

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

**REGULAR MEETING - April 02, 2026**  
**City Hall, Common Council Committee Room 301-A**

***MINUTES***

PRESENT:

**Chairperson:** Eric Lowenberg (*voting on items 1-52*)  
**Vice Chairman:** Henry Szymanski (*voting on items 1-52*)  
**Members:** Jennifer Current (*voting on items 1-52*)  
Marjorie Rucker (*excused*)  
Lindsey St. Arnold Bell (*voting on items 1-52*)

**Alt. Board Members:** Kevin Kuschel (*excused*)  
Michael Wright (*voting on items 29-52*)

START TIME: 4:15 p.m.

END TIME: 7:55 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-22-00281 Dimensional Variance	Direct Outdoor, LLC, Other  Request to construct an automatic changeable message sign (billboard) that exceeds the maximum allowed area and does not meet the minimum street setback	1118-1118 W ST PAUL AV Ald. District 4
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-25-00414 Dimensional Variance, Special Use	RS Apartments Management, LLC, Lessee  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	1510-1510 W STATE ST Ald. District 4
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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-22-00424 Dimensional Variance, Special Use	Divine Hands Auto Sales and Service, LLC, Lessee	5507-5507 W HAMPTON AV Ald. District 7
		Request to continue to occupy the premises as a light motor vehicle sales facility, repair facility, and car wash that does not meet the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	BZZA-22-00046 Special Use	Je Automotive, LLC, Lessee	1595-1595 S 38TH ST Ald. District 8
		Request to occupy the premises as an indoor salvage operation	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	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:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-22-00444 Special Use	Godfather Eh, LLC dba Godfather Electronics & Wheels, Property Owner	1400-1400 W NORTH AV Ald. District 15
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
7	BZZA-26-00048 Special Use	BNR Rentals LLC, Property Owner	2134-2134 N 28TH ST Ald. District 15
		Request to occupy the premises as a rooming house	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	BZZA-26-00040 Special Use	Kyaa's Colorful Creations Child Care Center, LLC, Lessee	6414-6414 W SILVER SPRING DR Ald. District 2
		Request to increase the ages of the children from infant - 13 years of age to infant -14, to increase the number of children per shift from 56 to 60, to increase the hours from 6:30 a.m. - 10:00 p.m. to 6:30 a.m. to midnight and to continue occupying the premises as a day care center operating Monday - Friday (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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 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>
9	BZZA-26-00043 Special Use	Nakama Restaurant, LLC dba Nakama, Lessee	1600-1600 N JACKSON ST Ald. District 3
		Request to occupy the premises as a restaurant without a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 ten (10) years.	
10	BZZA-26-00105 Dimensional Variance	Nakama Restaurant, LLC, Lessee	1600-1600 N JACKSON ST Ald. District 3
		Request to install a type "b" wall sign that exceeds the maximum display area allowed	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-26-00056 Special Use	Power Parking, LLC, Lessee	2009-2009 E KENILWORTH PL Ald. District 3
		Request to occupy the premises as a principal use parking lot	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 signage in the public right-of-way.	
		9. That signage must meet the signage standards of s.295-705-7 of the Milwaukee Zoning Code	
		10. That the ornamental fence along the E Kenilworth Pl frontage is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that the fence shall be properly maintained and replaced as necessary to maintain code compliance.	
		11. 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>
12	BZZA-25-00496 Use Variance	Mo and Chang, LLC 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	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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.	
		8. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		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>
13	BZZA-26-00026 Use Variance	Beezy's Blessings, LLC DBA Beezy's Bright Future Childcare, Lessee	1654-1654 W HOPKINS ST Ald. District 6
		Request to occupy the premises as a day care center for 35 children per shift, infant - 13 years of age, operating Monday - Friday from 5:30 a.m. - midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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 this Use Variance 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-26-00057 Special Use	Oguis Auto Repair, LLC, Property Owner	3607-3607 N RICHARDS ST Ald. District 6
		Request 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:	4 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 no more than 38 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 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.	
		14. That all repair work is conducted 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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-26-00062 Special Use	The Medical College of Wisconsin, Inc., Lessee	2153-2153 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-26-00051 Special Use	Grisby's Child Development Center, Inc, Property Owner	5301-5301 W BURLEIGH ST Ald. District 7
		Request to increase the ages from infant - 12 years to infant- 13 years and to continue occupying the premises as a day care center for 39 children per shift operating Monday - Friday from 6:00 a.m.- Midnight	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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 these Special Uses are granted for a period of ten (10) years.
17	BZZA-26-00039 Dimensional Variance, Special Use	B Bohmann Plumbing, Inc., Property Owner	2932-2932 W FOREST HOME AV Ald. District 8
		Request to continue occupying the premises as a contractor's yard that does not meet the minimum required landscaping	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-26-00015 Special Use	Beyond the Stars, LLC dba. Beyond the Stars Learning Center, Lessee	6333-6333 W BURLEIGH ST Ald. District 10
		Request to continue occupying the premises as a day care center for 85 children per shift, infant -14 years of age, operating Monday - Friday from 5:00 a.m. - midnight and Saturday - Sunday from 5:00 a.m. - 9:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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 storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.
		11.	That 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>
19	BZZA-26-00036 Special Use	Oklahoma Mart, LLC, Lessee	5912-5912 W OKLAHOMA AV Ald. District 11
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 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.	
		9. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
		10. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
		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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
		13. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-26-00037 Special Use	The Milwaukee LGBT Community Center, Inc, Lessee	161-161 S 1ST ST Ald. District 12
		Request to occupy the premises as a community center	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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>
21	BZZA-26-00031 Special Use	Starbucks Corporation dba. Starbucks Coffee, Lessee	4703-4703 S 6TH ST 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:	4 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 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.	
		9. That this Special Use is granted for a period of ten (10) years.	
22	BZZA-26-00034 Dimensional Variance	St. Anthony High School, Lessee	191-191 W LAYTON AV Ald. District 13
		Request to install an off-premise freestanding sign that does not meet the minimum required setback from a street lot line	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-26-00049 Special Use	Enterprise Rent a Car Company of Wisconsin, LLC, Lessee	5934-5934 S HOWELL AV Ald. District 13
		Request to construct an accessory structure and to continue occupying the premises as a light motor vehicle outdoor storage facility (permitted), light motor vehicle repair facility and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 car wash activity is conducted inside the building.	
		11. That all wastewater is contained on site.	
		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 and screening in accordance with the plan submitted to the Board on November 3, 2021, 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 are granted for a period of time commencing with the date hereof, and expiring on December 8, 2031.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-26-00028 Special Use	Hmong American Friendship Association Inc., Property Owner	3824-3824 W VLIET ST Ald. District 15
		Request to occupy the premises as a social service facility and a community center	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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, <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 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.	
		10. 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.	
		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 ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-26-00047 Special Use	Tomica's Corner Cafe, LLC, Lessee	1633-1633 W CENTER ST Ald. District 15
		Request to occupy the premises as a restaurant without a drive-through facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 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 Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of utility laterals; closure of any portion of the public right-of-way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right-of-way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter.	
		9. 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, <a href="https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking</a> , to request a bike rack.	
		10. That 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>
26	BZZA-26-00074 Dimensional Variance	Alejandra Rangel Castillo, Property Owner	3211-3211 W RUSKIN ST Ald. District 11
		Request to allow a 7 ft solid wood fence on the side and rear lot located on the east, south and west elevations (this is a correction to previous case BZZA-25-00337)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That this fence is approved as built.
		5.	That this Dimensional Variance is granted to run with the land.
27	BZZA-26-00024 Special Use, Use Variance	Fun for Kids Bilingual Academy Four, LLC, Lessee	1722-1722 S 13TH ST Ald. District 12
		Request to occupy the premises as a day care center for 50 children per shift infant - 12 years of age operating Monday - Friday from 5:30 a.m. to 10:00 p.m.	
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	BZZA-26-00030 Use Variance	Sanad Enterprises, LLC dba Autopage and Glass, Lessee	1919-1919 S 13TH ST Ald. District 12
		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 Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That all repair work is conducted inside the building.	
		10. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
		11. That all 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 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 this Use Variance 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-26-00046 Special Use	Kennel, LLC, Property Owner	1012-1012 S 2ND ST Ald. District 12
		Request to occupy the premises as an adult retail establishment	
	Action:	Adjourned	
	Motion:	Jennifer Current moved to adjourn the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
30	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:	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 modifications be installed within 75 days of this approval and remain in place until the dimensional variance granted under decision BZZA-22-00296 expires on February 26, 2033.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-26-00041 Dimensional Variance	Vasu Hospitality, LLC, Property Owner	6401-6401 S 13TH ST Ald. District 13
		Request to install an automatic changeable message sign on the existing freestanding sign structure that exceeds the maximum display area allowed	
	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 sign will not rotate advertisements or messages more frequently than every 8 seconds and will not incorporate video or any other motion display.
		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>
32	BZZA-26-00061 Special Use	CE Collective, LLC, Lessee	112-112 W BODEN ST Ald. District
		Request to occupy the premises as a light motor vehicle rental facility and a car wash	
	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 the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
		9. That the car wash activity is conducted inside the building.	
		10. That all wastewater is contained on site.	
		11. That no car wash related traffic enters or exits the site via the adjacent day care parking lot.	
		12. That no work on vehicles occurs in the public right of way.	
		13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
		14. That 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>
33	BZZA-26-00004 Special Use	H&H Automotive Group, LLC, Lessee	4030-4030 S PINE AV Ald. District 14
		Request to add a light motor vehicle sales facility to the continuous non-conforming light motor vehicle repair facility and body shop	
	Action:	Adjourned	
	Motion:		
	Vote:		
34	BZZA-26-00055 Dimensional Variance	Jacqueline Evers, Property Owner	3264-3264 S INDIANA AV Ald. District 14
		Request to construct a detached garage that exceeds the maximum lot coverage allowed	
	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 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>
35	BZZA-26-00023 Special Use	Fond du Lac Auto Sales and Car Repair, LLC, Lessee	2405-2405 W CENTER ST Ald. District 15
		Request to occupy the premises as a hand car wash and light motor vehicles sales and repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Michael Wright.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
9.		That the car wash activity is conducted inside the building.	
10.		That all wastewater is contained on site.	
11.		That no more than 15 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 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 no fence gate is installed on the garage door facing West Center Street or the garage door facing the adjacent east-west public alley at any time. No security doors or gates installed at the garage doors shall project into or obstruct the public right-of-way at any time.	
16.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That the decorative metal fence along the W Center St frontage is maintained in accordance with s295 405 1 f of the Milwaukee Zoning Code. Specifically, that the fence be properly maintained and replaced as necessary to maintain code compliance.	
18.		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>
36	BZZA-26-00063 Special Use	The Hide Out Lounge, LLC, Other	1926-1926 W NORTH AV Ald. District 15
		Request to occupy the premises as a community center	
	Action:	Granted	
	Motion:	Michael Wright 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 takes all reasonable measures to control litter, loitering, and loud noise on the premises.</li> <li>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.</li> <li>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, <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.</li> <li>9. That this Special Use is granted for a period of two (2) years.</li> </ol>	
37	BZZA-26-00005 Dimensional Variance	James Newson, Property Owner	4152-4152 N 35TH ST Ald. District 1
		Request to construct a pre-engineered metal garage that does not meet the minimum set back required from the street lot line	
	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-25-00499 Special Use	Little Achievers Learning Center, LLC, Lessee	7418-7418 W HAMPTON AV Ald. District 2
		Request to increase the number of children per shift from 49 to 69, increase the ages of children from infant -13 years of age to infant - 14, to increase the hours of operation from 6:00 a.m. - midnight to 24 hours and to continue occupying the premises as a day care center operating Sunday - Saturday (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 maintains the loading zone on West Hampton Avenue. Please contact Mr. Dale Dietze at 414-286-8678 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>
39	BZZA-26-00064 Special Use	Apex Auto Solutions, LLC, Lessee	6270-6270 N 76TH ST Ald. District 2
		Request to occupy the premises as a light motor vehicle repair facility	
	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 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 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 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 this Special Use is 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>
40	BZZA-26-00022 Dimensional Variance, Special Use	1504 North Avenue, LLC, Property Owner	1504-1504 E NORTH AV Ald. District 3
		Request to construct a non-restaurant drive-through facility that does not meet the minimum build-out on the secondary street frontage	
	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 two (2) years 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 a Department of Public Works (DPW) permit is obtained for any work in the public right of way, including, but not limited to, the planting of trees, shrubs and other plant materials; removal and replacement of the public sidewalk; regrading the east sidewalk area of North Cambridge Avenue; construction of new utility laterals; and closure of the public right of way for any reason to facilitate construction. The DPW permit must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at 414-286-2454 with questions regarding this matter.	
		9. That the unused driveways be removed and restored to City of Milwaukee specifications within one (1) year.	
		10. That a Department of Public Works (DPW) permit is obtained to construct new driveway approaches. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		11. That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
		12. That the plans receive final approval from the East Side Architectural Review Board.	
		13. That this Dimensional Variance is granted to run with the land.	
		14. That this Special Use is granted for a period of fifteen (15) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-25-00219 Use Variance	Guest House of Milwaukee, Inc., Property Owner	1216-1216 N 13TH ST Ald. District 4
		Request to continue occupying the premises as an emergency residential shelter.	
	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 applicant provides at least four (4) usable bicycle parking spaces that are easily accessible to the main building entrance 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%20Parking">https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike Parking</a> , to request a bike rack.	
		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 within 60 days of approval, the petitioner forms a committee comprised of neighbors to allow discussion on the effects of the operations of Guest House on the neighborhood. The petitioner shall hold quarterly committee meetings and file meeting minutes with the Board of Zoning Appeals office.	
		10. That this Use Variance is 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>
42	BZZA-26-00035 Special Use	Guest House of Milwaukee, Inc, Property Owner	1214-1214 N 13TH ST Ald. District 4
		Request to continue to occupy the premises as a transitional housing 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 applicant provide at least two (2) bicycle parking spaces within thirty (60) 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.	
		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 within 60 days of approval, the petitioner forms a committee comprised of neighbors to allow discussion on the effects of the operations of Guest House on the neighborhood. The petitioner shall hold quarterly committee meetings and file meeting minutes with the Board of Zoning Appeals office.	
		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>
43	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:	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 code and complies with all zoning conditions and building code requirements prior to occupancy or within 30 days of Board of Zoning Appeals approval if occupancy has commenced.	
		8. That the existing landscaping and screening for the parking lot as shown in the pictures submitted to the Board on January 7th, 2026 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.	
		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>
44	BZZA-26-00052 Dimensional Variance	Sunset Investors St Paul, LLC, Property Owner	324-324 N 15TH ST Ald. District 4
		Request to occupy the premises as a multi-family building that does not provide the required off-street parking	
	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 two (2) years 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 Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter.	
		9. That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
		10. That a revised landscape plan substituting any plants designated as restricted or prohibited by the Wisconsin Department of Natural Resources with non-invasive plants be submitted to Board of Zoning Appeals office for review and approval by the Zoning Administration Group.	
		11. 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-26-00053 Special Use	Sunset Investors St Paul, LLC, Property Owner	1357-1357 W ST PAUL AV Ald. District 4
		Request to construct and occupy the premises as a principal use parking structure	
	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 two (2) years 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 Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, construction of utility laterals; closure of any portion of the public right of way to facilitate construction and material handling; and the planting of trees, shrubs and other plant materials. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter.	
		9. That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West St Paul Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
		10. That bicycle parking be provided per Milwaukee Code of Ordinances Section 295 404.	
		11. That a revised landscape plan substituting any plants designated as restricted or prohibited by the Wisconsin Department of Natural Resources with non-invasive plants be submitted to Board of Zoning Appeals office for review and approval by the Zoning Administration Group.	
		12. That this Special Use 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>
46	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 vehicle outdoor storage facility and continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Granted	
	Motion:	Michael Wright moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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 repair work is conducted inside the building.	
8.		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.	
9.		That the revised site plan dated 2-21-2020 is approved.	
10.		That no more than 27 vehicles are parked outdoors on the parking 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 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.	
14.		That any vehicle with body damage or awaiting auto body repair must be stored inside the building.	
15.		That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
16.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on March 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.	
18.		That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open.	
19.		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>
47	BZZA-26-00025 Special Use	76th Fuel LLC. dba. 76th Fuel, Property Owner	7609-7609 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn 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>
48	BZZA-26-00033 Special Use	Little Future Scholars, LLC, Lessee	1812-1812 W ATKINSON AV Ald. District 6
		Request to occupy the premises as a day care center for 40 children per shift infant to 13 years of age operating Monday - Sunday from 6:30 a.m. to 10:30 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 the applicant applies for a loading zone on West Atkinson Avenue 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>
49	BZZA-26-00045 Special Use	Tippytoes to Structure Childcare, LLC, Lessee	3477-3477 N 2ND ST Ald. District 6
		Request to occupy the premises as a daycare center for 43 children per shift, ages infant - 14 years, operating 24-hrs Monday - Sunday	
	Action:	Granted	
	Motion:	Michael Wright 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 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>
50	BZZA-26-00019 Special Use	New Vision Ministries Innovation Community Center LLC, Lessee	5444-5444 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a community center	
	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 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, <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 this Special Use is granted for a period of three (3) years.	
51	BZZA-26-00021 Dimensional Variance	Maria Juarez, Property Owner	1112-1112 S 23RD ST Ald. District 8
		Request to convert 2 existing single-family dwellings into 2 duplexes that do not meet the minimum lot area required per dwelling unit	
	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 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>
52	BZZA-26-00027 Use Variance	Daisies Cozy Corner Learning Center, LLC, Lessee	5818-5818 W BLUE MOUND RD Ald. District 10
		Request to occupy the premises a day care center for 32 children per shift, infant - 13 years of age, operating Monday - Saturday from 5:00 a.m. - midnight	
	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 Use Variance is granted for a period of three (3) years.

**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the March 5, 2026 meeting. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

The Board set the next meeting for May 7, 2026.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 7:55 p.m.. Seconded by Board member Jennifer Current. Unanimously approved.

**BOARD OF ZONING APPEALS**

---

Secretary of the Board