

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - September 03, 2026
City Hall, Common Council Committee Room 301-A

MINUTES

PRESENT:

Chair: Eric Lowenberg (*voting on items 1-55*)
Vice Chair: Henry Szymanski (*voting on items 1-55*)
Members: Jennifer Current (*voting on items 1-55*)
Marjorie Rucker (*voting on items 1-55*)
Lindsey St. Arnold Bell (*voting on items 1-55*)

Alt. Board Members:

START TIME: 4:07 P.M.

END TIME: 8:02 P.M.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	BZZA-20-00325 Special Use	Michelle's Motherly Hands Childcare, LLC, Lessee	6435-6435 W CAPITOL DR Ald. District 2
		Request to occupy a portion of the premises (basement level) as a day care center for 70 children per shift infant to 12 years of age, operating Monday - Friday 6:30 a.m. - 6:00 p.m.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
2	BZZA-25-00306 Special Use	SJS Automotive, LLC, Lessee	7320-7320 W FLORIST AV Ald. District 2
		Request to continue occupying a portion of the premises as a light motor vehicle sales and repair facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
3	BZZA-20-00328 Use Variance	MacPyles Corporation, Other	2455-2455 W WISCONSIN AV Ald. District 4
		Request to continue occupying the premises as a restaurant with a drive-through facility	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
4	BZZA-19-00456 Special Use, Use Variance	Big Doug's Auto and Repair Service, LLC, Property Owner	4638-4638 N HOPKINS ST Ald. District 7
		Request to continue occupying the premises as a light motor vehicle sales facility, ground transportation service, and outdoor salvage operation	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
5	BZZA-25-00454 Dimensional Variance, Use Variance	Homer Baylor, Property Owner	5854-5854 W FOND DU LAC AV Ald. District 7
		Request to occupy the premises as a heavy motor vehicle outdoor storage facility without the required screening	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
6	BZZA-25-00271 Special Use	Continental A1 Corporation, Lessee	6418-6418 W MILL RD Ald. District 9
		Request to construct a motor vehicle filling station	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
7	BZZA-20-00177 Special Use	Nicholas Neldner dba Milwaukee Auto Works,	4325-4325 S HOWELL AV Ald. District 13
		Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
8	BZZA-20-00297 Use Variance	Adel Investment Group, LLC dba North Star Motors, Lessee	4503-4503 W NORTH AV Ald. District 15
		Request to add an indoor salvage operation to the Board-approved light motor vehicle repair facility, sales facility, and body shop	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss 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>
9	BZZA-26-00238 Use Variance	Big Sprouts Paradise, LLC, Lessee	3718-3718 W LANCASTER AV Ald. District 1
		Request to decrease the ages from infant- 14 years to infant - 13, to decrease the hours of operation from 5:00 a.m. - midnight to 6:00 a.m. - 11:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift operating Monday - Sunday (this is a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	BZZA-26-00241 Special Use	Sam's Auto Beauty, LLC, Lessee	3903-3903 W VILLARD AV Ald. District 1
		Request to continue occupying the premises as a light motor vehicle repair facility and a permitted light motor vehicle wholesale facility	
	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 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 23 vehicles are parked outside on the lot for any reason at any time. 11. That no work on vehicles occurs in the public right-of-way. 12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 13. That the applicant obtains a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way. 14. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 15. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	BZZA-26-00230 Special Use	GS Sehra, LLC, Lessee	6727-6727 W VILLARD AV Ald. District 2
		Request to continue occupying the premises as a motor vehicle filling station	
	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 That the applicant does not have outdoor storage or display of products or merchandise.
		7.	That the applicant provides at least two (2) bicycle parking spaces within thirty (30) days.
		8.	That the sidewalk in front of the building is not blocked by merchandise, outdoor storage, garbage cans, vacuum cleaners, bollards or any other items at any time.
		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.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	BZZA-26-00202 Special Use	Towne Realty, Inc, Property Owner	751-751 N PLANKINTON AV Ald. District 4
		Request to continue occupying the premises as a principal use parking lot	
	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 landscaping and screening in accordance with the plan submitted as part of the email to the Board on July 23, 2026, is installed within 60 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
		8.	That this Special Use is granted for a period of ten (10) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	BZZA-26-00219 Use Variance	Christ Child Society Inc., Other	3930-3930 N 92ND ST Ald. District 5
		Request to occupy a portion of the premises as a secondhand store	
	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 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 does not have outdoor storage or display of products or merchandise.
		9.	That the petitioner shall comply with MPD documentation and record keeping requirements if required by City Ordinance.
		10.	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.
		11.	That this Use Variance is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	BZZA-26-00225 Special Use	Future Investment Childcare, LLC, Lessee	3401-3401 N 76TH ST Ald. District 5
		Request to decrease the number of children per shift from 45 to 41, increase the age from infant - 12 to infant - 13 and to continue occupying the premises as a day care center operating Monday - Sunday from 5:30 a.m. - 11:00 p.m.	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That no additional signage may be erected on the site unless it meets the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 10. 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. 11. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	BZZA-26-00239 Special Use	Pacific Bells, LLC, Lessee	4117-4117 N 76TH ST Ald. District 5
		Request to continue occupying the premises as a restaurant with drive-through facility (this is a new operator)	
	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 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. 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 the applicant clears litter from the property three times daily at the opening of the business, at the mid-point of business hours, and at the end of business. 12. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	BZZA-26-00146 Use Variance	Next Up Learning Academy, LLC, Lessee	1947-1947 N MARTIN L KING JR DR Ald. District 6
		Request to occupy the premises as a 24-hour day care center for 20 children per shift, infant - 14 years of age, operating Sunday - Saturday	
	Action:	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 an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 11. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 12. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 13. That this Use Variance is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	BZZA-26-00226 Special Use	Food For Health, Inc, Lessee	2007-2007 N MARTIN L KING JR DR Ald. District 6
		Request to continue occupying the premises as a social service facility (this is a new operator)	
	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 applicant provides at least two (2) bicycle parking spaces within sixty (60) days.
			NOTE: Please visit the City of Milwaukee Bike Parking Program website, https://city.milwaukee.gov/dpw/Infrastructure/Programs/Bike-Parking , to request a bike rack.
		8.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	BZZA-26-00255 Special Use	The Medical College of Wisconsin, Inc, Lessee	2153-2153 N MARTIN L KING JR DR Ald. District 6
		Request to occupy a portion of the premises as a health clinic	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by 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 this Special Use is granted for a period of time commencing with the date hereof, and expiring on April 9, 2036.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	BZZA-26-00257 Special Use	Little Jet's Learning Academy, LLC, Lessee	4200-4200 N HOLTON ST Ald. District 6
		Request to increase the ages from infant - 12 years to infant - 14, to increase the hours of operation from Monday - Friday from 6:00 a.m. - 11:30 p.m. and Saturday from 8:00 a.m. - 4:30 p.m. to Sunday - Saturday from 6:00 a.m. - midnight and to continue occupying a portion of the premises as a day care center for 89 children per shift (this is a new operator)	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	BZZA-26-00215 Special Use	Kids R Just Kids Phase III, LLC, Lessee	4678-4678 N 40TH ST Ald. District 7
		Request to decrease the ages from infant - 13 to infant - 12 and to continue occupying the premises as a day care center for 18 children per shift operating Monday - Friday 6:00 a.m. - midnight	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code. 9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 10. That this Special Use is granted for a period of ten (10) years.	

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21	BZZA-26-00190 Use Variance	Tradebe Environmental Services, LLC, Lessee	10545-10545 W DONGES CT Ald. District 9
		Request to continue occupying the premises as a truck freight terminal and a hazardous materials storage facility	
	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 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.
		7.	That the petitioner complies with city ordinance MCO 80-6, prohibiting the emission of offensive odors from the facility.
		8.	That the facility complies with all applicable Hazardous Material Building and Fire codes.
		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 these Use Variances 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>
22	BZZA-26-00223 Special Use	Little Feet Big Dreams, LLC, Lessee	5730-5730 W GOOD HOPE RD Ald. District
		Request to occupy a portion of the premises as a 24-hour day care center for 60 children per shift, infant - 12 years of age, operating Monday - Sunday	
	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 an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 11. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 12. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 13. That this Special Use is granted for a period of three (3) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	BZZA-26-00228 Dimensional Variance	Seton Catholic Schools, Inc., Property Owner	514-514 N 31ST ST Ald. District 10
		Request to exceed the maximum number of signs allowed on an elementary or secondary school (four additional wall signs proposed)	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	BZZA-26-00232 Special Use	Khari's Kreative Childcare, LLC, Lessee	118-118 N 76TH ST Ald. District 10
		Request to increase the hours and days of operation from Monday - Friday 6:00 a.m. - 6:00 p.m. to Monday - Sunday from 6:00 a.m. - midnight and to continue occupying the premises as a day care center for 39 children per shift infant - 12 years of age	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That signage must meet the signage standards of s.295-505 of the Milwaukee Zoning Code. 9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 10. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	BZZA-26-00244 Special Use	Heppe's Service of Wisconsin, Lessee	9152-9152 W BLUE MOUND RD Ald. District 10
		Request to continue occupying the premises as a light motor vehicle sales facility and continuous nonconforming light motor vehicle repair	
	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 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 21 vehicles are parked outside on the lot for any reason at any time. 11. That no work on vehicles occurs in the public right-of-way 12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations 13. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right-of-way. 14. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 15. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	BZZA-26-00237 Special Use	Fun for Kids Bilingual Academy, LLC, Lessee	1629-1629 W OKLAHOMA AV Ald. District 14
		Request to increase the hours of operation from 6:00 a.m. - 10:30 p.m. to 5:00 a.m. - 10:30 p. m., to decrease the number of children per shift from 43 to 36, and to continue occupying the premises as a day care center infant - 12 years of age operating Monday - Friday	
	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 facility does not exceed the capacity established by the State Department of Children and Families. 8. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 10. That this Special Use is granted for a period of five (5) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	BZZA-26-00149 Special Use, Use Variance	Seven Stars Auto Salvage, LLC dba Salvage Stars Auto Salvage, Lessee	6440-6440 N 40TH ST Ald. District 1
		Request to occupy the premises as a light motor vehicle repair facility, secondhand sales facility and continue occupying a portion of the premises as an indoor and outdoor salvage operation facility	
	Action:	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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 9. That all salvage vehicles, all outdoor storage of auto parts and materials be contained within the existing screened enclosure. 10. That all auto repair work is conducted inside the building as per the plan of operation. 11. That no work on vehicles occurs in the public right of way. 12. That the applicant, applicant’s employees, and applicant’s customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 13. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way. 14. That no disabled vehicle or parts are parked or stored in front of the opaque fence along the parcel’s west frontage. 15. That these Special Uses and this Use Variance 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>
28	BZZA-26-00222 Special Use	B Man Used Tires, LLC, Lessee	5815-5815 W VILLARD AV Ald. District 1
		Request to occupy the premise as a light motor vehicle repair	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
		2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
		3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
		4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
		5. That no prohibited signage be displayed at the location per code section 295-407-9.	
		6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
		7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
		8. That the applicant 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 20 vehicles are parked outside on the lot for any reason at any time.	
		12. That no tires or other vehicle parts are stored or displayed 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
		16. That within 60 days of Board approval of the special use the petitioner must submit to the Board for approval by the Zoning Administration group a plan to replace the mesh screening currently attached to the chain link fence with slats or replace the chain link fence with an opaque wood or metal fence.	
		17. That screening in accordance with an approved screening plan is installed by April 1st, 2027.	
		18. 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>
29	BZZA-26-00242 Special Use	Home Is Where The Heart Is MKE Inc., Property Owner	4241-4241 N 13TH ST Ald. District 1
		Request to continue occupying the premises as a 24-hour family day care home for 8 children per shift infant - 13 years of age operating Monday - Friday	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Lindsey St. Arnold Bell.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the facility does not exceed the capacity established by the State Department of Children and Families. 8. That the approval is for a period of 3 years commencing from the date of the Boards' written decision. 9. 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>
30	BZZA-25-00409 Dimensional Variance, Special Use	3300, LLC, Property Owner	4730-4730 N 76TH ST Ald. District 2
		Request to construct a multi-tenant commercial building (permitted) that exceeds the maximum allowed front setback and an accessory use parking lot that is located between the street facade of the building and the street lot line	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy.	
8.		That the site plan submitted to the Board of Zoning Appeals on August 10, 2026 is approved.	
9.		That the pedestrian connection between the public sidewalk on North 76th Street and the sidewalk in front of the building is not blocked by outdoor furniture, bollards, signage, or any other items at any time.	
10.		That bicycle parking is provided as required by Section 295-404 of the Milwaukee Code of Ordinances.	
11.		That the unused north driveway and the unused portion of the south driveway located on North 76th Street 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 approaches.	
12.		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.	
13.		Wheel stops are maintained along the parking spaces as shown in the plans received by the Board on August 10, 2026, specifically those stops adjacent to the building and pedestrian walkway, in order to ensure vehicle overhang is minimized.	
14.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
15.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
16.		That landscaping and screening in accordance to the plan submitted to the Board on June 30, 2026 is installed within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17.		That the premises is developed in accordance with the elevations and site plans submitted to the Board of Zoning Appeals on June 30, 2026 and August 10, 2026, or another plan submitted to the Board and approved by the Zoning Administration Group.	
18.		That any permits required to execute the approved plans be obtained within two (2) years of the date thereof.	
19.		That this Special Use and this 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>
31	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 car wash and to continue occupying the premises as a light motor vehicle repair facility	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Jennifer Current. (Repair) Henry Szymanski moved to deny the appeal. Seconded by Jennifer Current. (LMV Outdoor Storage) Henry Szymanski moved to dismiss the appeal. Seconded by Jennifer Current. (Car Wash)	
	Vote:	Repair: 4 Ayes, 1 Nays (LS), 0 Abstained LMV Outdoor Storage: 5 Ayes, 0 Nays, 0 Abstained Car Wash: 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 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 the property not be used as an Outdoor Salvage facility. An Outdoor Salvage facility is a prohibited use in the LB1 district.	
11.		That no more than 15 vehicles be parked outside on the lot for any reason at any time.	
12.		That no vehicles are parked on driveway approaches at any time.	
13.		That the exit on the east face of the building not be blocked by parked vehicles at any time.	
14.		That vehicles are parked on paved surfaces only.	
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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
18.		That landscaping 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 this Special Use to continue occupying the premises as a light motor vehicle repair facility 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>
32	BZZA-26-00227 Special Use	Hook-Us SSE, LLC, Lessee	9006-9006 W SILVER SPRING DR Ald. District 2
		Request to continue occupying 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 on the premises at any time. 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. 9. 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. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 11. That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 12. That landscaping and screening in accordance to the plan submitted to the Board on June 23, 2026 is installed by May 1st, 2027 and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. 13. That 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-26-00259 Dimensional Variance	Gilbert Southwell, Property Owner	3067-3067 N LAKE DR Ald. District 3
		Request to install a 6 ft. solid wooden fence on the north side yard that exceeds the maximum height allowed	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	BZZA-26-00109 Special Use	Family Wheels Investments Inc., Lessee	3631-3631 N 76TH ST Ald. District 5
		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 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 no more than 15 cars are parked outdoors on the lot for any reason at any time.	
12.		That no work on vehicles occurs in the public right of way.	
13.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
14.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
15.		That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
16.		That landscaping and screening in accordance to the plan submitted to the Board by the Department of City Development on April 30 2026, or another plan submitted to the board and approved by the Zoning Administration Group, is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code.	
17.		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.	
18.		That these Special Uses are 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>
35	BZZA-26-00233 Special Use	Wendy's Tires Auto Sales & Repair, LLC, Lessee	3227-3227 W NATIONAL AV Ald. District 8
		Request to occupy the premises as a 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.	
		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 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 7 vehicles are parked outside on the lot for any reason at any time. 11. That no work on vehicles occurs in the public right of way. 12. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 13. That vehicles are not parked over, either wholly or in part, the sidewalk at any time. 14. That no vehicle parts or other debris are stored in the public right of way at any time. 15. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 16. That the storefront windows remain as transparent glass in accordance with the glazing standards of s295-605-2-i-3 of the Milwaukee Code of Ordinances and are maintained in an attractive manner. 17. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 18. 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-26-00246 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer	2034-2034 W GREENFIELD AV Ald. District 8
		Request to construct a single-family dwelling that does not meet the minimum lot area for the attached housing and rear setback requirements (Lot 4)	
	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 two (2) years of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner build in accordance with the façade elevations and site plan submitted to the Board of Zoning Appeals on August 13, 2026 or other façade elevations and site plans as approved by the Zoning Administration Group. 5. That the petitioner divide the subject land by a legally approved method such as a certified survey map. 6. That these Dimensional Variances are granted to run with the land.	
37	BZZA-26-00247 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer	2034-2034 W GREENFIELD AV Ald. District 8
		Request to construct a single-family dwelling that does not meet the minimum lot area for the attached housing and rear setback requirements (Lot 3)	
	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 two (2) years of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner build in accordance with the façade elevations and site plan submitted to the Board of Zoning Appeals on August 13, 2026 or other façade elevations and site plans as approved by the Zoning Administration Group. 5. That the petitioner divide the subject land by a legally approved method such as a certified survey map. 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>
38	BZZA-26-00249 Dimensional Variance	Sustainable Development, LLC, Prospective Buyer	2034-2034 W GREENFIELD AV Ald. District 8
		Request to construct a single-family dwelling that does not meet the front setback and primary entrance door orientation requirements (Lot 2)	
	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 two (2) years of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner build in accordance with the façade elevations and site plan submitted to the Board of Zoning Appeals on August 13, 2026 or other façade elevations and site plans as approved by the Zoning Administration Group. 5. That the petitioner divide the subject land by a legally approved method such as a certified survey map. 6. That these Dimensional Variances are granted to run with the land.	
39	BZZA-26-00250 Dimensional Variance	Sustainable Development LLC, Prospective Buyer	2034-2034 W GREENFIELD AV Ald. District 8
		Request to construct a single-family dwelling that does not meet the minimum side setback required (Lot 1)	
	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 two (2) years of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner build in accordance with the façade elevations and site plan submitted to the Board of Zoning Appeals on August 13, 2026 or other façade elevations and site plans as approved by the Zoning Administration Group. 5. That the petitioner divide the subject land by a legally approved method such as a certified survey map. 6. That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	BZZA-26-00251 Special Use	Jo's Early Learning Academy, Inc., Lessee	3027-3027 W GREENFIELD AV Ald. District
Request to increase the number of children per shift from 60 to 131, to increase the ages from 3 - 5 years to infant - 12 years, to increase the hours of operation from 8:00 a.m. - 4:30 p.m. to 7:00 a.m. - 6:00 p.m. and to continue occupying the premises as a day care center operating Monday - Friday			
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 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 signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
	10.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.	
	11.	That the storefront windows remain as transparent glass per s295-605-2-i-3-c of the Milwaukee Code of Ordinances and are maintained in an attractive manner.	
	12.	That landscaping and screening is maintained in a manner that meets the intent of city code.	
	13.	That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	BZZA-26-00254 Special Use	Four Wheels Auto Sales & Repair, LLC, Lessee	4115-4115 W GREENFIELD AV Ald. District 8
		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 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 8. That all repair work is conducted inside the building. 9. That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year. 10. That no more than 22 vehicles are parked outside on the lot for any reason at any time. 11. That no tires, vehicle parts, or debris is stored or displayed in the public right of way at any time. 12. That no work on vehicles occurs in the public right of way. 13. That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations. 14. That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way. 15. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 16. That landscaping and screening in accordance to the plan submitted to the Board on July 17th, 2026 is installed within 90 days of Board approval of the special use and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance. 17. 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>
42	BZZA-26-00229 Special Use	Canel Enterprise, Inc., Lessee	8653-8653 W BROWN DEER RD Ald. District 9
		Request to expand to adjacent tenant spaces and continue to occupy the premises as an assembly hall (this is an intensification to a Board approved use and a new operator)	
	Action:	Adjourned	
	Motion:		
	Vote:		
43	BZZA-26-00235 Special Use	SJS Automotive, LLC, Lessee	7016-7016 N 76TH ST Ald. District 9
		Request to occupy the premises as a light motor vehicle repair and sales facility (permitted light motor vehicle outdoor storage on site)	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	BZZA-26-00264 Use Variance	Epic Childcare, LLC, Lessee	9225-9225 W BELOIT RD Ald. District 11
		Request to occupy the premises as a day care center for 30 children per shift, infant - 13 years of age, operating Monday - Friday from 6:00 a.m. - 6:00 p.m.	
	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 petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 10. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 11. That this Use Variance is granted for a period of five (5) years.	
45	BZCM-26-00006 Extension of Time	CCM-Cesar Chavez, LLC, Property Owner	1121 S 16TH ST Ald. District 12
		Request for an extension of time to comply with the conditions of BZZA-21-00254	
	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>
46	BZZA-26-00206 Use Variance	Fresh Start Counseling Center, Inc., Lessee	4513-4513 W LEON TR Ald. District 7
		Request to occupy the premises as transitional housing for five correctional clients	
	Action:	Adjourned	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
47	BZZA-25-00488 Special Use	Turners Live In Care, LLC, Lessee	3909-3909 N 58TH ST Ald. District 7
		Request to occupy the premises as a community living arrangement (CBRF) for 5 clients	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	BZZA-26-00216 Special Use	Mini Stepz Academy, LLC, Lessee	3958-3958 N 51ST BL Ald. District 7
		Request to continue occupying the premises as a day care center for 40 children per shift ages infant - 13 years operating Monday - Sunday from 5:00 a.m. - midnight	
	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 facility does not exceed the capacity established by the State Department of Children and Families.
		8.	That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M.
		9.	That this Special Use is granted for a period of five (5) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	BZZA-26-00189 Dimensional Variance, Special Use	Serra Works of Milwaukee, LLC, Property Owner	5727-5727 S 27TH ST Ald. District 13
		Request to construct an addition, to allow the usage of prohibited building materials, and to continue occupying the premises as a light motor vehicle sales facility, light motor vehicle repair facility, and light motor vehicle body shop (this is an intensification of a Board approved use)	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1.		That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.	
2.		That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.	
3.		That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.	
4.		That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.	
5.		That no prohibited signage be displayed at the location per code section 295-407-9.	
6.		That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.	
7.		That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.	
8.		That all repair work is conducted inside the building.	
9.		That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.	
10.		Provided all motor vehicle body work is performed inside the building with the doors closed. All vehicle painting must comply with requirements chapter 236 of the Milwaukee Code of Ordinances and no painting may be performed until a spray booth is installed under permit, inspected and approved.	
11.		That no work on vehicles occurs in the public right of way.	
12.		That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.	
13.		That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.	
14.		That 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.	
		NOTE: South 27th Street is a dual jurisdiction roadway. Permits from the City of Milwaukee and Wisconsin Department of Transportation are both required for work in the South 27th Street right of way.	
15.		That all freestanding signage and directional signage must be in compliance with the regulations of the Master Sign Program established by Milwaukee Common Council file # 050353.	
16.		That all wall signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code.	
17.		That the landscape plan submitted to the Board on August 13, 2026 is revised to provide approximately 9 trees to the 3 westernmost parking islands.	

<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 an approved landscape plan is implemented within 90 days of occupancy and is maintained in accordance with s295-405-1-f of the Milwaukee Zoning Code. Specifically, that all required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to maintain code compliance.	
19.		That site illumination must meet the lighting standards of s295-409 of the Milwaukee Zoning Code.	
20.		That these Special Uses are granted for a period of fifteen (15) years.	
21.		That this Dimensional Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	BZZA-26-00298 Special Use	Serra Works of Milwaukee, LLC, Property Owner	5777-5777 S 27TH ST Ald. District 13
		Request to add light motor vehicles sales and 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 Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1.	That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
		2.	That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof.
		3.	That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
		4.	That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.
		5.	That no prohibited signage be displayed at the location per code section 295-407-9.
		6.	That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises.
		7.	That the applicant has no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.
		8.	That all repair work is conducted inside the building.
		9.	That a Recycling, Salvaging, or Towing Premises License must be obtained, City Clerk License Division, by any person, who in the course of normal business activities, generates or removes 25 or more waste tires per calendar year.
		10.	That no work on vehicles occurs in the public right of way.
		11.	That the applicant, applicant's employees, and applicant's customers abide by all State Statutes and City of Milwaukee Ordinances regarding parking regulations.
		12.	That the applicant obtain a Certificate to Display a Vehicle for Sale on Public Property as required by Section 101-29 of the Milwaukee Code of Ordinances for each vehicle to be displayed in the public right of way.
		13.	That these Special Uses are granted for a period of two (2) years.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	BZZA-26-00248 Special Use	Crash Champions, LLC, Lessee	4930-4930 S 6TH ST Ald. District 13
		Request to continue occupying the premises as a light motor vehicle body shop	
	Action:	Adjourned – No show	
	Motion:	Marjorie Rucker moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
52	BZZA-26-00258 Use Variance	Bollywood Entertainment, LLC, Prospective Buyer	5917-5917 S HOWELL AV Ald. District 13
		Request to occupy the premises as an assembly hall	
	Action:	Granted	
	Motion:	Lindsey St. Arnold Bell moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility maintains a liquor license if alcohol is present on the premise. 9. That any and all entertainment licenses are obtained prior to events requiring licensing. 10. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code for signage for LB1 zoning districts 11. That landscaping along the S Howell Ave frontage must be maintained in a manner that meets the intent of s295-405 of the Milwaukee zoning code. 12. 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>
53	BZZA-26-00218 Special Use	Corona Motors, LLC, Lessee	1122-1122 E HOLT AV Ald. District 14
		Request to continue to occupy the premises as a light motor vehicle repair facility	
	Action:	Adjourned – No show	
	Motion:	Lindsey St. Arnold Bell moved to adjourn the appeal. Seconded by Jennifer Current.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
54	BZZA-26-00193 Special Use	Little Nesters Childcare Center, LLC, Lessee	2601-2601 W NORTH AV Ald. District 15
		Request to occupy the premises as a day care center for 50 children per shift, infant - 14 years of age, operating Monday - Friday from 5:30 a.m. - 11:30 p.m. and Saturday - Sunday from 6:00 a.m. - 6:00 p.m.	
	Action:	Adjourned	
	Motion:		
	Vote:		

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	BZZA-26-00234 Special Use	Creative Kids Properties, LLC, Property Owner	2487-2487 W FOND DU LAC AV Ald. District 15
		Request to occupy the premises as a day care center for 55 children per shift, ages infant - 13 years operating Sunday - Saturday from 6:00 a.m. - 11:00 p.m.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Marjorie Rucker.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
		1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits and occupancy certificates required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 5. That no prohibited signage be displayed at the location per code section 295-407-9. 6. That the petitioner takes all reasonable measures to control litter, loitering, and loud noise on the premises. 7. That the petitioner obtains an occupancy certificate by having all required inspections, complies with current State commercial building code and complies with all zoning conditions and building code requirements prior to occupancy. 8. That the facility does not exceed the capacity established by the State Department of Children and Families. 9. That signage must meet the signage standards of s.295-605 of the Milwaukee Zoning Code. 10. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 11. That the petitioner submit a copy of the State of Wisconsin day care license to the Board of Zoning Appeals within 60 days of State issuance of the license. 12. That this Special Use is granted for a period of five (5) years.	

Other Business:

Board member Lindsey St. Arnold Bell moved to approve the minutes of the July 23, 2026 and July 30, 2026 meetings. Seconded by Board member Jennifer Current. Unanimously approved.

The Board set the next meeting for October 1, 2026

Board member Henry Szymanski moved to adjourn the meeting at 8:02 p.m. Seconded by Board member Marjorie Rucker. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board