

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - June 04, 2026
City Hall, Common Council Committee Room 303

MINUTES

PRESENT:

Chair: Eric Lowenberg (*voting on items 1-48*)
Vice Chair: Henry Szymanski (*voting on items 1-48*)
Members: Jennifer Current (*voting on items 1-48*)
Marjorie Rucker (*voting on items 1-48*)
Lindsey St. Arnold Bell (*voting on items 1-48*)

Alt. Board Members:

START TIME: 2:08 p.m.

END TIME: 5:36 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-25-00011 Special Use	Champ's Hand Car Wash and Sales, LLC, Lessee	3432-3432 W GREEN TREE RD Ald. District 1
		Request to add a light motor vehicle sales facility to the continuous nonconforming hand car wash	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
2	BZZA-25-00171 Dimensional Variance	Free Will Cogic, Inc., Property Owner	9220-9220 W SILVER SPRING DR Ald. District 2
		Request to erect two wall signs that exceed the maximum number allowed	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss 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>
3	BZZA-26-00073 Special Use	Love R Kids Childcare, LLC, Lessee	6435-6435 W CAPITOL DR Ald. District 2
		Request to decrease the number of children per shift from 96 to 50, to increase the ages of children from 6 weeks - 2 years and 11 months to infant - 14 years, to increase the hours of operation from Monday - Friday from 6:00 a.m. - 6:00 p.m. to 24-hours Monday - Sunday and to continue occupying a portion of the premises as a day care center (this is a new operator)	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZCM-26-00002 Extension of Time	Spring Financials, LLC, Property Owner	8210-8210 W CAPITOL DR Ald. District 5
		Request for an extension of time to comply with the conditions of BZZA-23-00468	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-24-00355 Dimensional Variance	Miguel Montero, Property Owner	1204-1204 S 24TH ST Ald. District 8
		Request to allow a 6 ft. solid wood fence in the side yard and a 7 ft. solid wood fence in the rear yard that exceeds the maximum height allowed	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-26-00130 Use Variance	Cachorros Auto Repair, LLC, Lessee	3111-3111 W NATIONAL AV Ald. District 8
		Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss 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>
7	BZZA-24-00120 Special Use	Calumet Auto Parts, LLC, Lessee	8425-8425 W CALUMET RD Ald. District
		Request to occupy the premises as an outdoor salvage operation	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-26-00095 Special Use	Bliss Special Events, LLC, Lessee	8544-8544 W BROWN DEER RD Ald. District 9
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
9	BZZA-24-00522 Dimensional Variance	Mill Valley Recycling, LLC, Property Owner	200-200 E WASHINGTON ST Ald. District 12
		Request to allow a 10 ft. chain-link fence along the street that exceeds the maximum height allowed	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss 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>
10	BZZA-26-00079 Special Use	Infinite Kidz Academy LLC, Lessee	6750-6750 N 43RD ST Ald. District 1
		Request to increase the number of children from 62 to 92 per shift and to continue occupying a portion of the premises as a day care center for children ages infant - 13 years operating Monday - Friday from 6:00 a.m. - 7:00 p.m. (this is an expansion)	
	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 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. The license must include the increased number of children being served 11. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on September 22, 2034.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-26-00124 Special Use	Lucille's Learning Center, LLC, Lessee	3820-3820 W FLORIST AV Ald. District 1
		Request to increase the days of operation from Monday - Saturday to Monday - Sunday, to decrease the number of children from 94 to 84 per shift and to continue occupying the premises as a day care center for ages infant to 13 years operating from 5:00 a.m. to midnight	
	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 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>
12	BZZA-26-00106 Special Use	Cyrus Auto, LLC, Lessee	1012-1012 E CENTER ST Ald. District 3
		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 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 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 8 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		14.	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.
		15.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-26-00125 Use Variance	JC Enterprise of Milwaukee, LLC, Property Owner	822-822 N 24TH ST Ald. District 4
		Request to continue occupying the premises as a rooming house for 12 occupants	
	Action:	Adjourned	
	Motion:		
	Vote:		
14	BZZA-26-00139 Special Use	Kathryn Loves to Bake, LLC dba Buttah and Biscuit, Lessee	207-207 E BUFFALO ST Ald. District 4
		Request to occupy a portion of the premises as a catering service establishment	
	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 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-26-00132 Special Use	Education 2 Success, LLC, Lessee	7620-7620 W BURLEIGH ST Ald. District 5
		Request to continue occupying the premises as a day care center for 75 children per shift, infant to 13 years of age operating Monday - Sunday from 5:30 a.m. to 11:30 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 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 petitioner submit a copy of the State of Wisconsin day care license to Board of Zoning Appeals within 60 days of Board approval of the special use 11. That the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business. 12. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-26-00119 Dimensional Variance	DG Homes, LLC, Property Owner	137-137 E GARFIELD AV Ald. District 6
		Request to divide an existing residential lot with two residential homes that will not meet the lot area required per dwelling unit	
	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 these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-26-00128 Special Use	Next Generation Day Camp, LLC, Lessee	1809-1809 W ATKINSON AV Ald. District 6
		Request to decrease the age of children from 2.5 - 15 years to 3 - 15 years of age and to continue occupying a portion of the premises as a day care center for 40 children per shift operating Monday - Friday from 6:00 a.m. - 7:00 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 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 Board of Zoning Appeals within 60 days of Board approval of the special use. 10. 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>
18	BZZA-26-00126 Dimensional Variance, Special Use	Ahmad Properties, LLC, Property Owner	3057-3057 N 35TH ST Ald. District 7
		Request to construct a commercial building that exceeds the maximum allowed front setback and to occupy a portion of the premises as an accessory use parking lot that is located between the street facade of a principal building and a street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant 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>
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 414-286-2454 with questions regarding this matter.	
9.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on North 35th Street. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That accessible access route into the facility is not blocked by outdoor storage or sales materials at any time.	
12.		That signage must meet 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 landscaping and screening in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 13, 2026 is installed within 120 days of occupancy and is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically, that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement.	
15.		That existing landscaping and screening along the northern parking area's frontage, as shown in the image submitted to the board on May 22, 2026, is maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code. Specifically that all plant material shall be maintained on an on-going basis, including seasonal tree and plant replacement	
16.		That any permits required to execute the approved plans be obtained within two (2) years of the date thereof	
17.		That this Special Use and 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>
19	BZZA-26-00116 Special Use	Meli's Barbershop, LLC,	3144-3144 W GREENFIELD AV Ald. District 8
		Request to occupy the premises as a personal service establishment (barbershop)	
	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 signage must meet the signage standards of s.295-505-5 of the Milwaukee Zoning Code. 9. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 10. That this Special Use is granted for a period of five (5) years.	
20	BZZA-26-00144 Dimensional Variance	JM Brennan, Inc., Property Owner	3602-3602 W WHEELHOUSE RD Ald. District 10
		Request to allow a roof sign that exceeds the maximum display area allowed	
	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 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>
21	BZZA-26-00100 Special Use	United Community Center Inc., Property Owner	239-239 W WASHINGTON ST Ald. District 12
		Request to continue to occupy the premises as a day care center for 75 children per shift infant to 5 years of age, operating Monday - Friday 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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That this Special Use is granted for a period of ten (10) years.	

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22	BZZA-26-00122 Special Use	Revive Youth & Family Services, LLC dba. Revive Youth & Family Center II, Lessee	2544-2544 N 22ND ST Ald. District 15
		Request to continue occupying the premises as a group home for 5 occupants	
	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 applicant submit a contact name and phone number that can be directly reached 24 hours a day and 7 days a week to all interested parties, including but not limited to, the Alderman of the District, the Board of Zoning Appeals, and the Department of Neighborhood Services.
		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>
23	BZZA-26-00135 Special Use	Words Roasted Corn Plus, LLC DBA Words Enterprise, Property Owner	2879-2879 N 21ST ST Ald. District 15
		Request to occupy the premises as a restaurant without a drive-through facility	
	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 applicant obtains the services of a private trash hauler prior to issuance of a certificate of building occupancy. 9. That Department of Public Works (DPW) permits are obtained for any work in the public right-of-way, including, but not limited to, construction of the new ramp and platform structure; 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 414-286-2454 with questions regarding this matter. 10. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. 11. That any permits required to execute the approved plans be obtained within two (2) years of the date thereof 12. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on January 23, 2035.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-26-00083 Special Use	Tender Car Collision LLC, Lessee	1800-1800 S 1ST ST Ald. District 14
		Request to continue occupying the premises as a light motor vehicle sales and repair facility, body shop and outdoor salvage facility	
	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 storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 6. That no prohibited signage be displayed at the location per code section 295-407-9. 7. That all repair work is conducted inside the building. 8. 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. 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 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. 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 within 90 days of Board approval of the special use the petitioner must implement landscape improvements and maintenance in accordance with s295-405-1-f of the Milwaukee Zoning Code and in accordance with the landscape plan submitted by DCD to the Board on June 3, 2026 or other landscape plan as approved by the Zoning Administration Group. Specifically, that the wooden fence along the S 1st St façade is repaired and that additional plant material is installed per said plan. 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>
25	BZZA-26-00084 Special Use	Tender Car Collision, LLC, Lessee	1825-1825 S KINNICKINNIC AV Ald. District 14
		Request to continue occupying the premises as a light motor vehicle sales and repair facility, body shop and car wash	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant 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>
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 the car wash activity is conducted inside the building.	
12.		That all wastewater is contained on site.	
13.		That no work on vehicles occurs in the public right of way.	
14.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
15.		That 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.	
16.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on March 3rd, 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.	
17.		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>
26	BZZA-26-00085 Special Use	Tender Car Collision LLC, Lessee	1803-1803 S KINNICKINNIC AV Ald. District 14
		Request to continue occupying the premises as a light motor vehicle sales and repair facility and body shop	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant 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>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That all repair work is conducted inside the building.	
7.		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.	
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 applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
10.		That no work on vehicles occurs in the public right of way.	
11.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
12.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
13.		That the landscape plan submitted to the Board on March 3rd, 2026 is revised to meet the intent of city code section 295-405. Specifically, the plan must be amended to include a second row of shrubs for the area north of the driveway on S. Kinnickinnic Av.	
14.		That additional landscaping in accordance with an approved landscape plan is installed within 90 days of Board approval of the special use and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
15.		That these Special Uses 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>
27	BZZA-26-00167 Special Use	Woodland Pattern, Inc., Property Owner	347-347 E WARD ST Ald. District 14
		Request to occupy the premises as a community center	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.
		8.	That the applicant applies for a loading zone on East Ward Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone.
		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>
28	BZZA-26-00050 Special Use	Hampton Petro Mart Inc., Property Owner	3800-3800 W HAMPTON AV Ald. District 1
		Request to occupy 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:	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 applicant does not have outdoor storage or display of products or merchandise.	
8.		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.	
9.		That the applicant submit a revised site plan to the BOZA office for approval by the Zoning Administration Group within 30 days. The revised site plan must include enough details to determine and confirm that the pedestrian connection between North Hopkins Street and the main building entrance will be ADA compliant; must show all site features including building entrances; and must show the location of bike parking.	
10.		That the ramp located at the west end building, which is not ADA compliant, is removed within 60 days. Any replacement ramp must be ADA compliant.	
11.		That the southern driveway approach on North Hopkins Street is closed and restored to City of Milwaukee specifications within 1 year.	
12.		That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.	
13.		That freestanding signage is limited to the existing pylon sign panel, and that all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
14.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
15.		That landscaping and screening in accordance to the plan submitted to the Board on April 29, 2026, or another landscape plan 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 the dumpster is screened in accordance to 295-405-6 of the Milwaukee Code of Ordinances.	
17.		That the applicant apply for any necessary permits, including but not limited to a Commercial Alteration Permit, prior to commencing work.	
18.		That the petitioner build in accordance with plans as submitted to the Board of Zoning Appeals on April 29, 2026.	
19.		That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	BZZA-26-00133 Special Use	Blufox Automotive, LLC, Lessee	3841-3841 W VILLARD AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle sales and repair facility	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
30	BZZA-26-00123 Special Use	GDL Auto Sales, LLC, Lessee	9921-9921 W CARMEN AV Ald. District 2
		Request to continue occupying the premises as a light motor vehicle sales facility (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	BZZA-26-00127 Special Use	Neighborhood Carplug, LLC, Lessee	7501-7501 W VILLARD AV Ald. District 2
		Request to occupy the premises as light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant 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>
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 13 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 additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on April 1, 2026, or other plan as approved by the Zoning Administration Group 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.	
17.		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>
32	BZZA-26-00138 Special Use	MID-CITY A.C.W LLC, Lessee	6801-6801 W VILLARD AV Ald. District 2
		Request to add a light motor vehicle outdoor storage facility and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
33	BZZA-26-00088 Dimensional Variance	Black Cat Plumbing, LLC, Lessee	1568-1568 N FARWELL AV Ald. District 3
		Request to install a projecting sign that exceeds the maximum number allowed per building	
	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 Department of Public Works (DPW) permits are obtained for any work in the public right of way, including, but not limited to, closure of any portion of the public right of way to facilitate construction and material handling. DPW permits must be obtained prior to the start of any work in the public right of way. Please contact Ms. Dawn Schmidt at dmschmi@milwaukee.gov with questions regarding this matter. 5. That 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>
34	BZZA-26-00142 Dimensional Variance	Kate Crowle, Property Owner	2315-2315 E IVANHOE PL Ald. District 3
		Request to add an addition (sunroom) to the single-family dwelling that does not meet the minimum rear setback required	
	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. The addition is constructed in compliance with all conditions of the Certificate of Appropriateness, issued by the Historic Preservation Commission and submitted to the Board on April 15, 2026. 5. That this Dimensional Variance is granted to run with the land.	
35	BZZA-26-00094 Special Use	Marcus Center for the Performing Arts, Lessee	929-929 N WATER ST Ald. District 4
		Request to install a changeable message wall sign and freestanding sign that exceed the maximum display area allowed	
	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 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. 5. 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. 6. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	BZZA-26-00115 Dimensional Variance	Northwestern Mutual Life Insurance Company, Property Owner	818-818 E MASON ST Ald. District 4
		Request to install a wall sign mounted to vision glass	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land.	
37	BZZA-25-00292 Dimensional Variance	Capitol Dealz Smoke Shop, Lessee	7822-7822 W CAPITOL DR Ald. District 5
		Request to allow an automatic changeable message freestanding sign that exceeds the maximum display area allowed	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Marjorie Rucker.	
	Vote:	3 Ayes, 2 - HS and EL Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-26-00103 Special Use	Spring Financials, LLC, Property Owner	8210-8210 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	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 applicant does not have outdoor storage or display of products or merchandise.
		8.	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.
		9.	That the applicant provide at least two (2) bicycle parking spaces within thirty (30) days.
		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 landscaping and screening in accordance to the plan submitted to the Board on May 8, 2026 is installed within 90 days of Board approval of the special use 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 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-26-00120 Special Use	J&J Fish on Center St., Inc., Lessee	405-405 W CENTER ST 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 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 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.
		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 landscaping and screening in accordance to the plan submitted to the Board on March 27,2026 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.
		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>
40	BZZA-26-00009 Special Use	WAB Enterprises, LLC dba One Stop Tire & Battery, Lessee	4344 W CAPITOL DR Ald. District 7
		Request to add a light motor vehicle sales facility and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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>
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 6 vehicles are parked outside on the lot located east of the building for any reason at any time.	
12.		That no more than 4 vehicles are parked outside on the lot located on the west side of the building for any reason at any time.	
13.		That no work on vehicles occurs in the public right of way.	
14.		That vehicles are not parked on the driveway approach on the North 44th Street side of the property at any time for any reason.	
15.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
16.		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.	
17.		That tires, car parts, or other debris are not stored in the public right of way.	
18.		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.	
19.		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>
41	BZZA-26-00131 Special Use	Revive Youth & Family Services, LLC DBA Revive Transitional Living Center II, Lessee	2825-2825 N 46TH ST Ald. District 7
		Request to continue occupying the premises as a group home for 5 occupants	
	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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day. 8. That 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>
42	BZZA-26-00087 Special Use	Carla's Learning & Play Adventure, LLC, Lessee	2201-2201 S 20TH ST Ald. District 8
		Request to increase the days and hours of operation from Monday - Friday from 6:00 a.m.- 9:00 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m. to Sunday - Saturday from 6:00 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center for 30 children per shift infant to 13 years of age	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner 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 applicant obtains services for a private trash hauler within 30 days. 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 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 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>
43	BZZA-25-00467 Special Use	A Nurturing Home Away from Home Inc., Lessee	8225-8225 N 107TH ST Ald. District 9
		Request to continue occupying the premises as a community living arrangement for 16 occupants	
	Action:	Granted	
	Motion:	Jennifer Current moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-26-00077 Special Use	Cesame Street Child Development, LLC, Lessee	7830-7830 W GOOD HOPE RD Ald. District 9
		Request to decrease the number of children from 40 to 35 per shift, to increase the hours of operation from 5:00 a.m. - 6:00 p.m. to 6:00 a.m. - 10:00 p.m. and to continue occupying a portion of the premises as a day care center for children infant - 13 years of age operating Monday - Friday (this is a new operator)	
	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 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 Board of Zoning Appeals within 60 days of Board approval of the special use.
		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>
45	BZZA-26-00112 Special Use	ASE Venue, LLC, Lessee	9175-9175 N 76TH ST Ald. District 9
		Request to occupy the premises as an assembly hall	
	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 at no time is alcohol present on the premises. 9. That signage must meet the signage standards of s.295-605 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>
46	BZZA-26-00101 Dimensional Variance	Empire Home Remodeling, LLC, Lessee	6300-6300 W BLUE MOUND RD Ald. District 10
		Request to allow two wall signs that exceed the maximum display area allowed and a permanent window sign that exceeds the maximum allowed coverage of the glazed area	
	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 QR code window sign on the Blue Mound Road building facade is removed within 30 days. 5. 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. 6. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	BZZA-26-00114 Special Use	North Avenue MCH, LLC, Prospective Buyer	5900-5900 W NORTH AV Ald. District 10
		Request to continue occupying the premises as a restaurant with a drive-through facility (this is a new operator)	
	Action:	Granted	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 1 - JC Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the applicant applies for a loading zone on North 59th Street within thirty (30) days. Please contact Mr. Dale Dietze at 414-286-8678 to apply for or to renew, if necessary, the loading zone. 9. That the existing pergola is removed within 60 days. 10. That the site plan submitted to the BOZA office on April 23, 2026 is approved. 11. That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances. 12. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 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>
48	BZZA-26-00129 Special Use	Rehs Auto Service, LLC, Lessee	2720-2720 W ST PAUL AV Ald. District 10
		Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)	
	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 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.	No more than 6 vehicles be 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 this Special Use is granted for a period of ten (10) years.

Other Business:

Board member Henry Szymanski moved to approve the minutes of the May 7, 2026 meeting. Seconded by Board member Marjorie Rucker. Unanimously approved.

The Board set the next meeting for June 25, 2026.

Board member Henry Szymanski moved to adjourn the meeting at 5:36 p.m.. Seconded by Board member Marjorie Rucker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board