

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

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

MINUTES

PRESENT:

Chairperson: Eric Lowenberg (*voting on items 1-43*)
Vice Chairman: Henry Szymanski (*voting on items 1-39*)
Members: Jennifer Current (*voting on items 1-43*)
Marjorie Rucker (*voting on items 1-43*)
Lindsey St. Arnold Bell (*voting on items 1-43*)

Alt. Board Members: Kevin Kuschel (*present*)
Michael Wright (*voting on items 40-43*)

START TIME: 2:06 p.m.

END TIME: 6:47 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-23-00480 Special Use, Use Variance	ABHHoldings, LLC, dba Mama Food and Tobacco, Lessee	6916-6916 N TEUTONIA AV Ald. District 1
		Request to occupy the premises as a tobacco and e-cigarette retailer	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss he appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-23-00298 Use Variance	Smoke Sum-N, LLC, Lessee	5826-5826 W APPLETON AV Ald. District 10
		Request to occupy the premises as a tobacco or e-cigarette retailer within 1,000 feet of an elementary or secondary school, library, day care center, park or playground; within 500 feet of a premises holding a cigarette and tobacco license	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss he 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>
3	BZZA-23-00478 Special Use, Use Variance	M&M Complete Car Care, LLC, Lessee	5620-5620 W CENTER ST Ald. District 10
		Request to add a light motor vehicle sales facility and body shop, a heavy motor vehicle outdoor storage and body shop, and outdoor storage facility to the continuous nonconforming light motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss he appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00017 Dimensional Variance	Heritage MKE, LLC, Lessee	5319-5319 S 3RD ST Ald. District 13
		Request to install an off-premise automatic changeable message freestanding sign that does not meet the minimum required setback from the street lot line	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss he appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	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:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss he appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-24-00502 Special Use	Balloon Decorations, LLC, Property Owner	3320-3320 W VLIET ST Ald. District 15
		Request to occupy the premises as an assembly hall	
	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>
7	BZZA-25-00496 Use Variance	VP Xiong Holding Inc. dba. Mo's Food Mart, Lessee	2404-2404 W CLYBOURN ST Ald. District 4
		Request to continue occupying the premises as a general retail establishment (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		
8	BZZA-26-00008 Special Use	JS South, LLC, Property Owner	308-308 W KILBOURN AV Ald. District 4
		Request to occupy the premises as a principal use parking lot	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	BZZA-26-00007 Special Use	Jay's Petro Mart, LLC, Property Owner	9922-9922 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 does not have outdoor storage or display of products or merchandise.	
		8. That the car wash activity is conducted inside the building.	
		9. That all wastewater is contained on site.	
		10. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		11. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on January 6, 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.	
		12. 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.	
		13. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		14. 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>
10	BZZA-25-00490 Special Use	Bridgeman Foods II, Inc. dba. Wendy's, Property Owner	627-627 E CAPITOL DR Ald. District 6
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 provide at least two (2) bicycle parking spaces within thirty (30) days.	
		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 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.	
		11. That the restaurant services also be made available and food dispensed to customers not in motor vehicles.	
		12. That this Special Use is granted for a period of ten (10) years.	

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11	BZZA-25-00497 Special Use	Bridgeman Foods II, Inc. dba. Wendy's, Lessee	633-633 W NORTH AV Ald. District 6
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 provide at least two (2) bicycle parking spaces within thirty (30) days.	
		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 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.	
		11. That the restaurant services also be made available and food dispensed to customers not in motor vehicles.	
		12. That this Special Use is granted for a period of ten (10) years.	

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12	BZZA-26-00011 Special Use	Beloved Mods, LLC dba Sacred Needle, Lessee	3201-3201 N HOLTON ST Ald. District 6
		Request to occupy the premises as a personal service establishment (body piercing shop)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 applicant provides at least two (2) bicycle parking spaces within sixty (60) days. NOTE: Please visit the City of Milwaukee Bike Parking Program website, https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking , to request a bike rack.	
		9. That the proposed sign plan is revised to meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code.	
		10. 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>
13	BZZA-25-00482 Special Use	Auto Sound & Security, Lessee	5827-5827 W CAPITOL DR Ald. District 7
		Request to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That all installation and testing audio equipment and alarm systems must be conducted inside the building with overhead doors closed and at minimum amplification, and that customers are not permitted to test alarms or audio equipment on-site unless the tests are conducted inside the building with the doors closed and at minimum amplification.	
		12. That this Special Use is granted for a period of ten (10) years.	

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14	BZZA-25-00483 Special Use	Sheila's Shining Stars Family Child Care, LLC dba Sheila's Shining Stars Learning Center II, Lessee	3651-3651 N 27TH ST Ald. District 7
		Request to increase the ages of children from infant - 12 years to infant - 14 years and to continue occupying the premises as a day care center for 125 children per shift operating Monday - Sunday from 5:30 a.m. - midnight	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 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>
15	BZZA-25-00494 Special Use	Little Explorers Childcare Center, LLC, Lessee	3727-3727 N SHERMAN BL Ald. District 7
		Request to increase the ages from infant - 12 years to infant - 13 years, to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 5:30 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 75 children per shift operating Monday - Friday (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 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.
		10.	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>
16	BZZA-26-00012 Dimensional Variance	Jesse L. Kloth, Property Owner	8005-8005 N 105TH ST Ald. District 9
		Request to install a 6 ft. solid fence along the side street that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 fence is constructed wholly on private property. NOTE: The property line is approximately 1.1 feet behind the edge of the public sidewalk.
		5.	That this Dimensional Variance is granted to run with the land.
17	BZZA-25-00460 Special Use	Bella M & C, LLC DBA The Mitch, Lessee	1104-1104 W HISTORIC MITCHELL ST Ald. District 12
		Request to continue occupying the premises as an assembly hall	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 storefront windows remain as transparent glass per s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		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>
18	BZZA-25-00471 Special Use	COURAGE+ Salon, LLC, Lessee	1322-1322 S 10TH ST Ald. District 12
		Request to continue occupying the premises as a personal service (hair salon) and general office (this is an expansion to the general office)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 provide at least two (2) bicycle parking spaces within thirty (30) days. NOTE: Please visit the City of Milwaukee Bike Parking Program website, https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking , to request a bike rack.
		8.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 8, 2028.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-25-00472 Special Use	Mitra Midwest Operations LLC dba KFC, Lessee	1570-1570 W MITCHELL ST Ald. District 12
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 landscaping as shown in photo submitted to the Board on January 26, 2026, by the Department of City Development is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, the shrubs near the intersection are replaced in a manner similar to previously planted, and that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
		8. 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.	
		9. That the restaurant services also be made available and food dispensed to customers not in motor vehicles in accordance with the plan of operation.	
		10. That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.	
		11. That this Special Use is granted for a period of ten (10) years.	

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20	BZZA-25-00495 Special Use	Quick Finish Technologies, LLC, Lessee	1200-1200 W MALLORY AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle repair facility and body shop (permitted heavy motor vehicle repair and body shop on site)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell 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 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 no work on vehicles occurs in the public right-of-way.
		12.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		13.	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>
21	BZZA-25-00275 Special Use	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner	6905-6905 N 43RD ST Ald. District 9
		Request to occupy the premises as a contractor's yard and a contractor's shop	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 within 30 days of Board of Zoning appeals approval.	
		10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That within 60 days of Board approval of the special use the petitioner must submit a landscape plan to the Board of Zoning Appeals for approval by the Zoning Administration Group. Specifically, the landscape plan must show the existing landscaping along the N 43rd St frontage north of the driveway and provide landscaping and screening along the north property line that meets the intent of table 295-405-4-b of the Milwaukee Code of Ordinances.	
		12. That landscaping and screening in accordance with an approved landscape plan is implemented by July 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 Special Uses 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>
22	BZZA-25-00423 Special Use	Jeff Schroeder DBA Perfect Seal Asphalt, Property Owner	6885-6885 N 43RD ST Ald. District 9
		Request to occupy the premises as a contractor's yard and contractor's shop	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 all areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		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 within 30 days of Board of Zoning appeals approval.	
		10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		11. That these Special Uses 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>
23	BZZA-25-00498 Use Variance	Learning with Passion Childcare, LLC, Lessee	9143-9143 N 76TH ST Ald. District 9
		Request to occupy the premises as a day care center for 49 children per shift infant - 13 years of age operating Monday - Sunday from 5:00 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 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>
24	BZZA-25-00485 Special Use	Yaffo Towing, LLC, Lessee	5620-5620 W CENTER ST Ald. District 10
		Request to occupy the premises as ground transportation service facility and a light motor vehicle outdoor storage 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 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. The applicant takes all reasonable steps necessary to prevent 24-hour operations from disrupting the surrounding residential neighborhood.	
		10. That no more than 30 vehicles are parked outside on the lot for any reason at any time.	
		11. That no work on vehicles occurs in the public right of way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That slats are inserted into the chain fences along the street and alley frontages by June 1st, 2026.	
		14. That these Special Uses 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>
25	BZZA-26-00013 Special Use	Courage+ Inc., Property Owner	3416-3416 S 88TH ST Ald. District 11
		Request to occupy the premises as a group home for 8 occupants	
	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 code and complies with all zoning conditions prior to occupancy.	
		8. 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.	
		9. 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-25-00449 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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 no additional signage may be erected on the site unless it meets the signage standards of s.295 605 of the Milwaukee Zoning Code.
		8.	That these Special Uses 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>
27	BZZA-26-00002 Special Use	Keller International, LLC dba. Keller Kustoms, Lessee	312-312 W VIRGINIA ST Ald. District 12
		Request to occupy the premises as a light motor vehicle body shop	
	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 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 no work on vehicles occurs in the public right of way.	
		12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		13. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		14. That any vehicle awaiting auto body repair must be stored inside the building.	
		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 five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZCM-26-00003 Condition Modification	Direct Outdoor, LLC, Property Owner	1909-1909 W LAYTON AV Ald. District 13
		Request to modify condition #3 of decision BZZA-22-00296, "that the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained."	
	Action:	Adjourned	
	Motion:		
	Vote:		
29	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>
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 allowed lot coverage and does not meet the minimum required side street setback	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal (lot coverage). Seconded by Jennifer Current.	
	Vote:	4 Ayes, 1 (HS) 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 driveway approach that is at least 16 feet wide as shown on the plans provided within 1 year.
		5.	That a Department of Public Works (DPW) permit is obtained to construct a new driveway approach on South 19th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.
		6.	That the applicant not park vehicles in front of driveway approaches.
		7.	That no vehicles are parked between the building and the sidewalk on South 19th Street for any reason at any time.
		8.	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>
31	BZZA-25-00486 Special Use, Use Variance	ZDH Holdings, LLC, Property Owner	2128-2128 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a day care center for 49 children per shift infant - 13 years of age operating Monday -Friday from 6:00 a.m.to 7:00 p.m. and Saturday from 6:00 a.m. to 6:00 p.m.	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 main day care entrance be from the northwest side of the building to be accessed from 2134 West Fond du Lac Avenue.
		10.	That no loading and unloading of children occurs in the adjacent public alley.
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		13.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		14.	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.
		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 this Use Variance and Special Use 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>
32	BZZA-26-00010 Special Use	Swift Towing, LLC, Lessee	4912-4912 W VILLARD AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle repair and ground transportation service facility	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Marjorie Rucker.	
	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-26-00018 Special Use	The Automotive Authority, LLC dba Muffler Magic Complete Car Care, Lessee	4357-4357 N 60TH ST Ald. District 2
		Request to occupy the premises as a light motor vehicle repair facility and a heavy motor vehicle rental 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 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 29 vehicles are parked on the site for any reason at any time.	
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		15. That landscaping and screening in accordance with a revised landscape plan that has been reviewed and approved by the Zoning Administration Group 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.	
		16. That these Special Uses 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>
34	BZZA-25-00478 Special Use, Use Variance	Seidel Tanning Corporation, Property Owner	1311-1311 E WRIGHT ST Ald. District
		Request to add intense manufacturing to a manufacturing facility (tannery) and to occupy the premises as an indoor storage facility	
	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 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 or within 60 days of Board of Zoning Appeals approval if the occupancy has commenced.	
		8. That this business does not violate Milwaukee Code of Ordinances section 80-6 through 80-6.2. regarding offensive odors and air pollution.	
		9. That this business does not violate Milwaukee Code of Ordinances section 80-13 regarding noxious odors.	
		10. That the noise and vibration standards set in 80-62 and 80-63 of the Milwaukee Code of Ordinances not be violated.	
		11. That the applicant provides bicycle parking in the adjacent parking lot south of 1311 East Wright Street as described and shown in the site plan and email submitted to the BOZA office on February 19, 2026 within thirty (30) days.	
		12. That the petitioner combine the parcel located at 2440 N Gordon Pl with an abutting parcel by a legally approved method such as a joinder deed restriction or a certified survey map.	
		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 Use Variance are granted for a period of time commencing with the date hereof, and expiring on January 21, 2034.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-25-00414 Dimensional Variance, Special Use	RS Apartments Management, LLC, Lessee	1510-1510 W STATE ST Ald. District 4
		Request to construct and occupy the premises as a rooming house for 24 occupants that does not meet the minimum required lot area per roomer	
	Action:	Adjourned	
	Motion:		
	Vote:		
36	BZZA-26-00001 Dimensional Variance	Radame Sabino, Property Owner	2440-2440 W STATE ST Ald. District 4
		Request to allow a fence in the front yard and along the side street that exceeds the maximum height allowed and is located within the vision triangle	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
37	BZZA-25-00493 Special Use	Superior Auto Group LLC. DBA. Superior Service, Lessee	8302-8302 W LISBON AV Ald. District 5
		Request to occupy the premises as a light motor outdoor storage facility and continue occupying the premises as a light motor vehicle sales and 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>
38	BZZA-26-00006 Use Variance	Outreach Community Health Centers Inc., Property Owner	711-711 W CAPITOL DR Ald. District 6
		Request to occupy the premises as an emergency residential shelter facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 provides at least two (2) bicycle parking spaces within thirty (30) days.	
		9. 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.	
		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>
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 and outdoor storage facility (two shipping containers)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. (LMV Repair + Outdoor Storage) Lindsey St. Arnold Bell moved to deny the appeal. (Outdoor LMV Repair) Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		<ol style="list-style-type: none"> 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 unless the use variance is granted by the Board of Zoning Appeals. 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 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 landscaping is implemented and maintained in a manner that meets the intent of city code as illustrated in the Google picture dated October 2015. 15. That these Special Uses 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>
40	BZZA-25-00479 Special Use	WestCare Wisconsin, Inc., Lessee	320-320 E CENTER ST Ald. District 6
		Request to occupy a portion of the premises as a social service 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 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.	
		9. 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>
41	BZZA-25-00484 Use Variance	The Childrens Factory Learning Academy, LLC, Lessee	5333-5333 W HAMPTON AV Ald. District 7
		Request to occupy the premises as a 24-hour day care center for 36 children per shift infant - 13 years of age operating Monday - Sunday	
	Action:	Granted	
	Motion:	Marjorie Rucker 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		9.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		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.
		11.	That landscaping and screening in accordance to the plan submitted to the Board on January 26, 2026 or other landscape plan as approved by the Zoning Administration Group is installed by October 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.
		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 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>
42	BZZA-26-00003 Special Use	Native Rohingya Development Network Inc., Prospective Buyer	3500-3500 W OKLAHOMA AV Ald. District 8
		Request to add a community center and to continue occupying the premises as a religious assembly hall (this is a new operator)	
	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 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 vehicles are parked between the paved public sidewalk and the building face on South 35th Street at any time for any reason.
		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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		11.	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.
		12.	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>
43	BZZA-26-00016 Special Use	Andres Auto Repair, LLC, Lessee	2776-2776 S 34TH ST Ald. District 8
		Request to occupy the premises as a light motor vehicle repair facility	
	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 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. 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 there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		13. That no disabled or unlicensed vehicles or parts are to be stored outside.	
		14. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code.	
		15. That this Special Use is 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>
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Other Business:

Board member Lindsey St. Arnold Bell moved to approve the minutes of the February 5, 2026 meeting. Seconded by Board member Michael Wright. Unanimously approved.

The Board set the next meeting for April 2, 2026

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 6:47 p.m.. Seconded by Board member Jennifer Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board