

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - June 25, 2026
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chair: Eric Lowenberg (*voting on items 1-49*)
Vice Chair: Henry Szymanski (*excused*)
Members: Jennifer Current (*voting on items 1-49*)
Marjorie Rucker (*voting on items 1-49*)
Lindsey St. Arnold Bell (*voting on items 1-49*)

Alt. Board Members:

START TIME: 4:33 p.m.

END TIME: 4:43 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZCM-25-00017 Condition Modification	Quicks Tobacco LLC, Request to modify condition #6. That a Landscaping strip be installed and maintained at the corner of 39th Street and North Hopkins Street in a manner that meets the intent of s295-405-1-f of the Milwaukee Zoning Code. Action: Dismissed Motion: Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current. Vote: 4 Ayes, 0 Nays, 0 Abstained.	5016-5016 N HOPKINS ST Ald. District 1
2	BZCM-26-00005 Extension of Time	StorSafe of Silver Springs, LLC, Property Owner Request for an extension of time to comply with the conditions of BZZA-23-00098 Action: Granted Motion: Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current. Vote: 4 Ayes, 0 Nays, 0 Abstained.	5525-5525 N 27TH ST Ald. District 1

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	BZZA-21-00017 Special Use	Granny Mae's Learning Center, LLC, Lessee	6435-6435 W CAPITOL DR Ald. District 2
		Request to occupy a portion of the premises (1st floor rear unit) day care center for 45 children per shift, infant - 12 years of age, operating Monday - Saturday from 7:00 a.m. - 11:30 p.m.	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-21-00411 Use Variance	Riverwest Veterinary Clinic, LLC,	531-531 E KEEFE AV Ald. District 6
		Request to occupy a portion of the premises as an animal hospital/clinic	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	BZCM-26-00004 Extension of Time	Isaiah Bartolomey, Property Owner	1901-1901 S 26TH ST Ald. District 8
		Request for an extension of time to comply with the conditions of BZZA-25-00174	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-21-00389 Dimensional Variance, Special Use	POZAC Rentals, LLC, Property Owner	8260-8260 W NORTHRIDGE MALL RD Ald. District 9
		Request to occupy the premises as a light motor vehicle repair facility and a contractor's yard without the minimum required landscaping	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current.	
	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>
7	BZZA-21-00169 Dimensional Variance	Christopher Dobs, Property Owner	5430-5430 W VLIET ST Ald. District 10
		Request to construct a detached garage in the front yard	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-21-00159 Special Use	Mat Muse, LLC, Lessee	1704-1704 W HAYES AV Ald. District 12
		Request to occupy the premises as a general retail establishment	
	Action:	Dismissed	
	Motion:	Lindsey St. Arnold Bell moved to dismiss the appeal. Seconded by Jennifer Current.	
	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>
9	BZZA-26-00160 Special Use	Ivy Lane Corporation, Lessee	1700-1700 E NORTH AV 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 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 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 work on vehicles occurs in the public right-of-way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That there be no increase in the size of the roof sign, and all other 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 ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-26-00163 Special Use	Luxe Pour Studio, LLC, Lessee	765-765 N JACKSON ST Ald. District 4
		Request to occupy a portion of the premises as an artist studio	
	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 provides at least two (2) bicycle parking spaces within sixty (60) days.
			NOTE: Please visit the City of Milwaukee Bike Parking Program website, https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking , to request a bike rack.
		9.	That signage must meet the signage standards of s.295-705 of the Milwaukee Zoning Code.
		10.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner
		11.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-26-00174 Special Use	The Waukesha Community Dental Clinic dba Community Smiles Dental, Prospective Buyer	2708-2708 W WISCONSIN AV Ald. District 4
		Request to occupy a portion of the premises as a health clinic	
	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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		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>
12	BZZA-26-00155 Special Use	Johnson Preschool & Learning Center, LLC, Lessee	3444-3444 N PORT WASHINGTON AV Ald. District 6
		Request to continue occupying the premises as a 24-hour day care center for 25 children per shift infant to 13 years of age operating Monday - Sunday	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 9. That this 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-26-00166 Special Use	Fischberger's Variety, LLC, Lessee	2445-2445 N HOLTON ST Ald. District 6
		Request to continue occupying the premises as a general retail establishment	
	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 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>
14	BZZA-26-00134 Special Use	New Generation Ministry Community Church Inc., Property Owner	4206-4206 W CAPITOL DR Ald. District 7
		Request to continue occupying the premises as a religious assembly hall	
	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 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-26-00159 Special Use	Oscar's Salvage Yard, LLC dba D&B Truck & Auto Parts, Lessee	450-450 S 11TH ST Ald. District 8
		Request to add a light motor vehicle sales facility to the Board approved outdoor salvage operation (permitted indoor salvage operation on site)	
	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 material stockpile heights shall not exceed the restrictions per code section 295-805-4-h-2.
		7.	That measures be taken to prevent tracking of dirt/debris from the facility onto the public right of way.
		8.	That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 12, 2028.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-26-00176 Special Use, Use Variance	Superior Auto Group, LLC, Lessee	9438-9438 N 107TH ST Ald. District 9
		Request to occupy a portion of the premises as a light motor vehicle sales and light motor vehicle outdoor storage 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 areas used for parking follow the standards set in 295-403-3-b of the Milwaukee Code of Ordinances. 12. That no work on vehicles occurs in the public right-of-way. 13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 14. That 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 there is no outdoor storage of auto parts, tires, or other junk and debris. 16. That signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 17. That no disabled or unlicensed vehicles or parts are to be stored outside. 18. That this Special Use and Use Variance 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>
17	BZZA-26-00172 Dimensional Variance	Body By God Wellness, LLC, Lessee	5927-5927 W NORTH AV Ald. District 10
		Request to install 8 permanent window signs that exceed 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:	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 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. 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>
18	BZZA-26-00152 Special Use	Monty Daycare, LLC dba Lil Einstein's Academy, Lessee	6161-6161 W FOREST HOME AV Ald. District 11
		Request to continue occupying the premises as a day care center for 50 children per shift infant - 13 years of age operating Monday - Friday from 6:00 a.m. - 7: 30 p.m.	
	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 perm 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 this Special Use is granted for a period of ten (10) years.	
19	BZZA-26-00169 Dimensional Variance	Nancy Berman, Property Owner	3241-3241 S 72ND ST Ald. District 11
		Request to construct a 6-foot solid wooden fence in the side yard that exceeds the maximum height allowed	
	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 this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-26-00141 Special Use	Guadalajara Corporation dba Guadalajara Restaurant, Lessee	901-901 S 10TH ST Ald. District 12
	Action:	Request to continue occupying the premises as a restaurant without a drive-through 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 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 this Special Use is granted for a period of twenty (20) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	BZZA-26-00161 Use Variance	Breakaway Bar and Grill, LLC, Lessee	5356-5356 S 13TH ST Ald. District 13
		Request to continue occupying a portion of the premises as an outdoor recreation 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 applicant provides at least two (2) bicycle parking spaces within thirty (30) days.
		8.	That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.
		9.	That the volleyball court and outdoor seating area is not used after 11:00 P.M.
		10.	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>
22	BZZA-26-00164 Special Use	Import Car Care, LLC, Lessee	4200-4200 S 27TH ST Ald. District 13
		Request to occupy 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 no more than 26 vehicles be parked outside on the site for any reason at anytime. 12. That no work on vehicles occurs in the public right-of-way. 13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 14. That there be no increase in freestanding signage, and all other signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 15. That landscaping and screening in accordance with the plan submitted to the Board on June 17,2026 or other landscape plan as approved by the Zoning Administration Group is implemented 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, and plants shall be properly maintained and replaced as necessary to maintain code compliance. 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>
23	BZZA-26-00175 Dimensional Variance, Special Use	Old Dominion Freight Line Inc, Property Owner	517-517 W LAYTON AV Ald. District 13
		Request to intensify the Board-approved uses of a truck freight terminal and a heavy motor vehicle outdoor storage facility that do not meet the landscaping and screening requirements, do not meet the minimum residential buffer requirements, do not meet the location requirements for short term bicycle parking and to also allow access drives that exceed the maximum allowed width	
	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 the unused driveway located on West Layton Avenue approximately 220 feet west of the east property line be removed and restored to City of Milwaukee specifications within one (1) year. Please contact the Development Center Tech Team at 414-286-8208 to apply for a DPW permit to close the driveway approach. 10. That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code. 11. That no additional signage may be erected on the site unless it meets the signage standards of s.295-805 of the Milwaukee Zoning Code. 12. That landscaping and screening in accordance to the plan submitted to the Board on May 29, 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. 13. That any permits required to execute the approved plans, including any raze or tank removal permits, be obtained within two (2) years of the date thereof. 14. That these Special Uses are granted for a period of time commencing with the date hereof, and expiring on July 27, 2033. 15. That these Dimensional Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-26-00162 Dimensional Variance	Thomas Vandervort, Property Owner	325-325 E WILBUR AV Ald. District 14
		Request to install a 6 ft. solid fence in side yard that exceeds the maximum height allowed	
	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 this Dimensional Variance is granted to run with the land.	
25	BZZA-25-00242 Special Use	Platinum Motors, LLC, Lessee	4902-4902 W STATE ST Ald. District 10
		Request to add a car wash and to continue occupying the premises as a light motor vehicle body shop, repair, and sales facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
26	BZZA-26-00153 Dimensional Variance, Special Use	The SE WI Professional Baseball Park, Property Owner	1-1 BREWERS Ald. District 10
		Request to allow two automatic freestanding changeable message signs that do not comply with the flashing and intermittent or moving sections requirements	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	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>
27	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:		
28	BZZA-26-00150 Special Use	International Car Sales, LLC,	4152-4152 N 35TH ST Ald. District 1
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
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:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
30	BZZA-26-00149 Special Use, Use Variance	Seven Stars Auto Salvage, LLC dba Salvage Stars Auto Salvage, Lessee	6440-6440 N 40TH ST Ald. District 1
		Request to occupy the premises as a light motor vehicle repair facility, secondhand sales facility and continue occupying a portion of the premises as an indoor and outdoor salvage operation facility	
	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-26-00177 Use Variance	3505 Kiehnau, LLC, Lessee	3505-3505 W KIEHNAU AV Ald. District 1
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
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:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
33	BZZA-26-00171 Use Variance	Pitowing, LLC, Lessee	2468-2468 N DOUSMAN ST Ald. District 3
		Request to occupy a portion of the premises as a ground transportation service	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
34	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:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	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>
35	BZZA-26-00145 Dimensional Variance, Special Use	Jaber's Properties, LLC, Property Owner	8253-8253 W APPLETON AV Ald. District 5
		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	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
36	BZZA-26-00165 Special Use	The Elevated Experience, LLC, Lessee	9235-9235 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
37	BZZA-26-00140 Special Use	Manal, LLC, Prospective Buyer	3434-3434 N HOLTON ST Ald. District 6
		Request to occupy the premises as a light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
38	BZZA-26-00146 Use Variance	Next Up Learning Academy, LLC, Lessee	1947-1947 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a 24-hour day care center for 20 children per shift, infant - 14 years of age, operating Sunday - Saturday	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-26-00156 Special Use	D&D Compassionate Activity Companions, LLC, Lessee	3617-3617 N TEUTONIA AV Ald. District 6
		Request to occupy the premises as a community center	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
40	BZZA-26-00081 Special Use	Milwaukee Materials, LLC, Lessee	3295-3295 W TOWNSEND ST Ald. District 7
		Request to continue occupying the premises as a facility that processes or recycles mined materials and an outdoor material reclamation facility	
	Action:	Adjourned	
	Motion:		
	Vote:		
41	BZZA-26-00121 Use Variance	Adullam Outreach Inc., Property Owner	3033-3033 N 30TH ST Ald. District 7
		Request to occupy a portion of the premises as a community center	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
42	BZZA-25-00474 Special Use	New Beginnings- A Home for Mothers, Inc., Property Owner	7365-7365 N 107TH ST Ald. District 9
		Request to construct and occupy the premises as a social service facility	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	BZZA-26-00118 Special Use	Favor Plaza, LLC, Lessee	8700-8700 W BROWN DEER RD Ald. District 9
		Request to occupy the premises as an assembly hall	
	Action:	Adjourned	
	Motion:		
	Vote:		
44	BZZA-26-00104 Dimensional Variance	Darwin Reyes-Alvarado, Property Owner	3770-3770 S 52ND ST Ald. District 11
		Request to allow a front porch that does not meet the minimum front setback required	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
45	BZZA-26-00147 Special Use	Royal Auto Service, LLC, Property Owner	6441-6441 W HOWARD AV Ald. District 11
		Request to add a light motor vehicle sales facility to the existing continuous non-conforming light motor vehicle repair facility	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
46	BZZA-26-00143 Special Use	LHZ Investments, LLC dba Canna Bloom Farmacy, Lessee	161-161 S 1ST ST Ald. District 12
		Request to occupy a portion of the premises as an assembly hall	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	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>
47	BZZA-26-00180 Dimensional Variance	Patricia Wisniewski, Property Owner	3852-3852 S 20TH PL Ald. District 13
		Request to construct a sunroom addition that does not meet the required front setback	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
48	BZZA-26-00199 Special Use	Classic Motors, Inc., Property Owner	1026-1026 E LAYTON AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle sales facility in conjunction with 1010 E. Layton Ave. (this is an intensification)	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
49	BZZA-26-00148 Dimensional Variance, Special Use	Classic Motors, Inc., Lessee	1010-1010 E LAYTON AV Ald. District 13
		Request to construct and add a light motor vehicle repair facility that does not meet the landscaping and screening requirements and to continue occupying the premises as a light motor vehicle sales facility (in conjunction with 1026 E. Layton Ave.)	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

Other Business:

The Board rescheduled the June 25, 2026 public hearing agenda for July 23, 2026 due to a lack of quorum.

The Board set the next meeting for July 30, 2026.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 4:42 p.m. Seconded by Board member Jennifer Current. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board