourn the meeting at 9:01 p.m.. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board