

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - July 30, 2026
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

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

Alt. Board Members:

START TIME: 2:07 p.m.

END TIME: 5:50 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-26-00005 Dimensional Variance	James Newson, Property Owner Request to construct a pre-engineered metal garage that does not meet the minimum set back required from the street lot line Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker. Vote: 4 Ayes, 0 Nays, 0 Abstained.	4152-4152 N 35TH ST Ald. District 1
2	BZZA-26-00150 Special Use	International Car Sales, LLC, Request to continue occupying the premises as a light motor vehicle sales facility Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker. Vote: 4 Ayes, 0 Nays, 0 Abstained.	4152-4152 N 35TH 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-25-00084 Special Use	Bonded Enterprises LLC DBA Bonded Motors, Lessee	7704-7704 W APPLETON AV Ald. District 5
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-25-00315 Special Use	Victory Vision Business Ventures, LLC dba Victory Vision Community Living Lower North, Lessee	9707-9707 W ROCHELLE AV Ald. District 5
		Request to occupy the premises as an adult family home for 4 occupants	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-25-00313 Special Use	Victory Vision Business Ventures, LLC, Lessee	10376-10376 W VILLA AV Ald. District 9
		Request to occupy the premises as an adult family home for 4 occupants	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
6	BZZA-25-00267 Dimensional Variance	Charles Taylor, Property Owner	1831-1831 N 49TH ST Ald. District 10
		Request to allow a front porch that does not meet the minimum required front setback and exceeds the maximum square footage allowed.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	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	BZCM-26-00006 Extension of Time	CCM-Cesar Chavez, LLC, Property Owner	1121-1121 S CESAR E CHAVEZ DR Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-21-00254	
	Action:	Adjourned	
	Motion:		
	Vote:		
8	BZZA-26-00136 Dimensional Variance	Linda Campbell, Property Owner	1712-1712 W MEINECKE AV Ald. District 15
		Request to allow a 6 ft. solid fence in the front and side yards that exceeds the maximum height allowed	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Marjorie Rucker.	
	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-26-00179 Special Use	Lincoln Park Mobil Inc., Lessee	4803-4803 N GREEN BAY AV Ald. District 1
		Request to continue occupying the premises as a motor vehicle filling station and car wash	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 14, 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. 11. That the hours of operation for the car wash are limited to 7:00 A.M. to 10:00 P.M. 12. That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-26-00204 Dimensional Variance	Home Away From Home Adult Day Center, LLC, Lessee	3475-3475 N BUFFUM ST Ald. District 6
		Request to allow a 6 ft. solid wooden fence that exceeds the maximum height allowed in the front and side yard	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 unused driveway located on East Keefe Avenue 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. 5. 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>
11	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:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 a contact name and phone number be provided to the Board office within 30 days of the issuance of this written decision. The contact name and phone number must also be available to all interested parties, including but not limited to, the Alderman of the District, and the Department of Neighborhood Services. The phone number must be available 24 hours a day. 10. The applicant shall satisfy any requirements of s. 200-42 as deemed necessary during the permit process for the Community Center use and any ancillary uses. 11. That any permits required to execute the approved plans be obtained within two (2) years of the date thereof. 12. That this Use Variance is granted for a period of time commencing with the date hereof, and expiring on March 13, 2035.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-26-00185 Special Use	Legacy Learning Center Corp. dba Legacy Learning Child Care Center, Lessee	5114-5114 W CENTER ST Ald. District 7
		Request to expand to the second floor and increase the number of children per shift from 21 to 36 and to continue occupying the premises as a day care center infant - 13 years operating Sunday - Saturday from 6:00 a.m. - 10:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the facility does not exceed the capacity established by the State Department of Children and Families. 8. That the petitioner obtains a new occupancy certificate to account for the increased number of children by having all required inspections, complies with current State commercial building code for institutional occupancies and complies with all zoning conditions and building code requirements prior to occupancy. 9. That the applicant applies for a loading zone on West Center 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. 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 the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 12. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 13. That this Special Use is granted for a period of five (5) years.	

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13	BZZA-26-00197 Use Variance	Kidz R Kidz Academy, LLC, Lessee	4731-4731 W BURLEIGH ST Ald. District 7
		Request to decrease the number of children per shift from 65 to 50, to increase the ages from infant - 12 years of age to infant - 13, to increase the hours and days of operation from Monday - Friday from 6:00 a.m. - 6:00 p.m. to Sunday - Saturday from 5:30 a.m. to 11:00 p.m. and to continue occupying the premises as a day care center	
	Action:	Adjourned	
	Motion:		
	Vote:		
14	BZZA-26-00208 Special Use	GTO Stucco & Designs, LLC, Lessee	1630-1630 S 38TH ST Ald. District 8
		Request to continue occupying the premises as a contractor's yard (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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. The contractor yard is limited to the area behind the fence gate on the property. 8. That this Special Use is granted for a period of ten (10) years.	

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15	BZZA-26-00205 Use Variance	Johnny's Repair & Appliances, LLC, Lessee	1438-1438 W HAYES AV Ald. District 12
		Request to continue occupying a portion of the premises as a secondhand store (used appliances) (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 applicant does not have outdoor storage or display of products or merchandise.
		7.	That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.
		8.	That the petitioner shall comply with MPD documentation and record keeping requirements if required by City Ordinance.
		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 Use Variance is granted for a period of ten (10) years.

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16	BZZA-26-00210 Use Variance	Rodriguez Landscape Inc., Lessee	2720-2720 S 11TH ST Ald. District 14
		Request to occupy the premises as an outdoor storage facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 or within 60 days of Board of Zoning Appeals approval if occupancy has commenced. 8. That this Use Variance is granted for a period of ten (10) years.	

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17	BZZA-26-00211 Special Use	Bender Rentals, LLC, Lessee	1213-1213 E HOWARD AV Ald. District 14
		Request to continue occupying the premises as a motor vehicle filling station (this is a new operator)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days. 9. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That landscaping and screening is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. 11. That this Special Use is granted for a period of ten (10) years.	

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18	BZZA-26-00187 Use Variance	Brothers Petrol, Inc., Lessee	2175-2175 N 35TH ST Ald. District 15
		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:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the applicant does not have outdoor storage or display of products or merchandise. 8. That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days. 9. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts. 10. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 20, 2007, 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. 11. That this Use Variance is granted for a period of ten (10) years.	
19	BZZA-26-00182 Special Use, Use Variance	IV Generations Holdings, LLC, Property Owner	4926-4926 N 32ND ST Ald. District 1
		Request to construct an addition to the East and South of the existing adjoining building on 4930 N. 32nd St expanding to 4926 N. 32nd St and to occupy the premises as an assembly hall and recording studio	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-26-00183 Special Use, Use Variance	IV Generations Holdings LLC, Property Owner	4930-4930 N 32ND ST Ald. District 1
		Request to construct an addition to the East and South of the existing building expanding to adjoining parcel (4926 N. 32nd St) and to occupy the premises as an assembly hall and recording studio	
	Action:	Adjourned	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
21	BZZA-26-00207 Special Use	A Home of Hope LLC, Lessee	4624-4624 N 36TH ST Ald. District 1
		Request to occupy the premises as a group home for two teens	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 petitioner obtains and maintains a valid City of Milwaukee Dwelling Facility license for the rooming house. 9. That the applicant submit a contact name and 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. 10. That this Special Use is granted for a period of five (5) years.	

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22	BZZA-26-00188 Dimensional Variance	Juneau and Cass, LLC, Property Owner	728-728 E JUNEAU AV Ald. District 4
		Request to construct an addition to an existing building that does not meet the minimum required glazing for the primary street and secondary street frontages	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That 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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208. 5. That a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining walls, hand rails, and catch basin to occupy the public right of way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at dmschmi@milwaukee.gov. 6. That these Dimensional Variances are granted to run with the land.	

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23	BZZA-26-00217 Special Use	The Sunshine Foundation, Inc, Property Owner	2133-2133 W WISCONSIN AV Ald. District 4
		Request to add an assembly hall (permitted) and tavern and to continue occupying the premises as a community center (this is a new operator)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 alcohol may only be present and/or served through a properly licensed catering service or the establishment itself obtains a liquor license. Guests self-serving alcohol is prohibited. 9. That a Public Entertainment Premises license be obtained if required, before any event is held that requires the license. 10. That the applicant obtains services for a private trash hauler within 30 days. 11. That any dumpsters used to service this facility are stored wholly on private property. 12. That the facility does not operate between the hours of 1:00 a.m. and 5:59 a.m. 13. That these Special Uses are granted for a period of ten (10) years.	

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24	BZZA-26-00191 Special Use	KO Storage of Milwaukee, LLC, Property Owner	9929-9929 W SILVER SPRING DR Ald. District 5
		Request to add additional self-service storage units to the Board-approved self-service storage facility (this is an intensification)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 within 60 days of Board of Zoning Appeals approval. 8. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 28th, 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. 9. That no outdoor storage, outdoor salvage, or outdoor vehicle storage occur on the site. 10. That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open. 11. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 19, 2032.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-26-00192 Special Use	76th Fuel LLC. dba. 76th Fuel, Property Owner	7609-7609 W CAPITOL DR Ald. District 5
		Request to continue occupying the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Henry Szymanski.	
	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 use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance. 8. That the applicant does not have outdoor storage or display of products or merchandise. 9. That the applicant provides 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 site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code. 12. That landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on May 28, 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. 13. That the applicant clears all litter, garbage, and debris from the entire property at least once per hour, every hour while the business is open. 14. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-26-00178 Special Use	Burleigh Quick Mart Inc., Lessee	426 E BURLEIGH ST Ald. District
		Request to construct and 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:	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>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That this use not operate between the hours of Midnight and 5:00 A.M. unless a 24-hour Establishment license is obtained from the Common Council of the City of Milwaukee per s. 84-7 of the Milwaukee code of ordinances if the license is required by Ordinance.	
8.		That the applicant does not have outdoor storage or display of products or merchandise.	
9.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
10.		That the pedestrian connection between the public sidewalk on East Burleigh Street and the main building entrance is not blocked by merchandise, outdoor storage, garbage cans, vacuum cleaners, bollards or any other items at any time.	
11.		That the existing light pole located on the east side of the building within the limits of the pedestrian connection between the public sidewalk on East Burleigh Street and the main building entrance is removed within 60 days.	
12.		That the south driveway approach on North Holton Street is removed within 60 days.	
13.		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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208.	
14.		That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404.	
15.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
17.		That the landscape plan submitted to the Board on June 30, 2026 be revised to include additional detail regarding the specific types of plant material being proposed and submitted to the BOZA office for review and approval by the Zoning Administration Group. The size of the plants proposed in the revised landscape plan must be compliant with Table 295-405-2-b-4 of the Milwaukee Zoning Code.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18.		That landscaping and screening in accordance with a revised plan that has been 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.	
19.		That the windows along the N. Holton St frontage meet the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances.	
20.		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>
27	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:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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>
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 no prohibited signage be displayed at the location per code section 295-407-9.	
5.		That all measures be taken to prevent the generation of fugitive dust from the property per code section 80-6.2.	
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 all measures be taken to prevent activity on the site from violating city Noise Limitations ordinance as per code 80-64.1.	
9.		That the applicant vacates the property at 3282 North 35th Street by June 30, 2027, unless a lease extension has been agreed upon by the City of Milwaukee Department of Public Works.	
10.		That there be no concrete crushing activities outside of the hours of 7:00 A.M. to 8:00 P.M. Monday Saturday.	
11.		That the petitioner comply with regulations regarding loose materials in accordance with the standards of city code section 79-10-4.	
12.		That the landscape plan submitted to the Board on May 20th 2026 is amended to include additional trees and tall shrubs (as defined by s295-405 of the Milwaukee Zoning Code along the westernmost 200 feet of frontage along W Townsend Av. The amended plan must be submitted to the Board for approval by the Zoning Administration Group.	
13.		That landscaping and screening and landscape maintenance in accordance with an approved landscape plan is implemented 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.	
14.		That the petitioner complies with annual reporting requirements set forth by the Wisconsin Department of Natural Resources (WDNR) Air Pollution Control General Operation Permit for Facility No. 399024230, Permit No. 399024230 G20.	
15.		That the petitioner submit an updated Fugitive Dust Control Plan for the property at 3295 West Townsend Street to the Department of Neighborhood Services. A copy of said reports should also be submitted to the Board of Zoning Appeals.	
16.		That the petitioner control dust on site by the application of water, calcium chloride, or other acceptable and approved dust control compounds. Applications should be done daily or whenever fugitive dust is present. No visible fugitive dust emissions should leave the property at 3295 West Townsend Street.	
17.		That vehicles be loaded in a manner that prevents their contents from dropping, blowing, or escaping. This shall be accomplished by loading so that no part of the load shall come in contact within six (6) inches of the top of any sideboard, side panel, or tailgate of a vehicle. Otherwise, the truck shall be covered, treated, or secured to prevent the escape of materials likely to become airborne during transport, prior to any transportation off site (Section NR 415.075, Wis. Admin. Code.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18.		That the petitioner install a tracking pad at the West Townsend Street entrance of the site to remove mud, stone, or other material from the trucks leaving the site.	
19.		That the applicant wet sweep all paved surfaces on the daily basis when the facility is open for crushing, deliveries and/or loading and when stockpiles on site might be susceptible to wind including West Townsend Street and the public sidewalk immediately adjacent to all entrances of the site.	
20.		That speed limits within the site shall not exceed 15 mph.	
21.		That the petitioner implement erosion control and stormwater Best Management Practices to effectively prevent the discharge of sediment, particulate matter, or other pollutants from leaving the site and/or entering the public sewer system. An explanation of these measures should be included within an amended Plan of Operation to be submitted to the Board of Zoning Appeals.	
22.		That the petitioner clean their equipment on a regular basis to minimize fugitive dust emissions.	
23.		That all dust is controlled on site.	
24.		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>
28	BZZA-26-00214 Special Use, Use Variance	Eternal Kutz And Designs Barbershop/Uhaul, LLC, Lessee	4254-4254 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a heavy motor vehicle rental facility and a heavy motor vehicle outdoor storage facility	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements within 30 days of Board of Zoning Appeals approval if the occupancy has commenced. 9. That no more than five (5) U-Haul trucks are parked outdoors on the lot at any time. 10. That no U-Haul trucks larger than 15 feet in length are parked anywhere on the property for any reason at any time. 11. That no vehicles or trailers are parked over or on the paved public sidewalk for any reason at any time. 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 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>
29	BZZA-26-00203 Special Use	Intellectual Leaders Early Child Care, LLC, Lessee	6477-6477 N 51ST ST Ald. District 9
		Request to increase the ages from infant - 12 years to infant - 13, to increase the days from Monday - Friday to Monday - Sunday and to continue occupying the premises as a 24-hour family day care home for 8 children per shift	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 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 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 an updated copy of the State of Wisconsin day care license that includes the expanded days and hours of operation to the Board of Zoning Appeals within 60 days of State issuance of the updated license. 10. That this Special Use is granted for a period of three (3) years.	
30	BZZA-26-00151 Dimensional Variance	DANIEL VALADEZ RODRIGUEZ, Property Owner	518-518 S 72ND ST Ald. District 10
		Request to allow 10 light motor vehicles to be parked on the premises that exceeds the maximum number allowed	
	Action:	Denied	
	Motion:	Lindsey St. Arnold Bell moved to deny the appeal. Seconded by Henry Szymanski.	
	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>
31	BZZA-26-00194 Special Use	Lamar Central Outdoor, LLC, Other	6411-6411 W BURLEIGH ST Ald. District 10
		Request to erect an off-premise automatic changeable message billboard sign that is located more than 1,000 feet from a freeway or the Lake Parkway	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	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 sign will not rotate advertisements or messages more frequently than every 8 seconds and will not incorporate video or any other motion display. 5. That the sign not contain flashing, intermittent or moving sections of intermittent or flashing lights. 6. 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>
32	BZZA-26-00209 Special Use	MVO Auto Sales, LLC, Lessee	5824-5824 W APPLETON AV Ald. District 10
		Request to occupy the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:		
		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 applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 10. 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. 11. That no disabled or unlicensed vehicles or parts are to be stored outside. 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>
33	BZZA-25-00416 Special Use	D & J Tire Shop, LLC, Lessee	732-732 W MAPLE ST Ald. District 12
		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:	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 unless the use variance is granted by the Board of Zoning Appeals. 10. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 11. That no work on vehicles occurs in the public right of way. 12. That no work on or storage of vehicles or vehicle parts occurs in the public right of way. 13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 14. That this 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>
34	BZZA-26-00181 Special Use	La Luna Liquor Taqueria, LLC, Lessee	552-552 W MAPLE ST Ald. District 12
		Request to continue occupying the premises as a restaurant without a drive-through and a tavern	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 vehicles are not parked between the street curb and the building on West Maple Street for any reason at any time. 8. That the applicant obtains services for a private trash hauler within 30 days. 9. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 10. That signage must meet the intent of signage standards of s.295-505-5 of the Milwaukee Zoning Code. 11. That the first-floor windows along the street frontage 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 landscaping and screening is maintained in accordance with the landscape plan submitted to the Board of Zoning Appeals on July 14th 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. 13. That these Special Uses are granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	BZZA-26-00196 Special Use	Sanchez Auto Sales, LLC, Lessee	502-502 W GREENFIELD AV Ald. District 12
		Request to continue occupying the premises as a light motor vehicle sales facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That no more than 15 vehicles are parked outside on the lot for any reason at any time. 9. That no vehicles are parked between the building and the sidewalk on West Greenfield Avenue for any reason at any time. 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 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. 13. That 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 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>
36	BZZA-26-00137 Special Use	Pro Flight Training, LLC, Property Owner	6230-6230 S HOWELL AV Ald. District 13
		Request to construct four commercial buildings and occupy the premises as a personal instruction school and self-storage facilities	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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>
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 provide a pedestrian connection between the paved public sidewalk on South Howell Avenue and the main building entrance.	
9.		That the proposed bike rack is relocated so that it does not block the pedestrian connection between the sidewalk on South Howell Avenue and the main building entrance.	
10.		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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208.	
11.		That the unused driveway located on South Howell Avenue 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.	
12.		That a Department of Public Works (DPW) permit is obtained to construct the new driveway approach on South Howell Avenue. Contact the Development Center Tech Team at 414-286-8208 with questions regarding the driveway permit process.	
13.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
14.		That a revised site plan be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. The revised site plan must include a clearly identifiable pedestrian walkway leading to the front door of the primary building entrance This walkway must be paved with non asphalt materials.	
15.		That a revised landscape plan that meets the intent of city code section 295-405 is submitted to the Board of Zoning Appeals, and approved by the Zoning Administration Group within 60 days of the approval of this special use. Specifically, that the revised plan include 2 low shrubs or 4 perennial/ornamental grasses per 5 linear feet and also that it include the addition of perennial materials to be located between the sidewalk along S. Howell Av. and the proposed storm water basin. Additional use of flowering perennials is encouraged.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		16. That screening and landscaping is maintained in accordance with the landscape requirements of s295-405 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 fifteen (15) years.	
37	BZZA-26-00189 Special Use	Serra Works of Milwaukee, LLC, Property Owner	5727-5727 S 27TH ST Ald. District 13
		Request to construct an addition and continue to occupy the premises as a light motor vehicle sales, repair and body shop (this is an intensification of a Board approved use)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	BZZA-26-00198 Special Use	Lyft, Inc., Lessee	550-550 W GRANGE AV Ald. District 13
		Request to continue occupying the premises as a light motor vehicle rental facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner take 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 areas used for parking follow the standards set in 29- 403-3-b of the Milwaukee Code of Ordinances.
		9.	That the petitioner maintain landscaping and screening 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. Perennials and any other plant materials planted around the base of the monument sign must also be maintained.
		10.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	BZZA-26-00201 Special Use	R&F Oil LLC, Property Owner	1215-1215 W LAYTON AV Ald. District 13
		Request to construct a canopy addition over adjoining property line 1235 W. Layton Ave and occupy the premises as a motor vehicle filling station	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 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 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 a Special Privilege be obtained from the City of Milwaukee Common Council to allow the retaining wall to occupy the public right of way. The Special Privilege application must be submitted within thirty (30) days. Please contact Ms. Dawn Schmidt to obtain a Special Privilege Application Form or with questions at dmschmi@milwaukee.gov. 10. 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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208. 11. That this Special Use is granted for a period of one (1) year.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-26-00200 Special Use	R&F Oil, LLC, Property Owner	1235-1235 W LAYTON AV Ald. District 13
		Request to construct a canopy addition over adjoining property line 1215 W. Layton Ave and continue occupying the premises as a motor vehicle filling station (this is an intensification)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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>
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 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 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 pedestrian connection between the public sidewalk on South 13th Street and the main building entrance is not blocked by merchandise, outdoor storage, garbage cans, vacuum cleaners, bollards or any other items at any time.	
10.		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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208.	
11.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
12.		That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code for LB1 zoning districts.	
13.		That glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia as defined by S.106-36 of the Milwaukee Code of Ordinances or Section 961.571 of the Wisconsin State Statutes not be sold on the premises.	
14.		That the landscape and screening plan submitted to the Board of Zoning Appeals on July 9th, 2026 is revised. The revised plan must include plant totals for both existing plants and plants to be added. The revised plan must be submitted to the Board for approval by the Zoning Administration Group within 30 days of Board approval of the special use.	
15.		That landscaping and screening in accordance with an approved landscape plan is implemented within 120 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.	
16.		That the certified survey map that changes the boundaries of these parcels is approved by the Common Council.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
		17. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on May 5, 2033.	
41	BZZA-26-00213 Use Variance	TOPS Club, Inc, Property Owner	4575-4575 S 5TH ST Ald. District 13
		Request to occupy the premises as an assembly hall	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 landscape plan submitted to the Board on June 23, 2026 is revised to eliminate the trees and shrubs proposed to be planted along Honey Creek.	
		9. That landscaping and screening in accordance with an approved landscape plan is implemented 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.	
		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>
42	BZZA-24-00291 Dimensional Variance	John Rossetto, Property Owner	1003-1003 E POTTER AV Ald. District 14
		Request to construct a detached garage that exceeds the maximum allowed sidewall height, does not meet the minimum side street setback required and to allow a 5 ft. solid wooden fence in the front yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	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 obtains a Department of Public Works (DPW) permit for the retaining wall constructed in the public rights of way of East Potter Avenue and South Logan Avenue within 60 days. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208. 5. 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. For assistance applying for permits, please contact the Development Center Tech Team, 414-286-8208. 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>
43	BZZA-26-00184 Special Use	Vliet Street Development, LLC, Property Owner	3510-3510 W VLIET ST Ald. District 15
		Request to occupy a portion of the premises as an outdoor storage facility	
	Action:	Granted	
	Motion:	Marjorie Rucker moved to grant the appeal. Seconded by Lindsey St Arnold Bell.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the petitioner has all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior within 60 days of Board of Zoning Appeals approval.
		8.	That bicycle parking be provided per Milwaukee Code of Ordinances Section 295-404. 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 within 180 days of Board approval of the special use the shipping container is landscaped in accordance with the landscape plan submitted to the Board on July 15th, 2026 or other plan as approved by the Zoning Administration Group.
		10.	That this Special Use is granted for a period of ten (10) years.

Other Business:

Board member Lindsey St. Arnold Bell moved to approve the minutes of the June 4, 2026 meeting. Seconded by Board member Marjorie Rucker. Unanimously approved.

Board member Marjorie Rucker moved to approve the minutes of the June 25, 2026 meeting. Seconded by Board member Lindsey St. Arnold Bell. Unanimously approved.

The Board set the next meeting for September 3, 2026.

Board member Lindsey St. Arnold Bell moved to adjourn the meeting at 5:50 p.m. Seconded by Board member Marjorie Rucker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board