

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 23, 2026
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chair: Eric Lowenberg (*voting on items 1-18*)
Vice Chair: Henry Szymanski (*voting on items 1-18*)
Members: Jennifer Current (*voting on items 1-18*)
Marjorie Rucker (*voting on items 1-18*)
Lindsey St. Arnold Bell (*voting on items 1-18*)

Alt. Board Members:

START TIME: 4:19 p.m.

END TIME: 7:11 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That there is 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 the applicant installs two bollards as approved under PWEN-26-00494 within 30 days.	
14.		That the pedestrian ramp at the intersection corner is not used as a driveway approach by any motorized vehicle at any time.	
15.		That no work on vehicles occurs in the public right-of-way.	
16.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
17.		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	
18.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
19.		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>
2	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the tree canopy providing screening for the signage per the landscape plan submitted to the Board of Zoning Appeals on July 14, 2026 be consistently maintained.
		5.	That this Special Use and Dimensional Variance 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>
3	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:	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 295-404-9.
		6.	That the petitioner takes all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to hiring private personnel if necessary.
		7.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That 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 9 vehicles be parked on site at any time for any reason.
		11.	That the applicant obtains services for a private trash hauler within 30 days.
		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 the ornamental fence along the street frontage is maintained in a manner that meets the intent of city codes.
		16.	That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.
		17.	That the tire recycling and disposal service be maintained throughout the entire occupancy, in accordance with the Plan of Operation.
		18.	That these Special Uses are granted for a period of two (2) years.

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4	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:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	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:		
6	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:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner obtains and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house.
		8.	That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.
		9.	That this Use Variance is granted for a period of ten (10) years.

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8	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

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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 walkway in front of the building is ADA compliant. The final design must address any potential elevation changes, particularly between the parking lot pavement and the walkway itself.	
9.		That the pedestrian connection between the building and the public sidewalk on West Appleton Avenue is ADA compliant.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		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.	
12.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approaches on West Appleton Avenue and West Derby Place. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
13.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code and any freestanding signage must be of a monument style.	
14.		That the identifiable pedestrian walkway connecting the public sidewalk to the principal building is provided per s295-605-4-d of the Milwaukee Zoning Code. Specifically the pedestrian walkway must be paved with non-asphalt materials.	
15.		That the trash enclosure be screened per the screening requirements of Table 295-405-6-1 of the Milwaukee Code of ordinances Specifically that the enclosure is made of a masonry wall or screened with landscaping per the requirements of said table	
16.		That landscaping and screening in accordance to the plan submitted to the Board on April 14, 2026, or other landscape plan as 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.	
17.		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.	

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		18. That this Special Use and Dimensional Variance are granted to run with the land.	
9	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:	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 serving of alcohol is done only through a properly licensed service.	
		8. That the applicant applies for a loading zone on West Capitol Drive 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 no portable toilet facilities affiliated with the assembly hall are placed in the public right-of-way.	
		10. 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.	
		11. 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.	
		12. 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.	
		13. That this Special Use is granted for a period of five (5) years.	

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10	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:	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 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 there is 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 signage must meet the signage standards of s.295-805 of the Milwaukee Zoning Code. 15. That this Special Use is granted for a period of three (3) years.	

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11	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:	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 obtains services for a private trash hauler within 30 days.
		9.	That this Special Use is granted for a period of five (5) years.

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12	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:	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 establishment obtain proper liquor licensing in any scenario where liquor is present on the premises. If the premises itself does not have a liquor license, then only properly liquor licensed catering services may serve alcohol at events. In no instance can customers, guests or participants bring their own liquor to the premises.
		9.	That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.
		10.	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.
		11.	That this Special Use is granted for a period of three (3) years.

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13	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	3 Ayes, 2 (JC, HS) Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That this Dimensional Variance is granted to run with the land.

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14	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

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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 30 vehicles are parked outside on the lot for any reason at any time.	
12.		That vehicles are not parked on the driveway approaches in the public right-of-way.	
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 no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That landscaping and screening in accordance to the plan submitted to the Board on June 2, 2026 is implemented 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.	
18.		That there be no parking of any vehicles on the grass for any reason, at any time.	
19.		That there be no parking of unregistered vehicles on public roads for any reason, at any time.	
20.		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>
15	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That no alcohol is present at any time on the premises. 8. That signage must meet the signage standards of s.295-705-7 of the Milwaukee Zoning Code. 9. That the petitioner obtain a public entertainment license and/or any other licenses as required by the Milwaukee Code of Ordinances. 10. That this Special Use is granted for a period of three (3) years.	
16	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:	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 this Dimensional Variance is granted to run with the land.	

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17	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That no more than 121 vehicles are parked outside on the lot for any reason at any time. NOTE: The total number of vehicles is for both 1010 and 1026 East Layton Avenue. 9. That no work on vehicles occurs in the public right-of-way. 10. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 11. That 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 13. That the landscape plan submitted to the Board of Zoning Appeals on May 8th, 2024 be revised to incorporate the addition of colorful perennials along E. Layton Av. and be submitted to the BOZA office for review and approval by the Zoning Administration Group within 60 days of the date of this decision. 14. That landscaping and screening in accordance with a revised landscape plan approved by the Zoning Administration Group be installed by September 30, 2026, and 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 a certified survey map that combines these parcels is submitted to and approved by the City of Milwaukee and is recorded with the Milwaukee County Register of Deeds. 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>
18	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That 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 more than 121 vehicles are parked outside on the lot for any reason at any time. NOTE: The total number of vehicles is for both 1010 and 1026 East Layton Avenue.	
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That the landscape plan submitted to the Board of Zoning Appeals on May 8th, 2024 be revised to incorporate the addition of colorful perennials along E. Layton Av. and be submitted to the BOZA office for review and approval by the Zoning Administration Group within 60 days of the date of this decision.	
18.		That landscaping and screening in accordance with a revised landscape plan approved by the Zoning Administration Group be installed by September 30, 2026, and 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.	
19.		That a certified survey map that combines these parcels is submitted to and approved by the City of Milwaukee and is recorded with the Milwaukee County Register of Deeds.	
20.		That these Special Uses and Dimensional Variance are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
<u>Other Business:</u>			
The Board set the next meeting for July 30, 2026			
Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 7:11 p.m. Seconded by Board member Marjorie Rucker. Unanimously approved.			

BOARD OF ZONING APPEALS

Secretary of the Board